



SEATTLE CITY COUNCIL

Legislative Summary

CB 118383

Record No.: CB 118383

Type: Ordinance (Ord)

Status: Attested by City Clerk

124770

Version: 1

In Control: City Clerk

File Created: 04/22/2015

Final Action: 05/15/2015

Title: AN ORDINANCE relating to land use and zoning, amending the SDOT Street Use Fee Schedule for installing, maintaining, or removing awnings or marquees, amending Attachment A to Ordinance No. 123477; amending the Official Land Use Map (Chapter 23.32) to rezone certain land in 42 neighborhood-commercial zones to add the "P" suffix for new and expanded pedestrian-designated areas; amending the development standards for areas with pedestrian designations, amending Chapter 23.47A and Sections 23.41.012, 23.54.015, 23.54.020, and 23.84A.048 of the Seattle Municipal Code.

Notes:

Filed with City Clerk: 5/15/2015

Mayor's Signature: 5/15/2015

Sponsors: O'Brien

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: patrick.wigren@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published: Yes No

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	City Clerk	04/23/2015	sent for review	Full Council			
	Action Text:		The Council Bill (CB) was sent for review to the Full Council				
	Notes:						
1	Council President's Office	04/23/2015	sent for review	Full Council			
	Action Text:	The Council Bill (CB) was sent for review to the Full Council					
	Notes:						
1	Full Council	04/27/2015	referred	Full Council			
	Action Text:	The Council Bill (CB) was referred to the Full Council					
	Notes:						

- 1 Full Council 05/11/2015 passed Pass
- Action Text:** The Motion carried, Council Bill (CB) was passed by the following vote, and the President signed the Bill:
- Notes:** Motion was made and duly seconded to pass Council Bill No. 118383.
- In Favor: 9 Councilmember Bagshaw, Council President Burgess, Councilmember Godden, Councilmember Harrell, Councilmember Licata, Councilmember O'Brien, Councilmember Okamoto, Councilmember Rasmussen, Councilmember Sawant
- Opposed: 0
- 1 City Clerk 05/12/2015 submitted for Mayor Mayor's signature
- Action Text:** The Council Bill (CB) was submitted for Mayor's signature. to the Mayor
- Notes:**
- 1 Mayor 05/15/2015 Signed
- Action Text:** The Council Bill (CB) was Signed.
- Notes:**
- 1 Mayor 05/15/2015 returned City Clerk
- Action Text:** The Council Bill (CB) was returned. to the City Clerk
- Notes:**
- 1 City Clerk 05/15/2015 attested by City Clerk
- Action Text:** The Ordinance (Ord) was attested by City Clerk.
- Notes:**
-

CITY OF SEATTLE
ORDINANCE 124770
COUNCIL BILL 118383

AN ORDINANCE relating to land use and zoning, amending the SDOT Street Use Fee Schedule for installing, maintaining, or removing awnings or marquees, amending Attachment A to Ordinance No. 123477; amending the Official Land Use Map (Chapter 23.32) to rezone certain land in 42 neighborhood-commercial zones to add the "P" suffix for new and expanded pedestrian-designated areas; amending the development standards for areas with pedestrian designations, amending Chapter 23.47A and Sections 23.41.012, 23.54.015, 23.54.020, and 23.84A.048 of the Seattle Municipal Code.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Seattle Department of Transportation Street Use Fee Schedule, Attachment A to Ordinance No. 123477, as amended by Ordinances 123600, 123611, 123659, 123907, 124159, 124532, 123485, and 123585, is further amended as follows:

Seattle Department of Transportation Street Use Permit Fee Schedule, Effective January 1, 2011

Activities that use the public Right-of-Way and that block mobility

Use Code	Use Description	Base Permit Fee	Occupation Fee (Long Term)	Use Fee (Short Term)

31B	single-family construction/debris dumpster or storage containers [residential use]	\$146	N/A	ON NON-ARTERIAL mo 1=no fee, mo2&3=\$.10/sf/10d mo4&5=\$.20/sf/10d mo6&7=\$.40/sf/10d mo8&9=\$.80/sf/10d mo10+=\$1.20/sf/10d ON ARTERIAL mo1=\$.10/sf/10d mo2=\$.20/sf/10d mo3=\$.40/sf/10d mo4=\$.80/sf/10d mo5=\$1.20/2f/10d

