

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending Sections 23.44.010 and 23.44.012 of the Seattle Municipal Code to adopt interim development regulations to prohibit incompatible buildings on undersized single-family-zoned lots; and declaring an emergency requiring a three-fourths vote of the City Council so that the ordinance may take effect immediately.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council (“Council”) makes the following legislative findings of fact and declarations:

1. The Council finds that land use code does not currently include appropriate development standards applying to single-family-zoned lots that are significantly less than the minimum lot size allowed; and,

2. The Council finds that the lack of appropriate development standards applicable to single-family-zoned lots that are significantly less than the minimum lot size allowed has resulted in new single-family dwellings that are, based on their height and lot coverage, out of scale and incompatible with adjacent existing single-family dwellings; and

3. The Council finds that the City is currently studying permanent changes to Chapter 23.44 of the Seattle Municipal Code that will result in new development standards addressing the problems created by new single-family dwellings on lots significantly less than the minimum lot size allowed in single-family zones; and

1 C. ~~((Development standards for certain lots that qualify for the exception to minimum~~
2 ~~area in subsection 23.44.010.B.1.d.~~

3 ~~1.))~~ Development of any principal structure on ~~((those))~~ lots that meet the conditions
4 outlined in subsection 23.44.010.B.1.d but have a total area less than ~~((2,500))~~ 3,750 square feet
5 shall comply with the ~~((following:~~

6 ~~1.The))~~ height standards of Section 23.44.012.A.3.

7 ~~((2- Structure depth shall not exceed two times the width of the lot, for any lot less~~
8 ~~than 30 feet wide. If a side yard easement is provided according to subsection 23.44.014.D.3,~~
9 ~~then the easement area may be included as part of the width of the lot for purposes of compliance~~
10 ~~with this subsection 23.44.010.C.2.))~~ standards for gross floor area and structure height
11 contained in subsection 23.41.041 Table B, rows f and k, that apply to a detached accessory
12 dwelling unit on a property of the same dimensions, in addition to complying with the other
13 development standards for single family dwelling units in the zone.
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16 * * *

17 Section 3. Section 23.44.012 of the Seattle Municipal Code, which section was last
18 amended by Ordinance 123809, is amended as follows:

19 **23.44.012 Height limits**

20 A. Maximum Height Established.

21 1. Except as permitted in Section 23.44.041.B, and except as provided in
22 subsection 23.44.010.C or subsections 23.44.012.A.2 and A.3, the maximum permitted height for
23 any structure not located in a required yard is 30 feet.
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1 for single-family neighborhoods. SEPA review of any permanent regulations modifying existing
2 zoning will be conducted.

3 Section 6. Based on the authority of RCW 36.70A.390 and the findings in Section 1 of
4 this ordinance, Section 23.76.062 is waived for the adoption of this ordinance.

5 Section 7. By reason of the findings set out in this ordinance, and the emergency that is
6 declared to exist, this ordinance shall become effective immediately upon its passage by a three-
7 fourths vote of the Council, and its approval by the Mayor, as provided by Article 4, Subsection
8 1(I) of the Charter of the City.

9
10 Passed by a three-fourths vote of all the members of the City Council on the ____ day of
11 September 2012, and signed by me in open session in authentication of its passage this ____
12 day of September, 2012.

13
14
15 _____
16 President _____ of the City Council

17 Approved by me this ____ day of _____, 2012.

18
19 _____
20 Michael McGinn, Mayor

21 Filed by me this ____ day of _____, 2012.

22
23 _____
24 Monica Martinez Simmons, City Clerk

25 (Seal)