

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning; modifying use and development standards to remove regulatory impediments and allow the siting of child care centers throughout the city; and amending Sections 23.42.050, 23.44.006, 23.44.022, 23.45.510, 23.45.570, 23.47A.004, 23.47A.013, 23.48.005, 23.48.605, 23.48.620, 23.48.720, 23.48.732, 23.49.011, 23.50.028, and 23.84A.018 of the Seattle Municipal Code.

..body

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.42.050 of the Seattle Municipal Code, last amended by Ordinance 123939, is amended as follows:

23.42.050 Home occupations

A home occupation of a person residing in a dwelling unit is permitted outright in all zones as an accessory use to any residential use permitted outright or to a permitted residential conditional use, subject to the following requirements:

* * *

D. The occupation may be conducted within any legal principal or accessory dwelling unit or structure ~~((, provided that licensed child care may be conducted only in the principal structure or in an accessory dwelling unit))~~. Home occupations may be conducted by residents of a principal dwelling unit and/or an accessory dwelling unit. The presence of one home occupation does not preclude a resident of another legally established dwelling unit on the property from also conducting a home occupation.

* * *

F. To preserve the residential appearance of the dwelling unit, there shall be no evidence of the home occupation visible from the exterior of the structure, provided that:

1 Existing institutes for advanced study

2 Other similar institutions

3 The following institutions are prohibited in single-family zones:

4 Hospitals

5 Colleges

6 Museums

7 Private clubs

8 Vocational schools

9 * * *

10 D. General provisions

11 1. New or expanding institutions in single-family zones shall meet the
12 development standards for uses permitted outright in Sections 23.44.008 through 23.44.020
13 unless modified elsewhere in this subsection 23.44.022.D or in a Major Institution master plan.

14 2. The establishment of a ~~((child care center in a legally established elementary or~~
15 ~~secondary school or community center, or establishment of a))~~ shelter for homeless youths and
16 young adults in a legally established elementary or secondary school, is not considered a new use
17 or an expansion of the institutional use provided that:

18 a. The use does not violate any condition of approval of the existing
19 institutional use;

20 b. The use does not require expansion of the existing structure;

21 c. Any new children's play area is located at least 30 feet from any other
22 lot in a single-family zone, and at least 20 feet from any lot in a multifamily zone;

1 d. ~~((If the use is a shelter, the))~~ The occupants are enrolled students of the
2 established school.

3 3. Institutions seeking to establish or expand on property that is developed with
4 residential structures may expand their campus up to a maximum of 2 1/2 acres. An institution
5 campus may be established or expanded beyond 2 1/2 acres if the property proposed for the
6 expansion is substantially vacant land.

7 E. Dispersion. ~~((+))~~ The lot line of any proposed new or expanding institution, other than
8 child care centers ~~((locating in legally established institutions))~~, shall be located ~~((six hundred~~
9 ~~(600))~~ 600 feet or more from any lot line of any other institution in a residential zone, with the
10 following exceptions:

11 ~~((a-))~~ 1. An institution may expand even though it is within ~~((six hundred (600))~~
12 600 feet of a public school if the public school is constructed on a new site subsequent to
13 December 12, 1985.

14 ~~((b-))~~ 2. A proposed institution may be located less than ~~((six hundred (600))~~ 600
15 feet from a lot line of another institution if the Director determines that the intent of the
16 dispersion criteria is achieved due to the presence of physical elements such as bodies of water,
17 large open spaces or topographical breaks or other elements such as arterials, freeways, or
18 nonresidential uses, which provide substantial separation from other institutions.

19 ~~((2. A proposed child care center serving not more than twenty five (25) children~~
20 ~~which does not meet the criteria of subsection E1 of this section may be permitted to locate less~~
21 ~~than six hundred (600) feet from a lot line of another institution if the Director determines that,~~
22 ~~together with the nearby institution(s), the proposed child care center would not:~~

- 1 ~~a. Create physical scale and bulk incompatible with the surrounding~~
2 ~~neighborhood;~~
3 ~~b. Create traffic safety hazards;~~
4 ~~c. Create or significantly increase identified parking shortages; or~~
5 ~~d. Significantly increase noise levels to the detriment of surrounding~~
6 ~~residents.))~~