27	installing, maintaining, or removing ((nonstructural-)) awnings or marquees			((\$.51/sf)) <u>None</u>
33A	contractors' trucks/equipment working within ROW [per vehicle/calendar yr]- no ground breaking allowed			None

1 Section 2. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is
 2 amended to rezone properties identified on pages 3, 6, 7, 16, 17, 26, 27, 29, 31, 32, 36, 37, 38,
 3 39, 40, 41, 42, 45, 46, 54, 55, 57, 58, 62, 63, 64, 72, 75, 76, 77, 84, 85, 88, 89, 90, 99, 105, 106,
 4 117, 118, 119, 124, 125, 136, 137, 150, 151, 152, 157, 164, 165, 178, 179, 184, 197 and 198 of
 5 the Official Land Use Map, as shown on Exhibits A through JJ attached to this ordinance.

6 Section 3. Section 23.41.012 of the Seattle Municipal Code, last amended by Ordinance
 7 124680, is amended as follows:

8 **23.41.012 Development standard departures**

9 * * *

10 B. Departures may be granted from any Land Use Code standard or requirement, except
 11 for the following:

12 * * *

13 18. Quantity of parking required, minimum and maximum parking limits, and
 14 minimum and maximum number of drive-in lanes, except that within the Ballard Municipal
 15 Center Master Plan area departures may be granted from the minimum parking requirement up to
 16 a 30 percent maximum reduction~~((required parking))~~ for ground level retail uses that abut

1 established mid-block pedestrian connections through private property as identified in the
2 "Ballard Municipal Center Master Plan Design Guidelines, 2013" (~~may be reduced, but shall not~~
3 ~~be less than the required parking for pedestrian-designated areas shown in Table D for~~
4 ~~23.54.015~~));

5 * * *

6 34. In pedestrian-designated zones, provisions for residential uses at street level,
7 as provided in subsection 23.47A.005.C.1, except that a departure may be granted to allow
8 residential uses at street level to occupy, in the aggregate, no more than 50 percent of the street-
9 level street-facing facade.

10 35. In pedestrian-designated zones, provisions for transparency requirements, as
11 provided in subsection 23.47A.008.B, except that departures may be granted to reduce the
12 required transparency from 60 percent to no less than 40 percent of the street-facing facade.

13 36. In pedestrian-designated zones, provisions for height requirements for floor-
14 to-floor height, as provided in subsection 23.47A.008.B, except that departures to allow a
15 mezzanine with less than the minimum floor-to-floor height may be granted provided that the
16 outer edge of the mezzanine floor is at least 15 feet from the exterior wall facing a principal
17 pedestrian street.

18 * * *

19 Section 4. Section 23.47A.005 of the Seattle Municipal Code, last amended by
20 Ordinance 124503, is amended as follows:

21 **23.47A.005 Street-level uses**

22 * * *

23 C. Residential uses at street level

1 1. In all (~~neighborhood commercial and C1~~) NC and C zones, residential uses
2 may occupy, in the aggregate, no more than 20 percent of the street-level street-facing facade in
3 the following circumstances or locations:

4 a. In a pedestrian-designated zone, facing a designated principal
5 pedestrian street; or

6 b. In all NC and C1 zones within (~~Within~~) the Bitter Lake Village Hub
7 Urban Village; or

8 c. In all NC and C1 zones within (~~Within~~) the Lake City Hub Urban
9 Village, except as provided in subsection 23.47A.005.C.2; or

10 d. Within a zone that has a height limit of 85 feet or higher, except as
11 provided in subsection 23.47A.005.C.2; or

12 e. Within an NC1 zone, except as provided in subsection 23.47A.005.C.2;
13 or

14 f. In all NC and C1 zones within (~~Within~~) the Northgate Overlay
15 District, except as provided in Section 23.71.044; or

16 g. In all NC and C1 zones within the areas shown on Maps 1 through
17 ((60))⁵ for 23.47A.005.C at the end of this Chapter 23.47A when facing an arterial street.

18 * * *

19 D. In pedestrian-designated zones the locations of uses are regulated as follows:

20 1. Along designated principal pedestrian streets, one or more of the following
21 uses are required along 80 percent of the street-level street-facing facade in accordance with the
22 standards provided in subsection 23.47A.008.C.

23 (~~a. General sales and services;~~

- 1 ~~b. Major durables retail sales;~~
- 2 ~~e. Eating and drinking establishments;~~
- 3 ~~d. Lodging uses;~~
- 4 ~~e. Theaters and spectator sports facilities;~~
- 5 ~~f. Indoor sports and recreation;~~
- 6 ~~g. Medical services;~~
- 7 ~~h. Rail transit facilities;~~
- 8 ~~i. Museums;~~
- 9 ~~j. Community clubs or centers;~~
- 10 ~~k. Religious facilities;~~
- 11 ~~l. Libraries;~~
- 12 ~~m. Elementary or secondary schools;~~
- 13 ~~n. Parks and open spaces.~~
- 14 ~~o. Arts facilities in the Pike/Pine Conservation Overlay District; and~~
- 15 ~~p. Automotive retail sales and service uses in the Pike/Pine Conservation~~

16 ~~Overlay District, if located within an existing structure or within a structure that retains a~~
17 ~~character structure as provided in Section 23.73.015.))~~

- 18 a. Arts facilities;
- 19 b. Community gardens;
- 20 c. Eating and drinking establishments;
- 21 d. Entertainment uses, except for adult cabarets, adult motion picture
22 theaters and adult panorams;
- 23 e. Food processing and craft work;

1 f. Institutions, except hospitals or major institutions;

2 g. Lodging uses;

3 h. Medical services;

4 i. Offices, provided that no more than 30 feet of the street-level street-
5 facing facade of a structure may contain an office use;

6 j. Parks and open spaces;

7 k. Rail transit facilities;

8 l. Retail sales and services, automotive, in the Pike/Pine Conservation
9 Overlay District if located within an existing structure or within a structure that retains a
10 character structure as provided in Section 23.73.015;

11 m. Sales and services, general; and

12 n. Sales and services, heavy, except for heavy commercial sales, and
13 provided that no more than 30 feet of the street-level street-facing facade of a structure may
14 contain a non-household sales and service use.

15 The establishment of any such use is subject to the applicable use provisions of this Title
16 23.

17 2. The following streets are principal pedestrian streets when located within a
18 pedestrian-designated zone:

19 10th Avenue;

20 11th Avenue;

21 12th Avenue;

22 13th Avenue, between East Madison Street and East Pine Street;

1 14th Avenue South, except within the North Beacon Hill Residential

2 Urban Village;

3 15th Avenue East;

4 15th Avenue Northeast, north of Lake City Way Northeast;

5 15th Avenue Northwest;

6 22nd Avenue Northwest;

7 23rd Avenue;

8 24th Avenue Northwest;

9 25th Avenue Northeast;

10 32nd Avenue West;

11 35th Avenue Northeast, except within the Lake City Hub Urban Village;

12 35th Avenue Southwest, except within the West Seattle Junction Hub

13 Urban Village;

14 39th Avenue Northeast;

15 Aurora Ave North, except within the Bitter Lake Village Hub Urban

16 Village;

17 Beacon Avenue South;

18 Boren Avenue;

19 Boylston Avenue, except within the Pike/Pine Conservation Overlay

20 District;

21 Broadway;

22 Broadway East;

23 California Avenue Southwest;

- 1 Delridge Way Southwest;
- 2 Dexter Avenue North;
- 3 East Green Lake Drive North;
- 4 East Green Lake Way North;
- 5 East Madison Street;
- 6 East Olive Way;
- 7 East Pike Street;
- 8 East Pine Street;
- 9 East Union Street, except (~~that~~) within the Pike/Pine Conservation
- 10 Overlay District only lots abutting East Union Street between Broadway and East Madison
- 11 Street;
- 12 Eastlake Avenue East;
- 13 First Avenue North, except within the Upper Queen Anne Residential
- 14 Urban Village;
- 15 Fremont Avenue North;
- 16 Fremont Place North;
- 17 Galer Street;
- 18 Green Lake Drive North;
- 19 Greenwood Avenue North;
- 20 Lake City Way Northeast;
- 21 Madison Street;
- 22 Martin Luther King Jr. Way South;
- 23 Mercer Street;