7 * * *

8 Section 4. Section 23.45.510 of the Seattle Municipal Code, last amended by Ordinance
9 125791, is amended as follows:

10 **23.45.510 Floor area**

11 * * *

12 D. The following floor area is exempt from FAR limits:

- 13 1. All stories, or portions of stories, that are underground.
14 2. The floor area contained in a Landmark structure subject to controls and
15 incentives imposed by a designating ordinance, if the owner of the Landmark has executed and
16 recorded an agreement acceptable in form and content to the Landmarks Preservation Board,
17 providing for the restoration and maintenance of the historically significant features of the
18 structure, except that this exemption does not apply to a lot from which a transfer of
19 development potential (TDP) has been made under Chapter 23.58A, and does not apply for
20 purposes of determining TDP available for transfer under Chapter 23.58A.
21 3. The floor area contained in structures built prior to January 1, 1982, as single-
22 family dwelling units that will remain in residential use, regardless of the number of dwelling
23 units within the existing structure, provided that:

1 a. No other principal structure is located between the existing residential
2 structure and the street lot line along at least one street frontage. If the existing residential
3 structure is moved on the lot, the floor area of the existing residential structure remains exempt if
4 it continues to meet this provision; and

5 b. The exemption is limited to the gross floor area in the existing
6 residential structure as of January 1, 1982.

7 4. Portions of a story that extend no more than 4 feet above existing or finished
8 grade, whichever is lower, excluding access, (see Exhibit A for 23.45.510), in the following
9 circumstances:

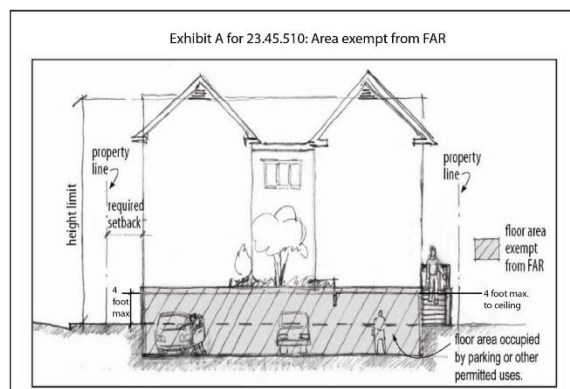
10 a. Apartments in LR zones;

11 b. Rowhouse and townhouse developments in LR zones, provided that all
12 parking is located at the rear of the structure or is enclosed in structures with garage entrances
13 located on the rear facade; and

14 c. All multifamily structures in MR and HR zones.

15 **Exhibit A for 23.45.510**

16 **Area exempt from FAR**



18 5. For rowhouse and townhouse developments and apartments, floor area within a
19 story, or portion of a story, that is partially above grade if all of the following conditions are met:

1 a. The story, or portion of the story, that is partially above grade is used
2 for parking or other accessory uses and has no additional stories above;

3 b. The average height of the exterior walls enclosing the floor area does
4 not exceed one story, measured from existing or finished grade, whichever is lower;

5 c. The roof area above the exempt floor area is predominantly flat, is used
6 as amenity area, and meets the standards for amenity area at ground level in Section 23.45.522;
7 and

8 d. At least 25 percent of the perimeter of the amenity area on the roof
9 above the floor area is not enclosed by the walls of the structure.

10 6. Enclosed common amenity area in HR zones.

11 7. As an allowance for mechanical equipment, in any structure more than 85 feet
12 in height, 3.5 percent of the gross floor area that is not otherwise exempt under this subsection
13 23.45.510.D.

14 8. In HR zones, ground floor commercial uses meeting the requirements of
15 Section 23.45.532, if the street level of the structure containing the commercial uses has a
16 minimum floor-to-floor height of 13 feet and a minimum depth of 15 feet.

17 9. The floor area of required bicycle parking for small efficiency dwelling units or
18 congregate residence sleeping rooms, if the bicycle parking is located within the structure
19 containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area
20 of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR
21 limits.

22 10. Common walls separating individual rowhouse and townhouse dwelling units.

**Table A for 23.47A.004
 Uses in Commercial zones**

Uses	Permitted and prohibited uses by zone ¹				
	NC1	NC2	NC3	C1	C2
* * *					
E. INSTITUTIONS					
E.1. Institutions not listed below	10	25	P	P	P
E.2. Major institutions subject to the provisions of Chapter 23.69	P	P	P	P	P
E.3. Religious facilities	P	P	P	P	P
E.4. Schools, elementary or secondary	P	P	P	P	P
<u>E.5. Child care centers</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

* * *

KEY

A = Permitted as an accessory use only
 CU = Administrative Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to Section 23.47A.010)
 CCU = Council Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to Section 23.47A.010)
 P = Permitted
 S = Permitted in shoreline areas only
 X = Prohibited
 CU-25 = Conditionally permitted; use is limited to 25,000 square feet, pursuant to Section 23.47A.010
 10 = Permitted, business establishments limited to 10,000 square feet, pursuant to Section 23.47A.010
 20 = Permitted, business establishments limited to 20,000 square feet, pursuant to Section 23.47A.010
 25 = Permitted, business establishments limited to 25,000 square feet, pursuant to Section 23.47A.010
 35 = Permitted, business establishments limited to 35,000 square feet, pursuant to Section 23.47A.010
 40 = Permitted, business establishments limited to 40,000 square feet, pursuant to Section 23.47A.010
 50 = Permitted, business establishments limited to 50,000 square feet, pursuant to Section 23.47A.010

Footnotes to Table A for 23.47A.004

¹ In pedestrian-designated zones, a portion of the street-level street-facing facade of a structure along a designated principal pedestrian street may be limited to certain uses as provided in subsection 23.47A.005.D. In pedestrian-designated zones, drive-in lanes are prohibited (Section 23.47A.028).

² In addition to the provisions in this Chapter 23.47A, uses that entail major marijuana activity are subject to the requirements of Section 23.42.058.

³ For commercial uses with drive-in lanes, see Section 23.47A.028.

⁴ Subject to subsection 23.47A.004.H.

⁵ Permitted at Seattle Center.

⁶ Bed and breakfasts in existing structures are permitted outright with no maximum size limit.

⁷ Medical services over 10,000 square feet within 2,500 feet of a medical Major Institution Overlay boundary require conditional use approval, unless they are included in a Major Institution Master Plan or dedicated to veterinary services.

⁸ Medical service uses that are located in an urban center or urban village, which are in operation at such location before August 1, 2015, and that routinely provide medical services on a reduced fee basis to individuals or families having incomes at or below 200 percent of the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 USC 9902(2), are limited to 20,000 square feet. This provision does not apply to medical service uses that are subject to a Major Institution Master Plan.

⁹ Office uses in C1 and C2 zones are permitted up to the greater of 1 FAR or 35,000 square feet as provided in subsection 23.47A.010.D. Office uses in C1 and C2 zones are permitted outright with no maximum size limit if they meet the standards identified in subsection 23.47A.010.D.

¹⁰ Gas stations and other businesses with drive-in lanes are not permitted in pedestrian-designated zones (Section 23.47A.028). Elsewhere in NC zones, establishing a gas station may require a demonstration regarding impacts under Section 23.47A.028.

¹¹ Grocery stores meeting the conditions of subsection 23.47A.010.E are permitted up to 23,000 square feet in size.

¹² Subject to subsection 23.47A.004.G.

¹³ Permitted pursuant to subsection 23.47A.004.D.7.

¹⁴ Residential uses may be limited to 20 percent of a street-level street-facing facade pursuant to subsection 23.47A.005.C.

¹⁵ Residential uses are conditional uses in C2 zones under subsection 23.47A.006.A.3, except as otherwise provided above in Table A for 23.47A.004 or in subsection 23.47A.006.A.3.

¹⁶ Congregate Residences that are owned by a college or university, or are a sorority or fraternity, or are owned by a not-for-profit entity or charity, or are licensed by the State and provide supportive services; are permitted outright. All others are prohibited. Supportive services include meal service, cleaning service, health services or similar.

¹⁷ Congregate Residences that are owned by a college or university, or are a sorority or fraternity, or are owned by a not-for-profit entity or charity, or are licensed by the State and provide supportive services; are permitted outright. All others are permitted only in locations within urban villages and urban centers. Supportive services include meal service, cleaning service, health services or similar.

¹⁸ Permitted at Seattle Center; see Section 23.47A.011.

¹⁹ Flexible-use parking is subject to Section 23.54.026. In pedestrian-designated zones, surface parking is prohibited adjacent to principal pedestrian streets pursuant to subsection 23.47A.032.B.2.

²⁰ Permitted as surface parking only on surface parking lots existing as of January 1, 2017. In pedestrian-designated zones, surface parking is prohibited adjacent to principal pedestrian streets pursuant to subsection 23.47A.032.B.2.

²¹ Permitted outright, except prohibited in the SAOD.

²² See Chapter 23.57, Communications regulations, for regulation of communication utilities.