- 1 North 34th Street;
- 2 North 35th Street;
- 3 North 45th Street;
- 4 North 85th Street;
- 5 Northeast 43rd Street;
- 6 Northeast 45th Street, except between Linden Ave North and Evanston
- 7 Ave North;
- 8 Northeast 55th Street, east of 15th Avenue Northeast;
- 9 Northeast 65th Street;
- 10 Northeast 125th Street;
- 11 Northwest 65th Street;
- 12 Northwest 85th Street;
- 13 Northwest Market Street;
- 14 Phinney Avenue North, between North 58th Street and North 63rd Street;
- 15 Pike Street;
- 16 Pine Street;
- 17 Queen Anne Avenue North;
- 18 Rainier Avenue South;
- 19 Roosevelt Way Northeast;
- 20 Roy Street;
- 21 Sand Point Way Northeast;
- 22 South Alaska Street;
- 23 South Cloverdale Street;

- 1 South Henderson Street;
- 2 South Jackson Street;
- 3 South Lander Street;
- 4 South McClellan Street;
- 5 South Othello Street;
- 6 Southwest Alaska Street;
- 7 Stone Way North;
- 8 Summit Avenue, except within the Pike/Pine Conservation Overlay
- 9 District;
- 10 Terry Avenue;
- 11 University Way Northeast;
- 12 Wallingford Avenue North;(~~and~~)
- 13 West Dravus Street;
- 14 West Galer Street;
- 15 West McGraw Street, except within the Upper Queen Anne Residential
- 16 Urban Village;
- 17 West Green Lake Drive North; and
- 18 Woodlawn Avenue Northeast.

19 Section 5. Section 23.48.008 of the Seattle Municipal Code, last amended by Ordinance
20 124378, is amended as follows:

21 **23.47A.008 Street-level development standards**

22 A. Basic street-level requirements

- 23 1. The provisions of this subsection 23.47A.008.A apply to:

- 1 a. Structures in NC zones;
- 2 b. Structures that contain a residential use in C zones; ~~((and))~~
- 3 c. Structures in C zones across the street from residential zones~~((-))~~; and
- 4 d. All structures in pedestrian-designated zones.

5 * * *

6 B. Non-residential street-level requirements

7 * * *

8 2. Transparency

9 a. Sixty percent of the street-facing facade between 2 feet and 8 feet
10 above the sidewalk shall be transparent. For purposes of calculating the 60 percent of a
11 structure's street-facing facade, the width of a driveway at street level, not to exceed 22 feet, may
12 be subtracted from the width of the street-facing facade if the access cannot be provided from an
13 alley or from a street that is not a designated principal pedestrian street.

14 b. Transparent areas of facades shall be designed and maintained to
15 ~~((allow))~~provide ~~((unobstructed-))~~views ~~((from the outside-))~~into and out of the structure~~((or, in~~
16 ~~the case of live-work units, into display windows that have a minimum 30 inch depth))~~. Except
17 for institutional uses, no permanent signage, window tinting or treatments, shelving, other
18 furnishings, fixtures, equipment, or stored items shall completely block views into and out of the
19 structure between 4 feet and 7 feet above adjacent grade. The installation of temporary signs or
20 displays that completely block views may be allowed if such temporary sign complies with
21 subsection 23.55.012.B.

22 3. ~~((Height and d))~~Depth provisions for new structures or new additions to
23 existing structures. Non-residential uses shall extend an average depth of at least 30 feet and a

1 minimum depth of 15 feet from the street-level street-facing facade. If the combination of the
2 requirements of Sections 23.47A.005 or 23.47A.008 and this depth requirement would result in a
3 requirement that an area greater than 50 percent of the structure's footprint be dedicated to non-
4 residential use, the Director may modify the street-facing facade or depth requirements, or both,
5 so that no more than 50 percent of the structure's footprint is required to be non-residential.

6 4. Height provisions for new structures or new additions to existing structures.

7 Non-residential uses at street level shall have a floor-to-floor height of at least 13 feet.

8 C. In addition to the provisions of subsections 23.47A.008.A and 23.47A.008.B, the
9 following standards also apply in pedestrian-designated zones:

10 * * *

11 4. Overhead weather protection

12 a. Continuous overhead weather protection (i.e., canopies, awnings,
13 marquees, and arcades) is required along at least 60 percent of the street frontage of a structure
14 on a principal pedestrian street, except for structures within the Pike/Pine Conservation Overlay
15 District on lots that contain a character structure as provided in Chapter 23.73.

16 b. The covered area shall have a minimum width of 6 feet, unless there is
17 a conflict with existing or proposed street trees or utility poles, in which case the width may be
18 adjusted to accommodate such features as provided in subsection 23.47A.008.C.4.f.