²³ A recycling use that is located on the same development site as a solid waste transfer station may be permitted by administrative conditional use, subject to the requirements of subsection 23.47A.006.A.7.

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Section 7. Section 23.47A.013 of the Seattle Municipal Code, last amended by Ordinance 125791, is amended as follows:

23.47A.013 Floor area ratio

* * *

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

1. All stories, or portions of stories, that are underground;
2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;
3. 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;
4. On a lot containing a peat settlement-prone environmentally critical area, above-grade parking within or covered by a structure or portion of a structure, if the Director finds that locating a story of parking below grade is infeasible due to physical site conditions such as a high water table, if either:
 - a. The above-grade parking extends no more than 6 feet above existing or finished grade and no more than 3 feet above the highest existing or finished grade along the

1 structure footprint, whichever is lower, as measured to the finished floor level or roof above,
2 pursuant to subsection 23.47A.012.A.3; or

3 b. All of the following conditions are met:

- 4 1) No above-grade parking is exempted by subsection
5 23.47A.013.B.4.a;
- 6 2) The parking is accessory to a residential use on the lot;
- 7 3) Total parking on the lot does not exceed one space for each
8 residential dwelling unit plus the number of spaces required for non-residential uses; and
- 9 4) The amount of gross floor area exempted by this subsection
10 23.47A.013.B.4.b does not exceed 25 percent of the area of the lot in zones with a height limit
11 less than 65 feet, or 50 percent of the area of the lot in zones with a height limit 65 feet or
12 greater; and
- 13 5. Rooftop greenhouse areas meeting the standards of subsections 23.47A.012.C.5
14 and 23.47A.012.C.6;
- 15 6. Bicycle commuter shower facilities required by subsection 23.54.015.K.8; and
- 16 7. The floor area of required bicycle parking for small efficiency dwelling units or
17 congregate residence sleeping rooms, if the bicycle parking is located within the structure
18 containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area
19 of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR
20 limits((-) ;
- 21 8. All gross floor area in child care centers.

22 * * *

1 Section 8. Section 23.48.005 of the Seattle Municipal Code, last amended by Ordinance
2 125603, is amended as follows:

3 **23.48.005 Uses**

4 * * *

5 D. Required street-level uses

6 1. One or more of the following uses listed in this subsection 23.48.005.D.1 are
7 required: (i) at street-level of the street-facing facade along streets designated as Class 1
8 Pedestrian Streets shown on Map A for 23.48.240, except as required in subsection 23.48.205.C;
9 (ii) at street-level of the street-facing facades along streets designated on Map A for 23.48.640;
10 and (iii) at street-level of the street-facing facades along streets designated as Class 1 or Class 2
11 streets shown on Map A for 23.48.740:

- 12 a. General sales and service uses;
- 13 b. Eating and drinking establishments;
- 14 c. Entertainment uses;
- 15 d. Public libraries;
- 16 e. Public parks;
- 17 f. Arts facilities;
- 18 g. Religious facilities; ~~((and))~~
- 19 h. Light rail transit stations~~((=))~~ ; and
- 20 i. Child care centers.

21 2. Standards for required street-level uses. Required street-level uses shall meet
22 the development standards in subsection 23.48.040.C, and any additional standards for Seattle
23 Mixed zones in specific geographic areas in the applicable subchapter of this Chapter 23.48.

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Section 9. Section 23.48.605 of the Seattle Municipal Code, last amended by Ordinance 125558, is amended as follows:

23.48.605 Uses in SM-U zones

* * *

C. Required street-level uses

1. One or more of the following uses listed in this subsection 23.48.605.C.1 are required at street level along the street-facing facades abutting streets shown on Map A for 23.48.605:

- a. General sales and service uses;
- b. Eating and drinking establishments;
- c. Entertainment uses;
- d. Public libraries;
- e. Public parks;
- f. Arts facilities;
- g. Religious facilities;
- h. Human services uses;
- i. Child care centers (~~facilities~~); and
- j. Light rail transit stations.

2. Standards for required street-level uses. Required street-level uses shall meet the development standards in subsection 23.48.040.C.

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Map A for 23.48.605

Locations of street-level use requirements



3

1 Section 10. Section 23.48.620 of the Seattle Municipal Code, last amended by Ordinance
2 125791, is amended as follows:

3 **23.48.620 Floor area ratio in SM-U zones**

4 * * *

5 C. Floor area exempt from FAR. In addition to the exempt floor area identified in
6 subsection 23.48.020.B, the following floor area is exempt from FAR limits:

7 1. The floor area contained in a Landmark structure subject to controls and
8 incentives imposed by a designating ordinance if the owner of the Landmark has executed and
9 recorded an agreement acceptable in form and content to the Landmarks Preservation Board
10 providing for the rehabilitation and maintenance of the historically significant features of the
11 structure including but not limited to a certificate of approval for the modification of the
12 Landmark. This exemption does not apply to a lot from which a Landmark TDR or TDP has
13 been transferred under Chapter 23.58A and does not apply for purposes of determining TDR or
14 TDP available for transfer under Chapter 23.58A;

15 2. Except in the SM-U/R 75-240 zone, uses identified in subsection 23.48.605.C,
16 whether required or not, that meet the development standards of subsection 23.48.040.C;

17 3. Except in the SM-U/R 75-240 zone, uses identified in subsection 23.48.605.C
18 that abut and have access onto a mid-block corridor meeting the standards of subsection
19 23.48.640.F and the applicable standards in Section 23.58A.040;

20 4. Floor area for ((~~a preschool,~~) an elementary school(;;)) or a secondary school,
21 which may include minimum space requirements for associated uses including but not limited to
22 academic core functions, child care, administrative offices, a library, maintenance facilities, food
23 service, interior recreation, and specialty instruction space, provided that;

1 a. Prior to issuance of a Master Use Permit, the applicant shall submit a
2 letter to the Director from the operator of the school indicating that, based on the Master Use
3 Permit plans, the operator has determined that the development would meet the operator's
4 specifications; and

5 b. Prior to issuance of a building permit, the applicant shall submit a
6 written certification by the operator to the Director that the operator's specifications have been
7 met;

8 5. Floor area used for theaters or arts facilities, which for the purposes of this
9 Section 23.48.620 may be operated either by for-profit or not-for-profit organizations;

10 6. Floor area in a vulnerable masonry structure included on a list of structures that
11 meet specified criteria in a rule promulgated by the Director under Section 23.48.627, provided
12 that the structure is retained for a minimum of 50 years according to the provisions that apply to
13 a qualifying "vulnerable masonry structure" TDR or TDP sending site in subsection
14 23.58A.042.F.3;

15 7. All gross floor area of a light rail transit station and related passenger
16 amenities;

17 8. All gross floor area of a human service use;

18 9. Floor area in enclosed portions of a mid-block corridor or other enclosed open
19 space feature that would be eligible for a bonus according to Section 23.48.624 on the lot where
20 the feature is located. The exemption applies regardless of whether a floor area bonus is
21 obtained;

1 10. Up to a maximum of 50,000 square feet of the floor area occupied by a City
2 facility, including but not limited to fire stations and police precincts, but not a City facility
3 predominantly occupied by office use; ~~((and))~~

4 11. Up to 25,000 square feet of a community center that is open to the general
5 public for a minimum of six hours per day, five days per week, 42 weeks per year; and ~~((:))~~

6 12. All gross floor area in child care centers.

7 * * *

8 Section 11. Section 23.48.720 of the Seattle Municipal Code, enacted by Ordinance
9 125432, is amended as follows:

10 **23.48.720 Floor area ratio (FAR) in SM-UP zones**

11 * * *

12 C. Floor area exempt from FAR. In addition to floor area that is exempt from FAR limits
13 according to subsection 23.48.020.B, the following floor area is exempt from FAR limits:

14 1. The floor area contained in a Landmark structure if the owner of the Landmark
15 has executed and recorded an agreement acceptable in form and content to the Landmarks
16 Preservation Board providing for the rehabilitation of the structure. This exemption does not
17 apply to a lot from which a Landmark TDR or TDP has been transferred under Chapter 23.58A
18 and does not apply for purposes of determining TDR or TDP available for transfer under Chapter
19 23.58A;

20 2. ~~((Floor))~~ All gross floor area ~~((for))~~ in a ~~((preschool))~~ child care center, an
21 elementary school, or a secondary school;

22 3. Floor area used for theaters or arts facilities, which for the purposes of this
23 Section 23.48.720 may be operated either by for-profit or not-for-profit organizations;

1 **23.49.011 Floor area ratio**

2 * * *

3 B. Exemptions and deductions from FAR calculations

4 1. The following are not included in chargeable floor area, except as specified
5 below in this Section 23.49.011:

6 a. Uses listed in subsection 23.49.009.A in a DRC zone and in the FAR
7 Exemption Area identified on Map 1J up to a maximum FAR of 2 for all such uses combined,
8 provided that for uses in the FAR Exemption Area that are not in the DRC zone the uses are
9 located no higher than the story above street level;

10 b. Street-level uses meeting the requirements of Section 23.49.009, Street-
11 level use requirements, whether or not street-level use is required pursuant to Map 1G, if the uses
12 and structure also satisfy the following standards:

13 1) The street level of the structure containing the exempt space has
14 a minimum floor-to-floor height of 13 feet, except that in the DMC 170 zone the street level of
15 the structure containing the exempt space has a minimum floor-to-floor height of 18 feet;

16 2) The exempt space extends a minimum depth of 15 feet from the
17 street-level, street-facing facade; and

18 3) Overhead weather protection is provided satisfying Section
19 23.49.018;

20 c. Shopping atria in the DRC zone and adjacent areas shown on Map 1J,
21 provided that:

22 1) The minimum area of the shopping atria is 4,000 square feet;

1 2. Mechanical equipment

2 a. As an allowance for mechanical equipment fully contained within a
3 structure, three and one-half percent shall be deducted in computing chargeable gross floor area.

4 Calculation of the allowance excludes gross floor area exempt pursuant to subsection
5 23.49.011.B.1.

6 b. Mechanical equipment located on the roof of a structure shall not be
7 calculated as part of the total gross floor area of the structure.

8 Section 14. Section 23.50.028 of the Seattle Municipal Code, last amended by Ordinance
9 125791, is amended as follows:

10 **23.50.028 Floor area**

11 * * *

12 C. Exemptions from FAR calculations

13 1. The following areas are exempt from FAR calculations in all industrial zones:

14 a. All stories, or portions of stories, that are underground;

15 b. All gross floor area used for accessory parking, except as provided in
16 subsection 23.50.028.D;

17 c. All gross floor area located on the rooftop of a structure and used for
18 any of the following: mechanical equipment, stair and elevator penthouses, and communication
19 equipment and antennas;

20 d. All gross floor area used for covered rooftop recreational space of a
21 building existing as of December 31, 1998, in an IG1 or IG2 zone, if complying with subsection
22 23.50.012.D; and

1 e. Bicycle commuter shower facilities required by subsection
2 23.54.015.K.8.

3 2. In addition to areas exempt from FAR calculations in subsection 23.50.028.C.1,
4 within an IC 85-175 zone, the following exemptions from FAR calculations apply:

5 a. As an allowance for mechanical equipment, 3.5 percent of the total
6 chargeable gross floor area that is not otherwise exempt under this subsection 23.50.028.C.

7 b. All gross floor area for solar collectors and wind-driven power
8 generators.

9 c. The gross floor area of the following uses located at street level,
10 provided that the conditions of Section 23.50.039 are satisfied:

11 1) General sales and service uses;

12 2) Eating and drinking establishments;

13 3) Entertainment use;

14 4) Public libraries;

15 5) Child care (~~facilities~~) centers;

16 6) Religious facilities; and

17 7) Automotive sales and service.

18 3. In addition to areas exempt from FAR calculations in subsection 23.50.028.C.1,
19 within IG1 and IG2 zones, the gross floor area of rooftop recreational space accessory to office
20 use meeting the standards of subsection 23.50.012.D is exempt from FAR calculations.

21 * * *

22 Section 15. Section 23.84A.018 of the Seattle Municipal Code, last amended by
23 Ordinance 123478, is amended as follows:

1 **23.84A.018 "I"**

2 * * *

3 "Institution" means structure(s) and related grounds used by organizations for the
4 provision of educational, medical, cultural, social and/or recreational services to the community,
5 including but not limited to the following uses:

6 * * *

7 4. "Child care center" means an institution that regularly provides care to a group
8 of children for less than (~~twenty-four (24)~~) 24 hours a day, whether for compensation or not.
9 Preschools, cooperative child care exchanges, and drop-in centers where children receive care by
10 the day shall be considered to be child care centers.

11 * * *

1 Section 16. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the _____ day of _____, 2020,
5 and signed by me in open session in authentication of its passage this _____ day of
6 _____, 2020.

7 _____
8 President _____ of the City Council

9 Approved by me this _____ day of _____, 2020.

10 _____
11 Jenny A. Durkan, Mayor

12 Filed by me this _____ day of _____, 2020.

13 _____
14 Monica Martinez Simmons, City Clerk

15 (Seal)