19 c. The overhead weather protection must be provided over the sidewalk,
20 or over a walking area within 10 feet immediately adjacent to the sidewalk. When provided
21 adjacent to the sidewalk, the covered walking area must be at the same grade or within 18 inches
22 of sidewalk grade and meet Washington state requirements for barrier-free access.

1 d. The lower edge of the overhead weather protection shall be a minimum
2 of 8 feet and a maximum of 12 feet above the sidewalk for projections extending a maximum of
3 6 feet. For projections extending more than 6 feet from the structure, the lower edge of the
4 weather protection shall be a minimum of 10 feet and a maximum of 15 feet above the sidewalk.

5 e. Adequate lighting for pedestrians shall be provided. The lighting may
6 be located on the facade of the building or on the overhead weather protection.

7 f. Where the standards listed in this subsection 23.47A.008.C.4 conflict
8 with the vertical and horizontal clearance requirements in the street rights-of-way, the standards
9 may be modified by the Director in consultation with the Director of Transportation.

10 D. Where residential uses are located along a street-level street-facing facade the
11 following requirements apply unless exempted by subsection 23.47A.008.G:

12 1. At least one of the street-level street-facing facades containing a residential use
13 shall have a visually prominent pedestrian entry; and

14 2. The floor of a dwelling unit located along the street-level street-facing facade
15 shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from
16 the sidewalk.

17 E. When a live-work unit is located on a street-level street-facing facade, the provisions
18 of subsections 23.47A.008.A and 23.47A.008.B, and the following requirements, apply~~((, and~~
19 ~~the))~~:

20 1. The portion of each such live-work unit in which business is conducted must
21 be located between the principal street and the residential portion of the live-work unit. The non-
22 residential portions of the unit shall extend the width of the street-level street-facing facade, shall
23 extend a minimum depth of 15 feet from the street-level street-facing facade, and shall not

1 contain any of the primary features of the residential (live) portion of the live-work unit, such as
2 kitchen, bathroom, sleeping, or laundry facilities. These basic residential features shall be
3 designed and arranged to be separate from the work portion of the live-work unit.

4 2. Each live-work unit must include an exterior sign with the name of the
5 business associated with the live-work unit. Such signage shall be clearly associated with the unit
6 and visible to pedestrians outside of the building.

7 3. The owner of each live-work unit must keep a copy of the current business
8 license associated with the business located in that unit on file.

9 F. The Director may allow ~~((departures from))~~exceptions to the street-level requirements
10 of this ((s))Section 23.47A.008, as a Type I decision, for projects that are not subject to the
11 Design Review process, ((as a Type I decision,-))except that in a pedestrian-designated zone
12 exceptions may not be granted for requirements for residential uses at street level, transparency
13 requirements, or floor-to-floor height requirements as described in subsection 23.41.012.B.
14 Exceptions may be granted if the Director determines that the project will maintain the safety
15 and aesthetics of the streetscape for pedestrians and will:

- 16 1. maintain pedestrian access to the structure;
- 17 2. maintain urban form consistent with adjacent structures and previous design
18 review decisions on the site;
- 19 3. maintain the visibility of non-residential uses;
- 20 4. maintain the privacy of residential uses; or
- 21 5. allow the continued use of an existing structure without substantial renovation.

22 * * *

1 Section 6. Section 23.47A.013 of the Seattle Municipal Code, last amended by
2 Ordinance 124566, is amended as follows:

3 **23.47A.013 Floor area ratios**

4 * * *

5 H. Minimum FAR

6 * * *

7 7. In zones with an incentive zoning suffix, the minimum FAR requirement is the
8 FAR indicated by the incentive zoning suffix if that FAR is less than the FAR required by
9 subsection 23.47A.013.H.1.

10 Section 7. Section 23.47A.032 of the Seattle Municipal Code, last amended by Ordinance
11 124378, is amended as follows:

12 **23.47A.032 - Parking location and access**

13 A. Access to parking.

14 * * *

15 3. In C1 and C2 zones, access to off-street parking may be from a street, alley, or
16 both when the lot abuts an alley. However, structures in C zones with residential uses, structures
17 in C zones with pedestrian designations, and structures in C zones across the street from
18 residential zones shall meet the requirements for parking access for NC zones as provided in
19 subsection 23.47A.032.A.1. If two or more structures are located on a single site, then a single
20 curb cut shall be provided according to the standards in Sections 23.47A.032.A.1,
21 23.47A.032.A.2, and 23.54.030.F.2.

22 * * *

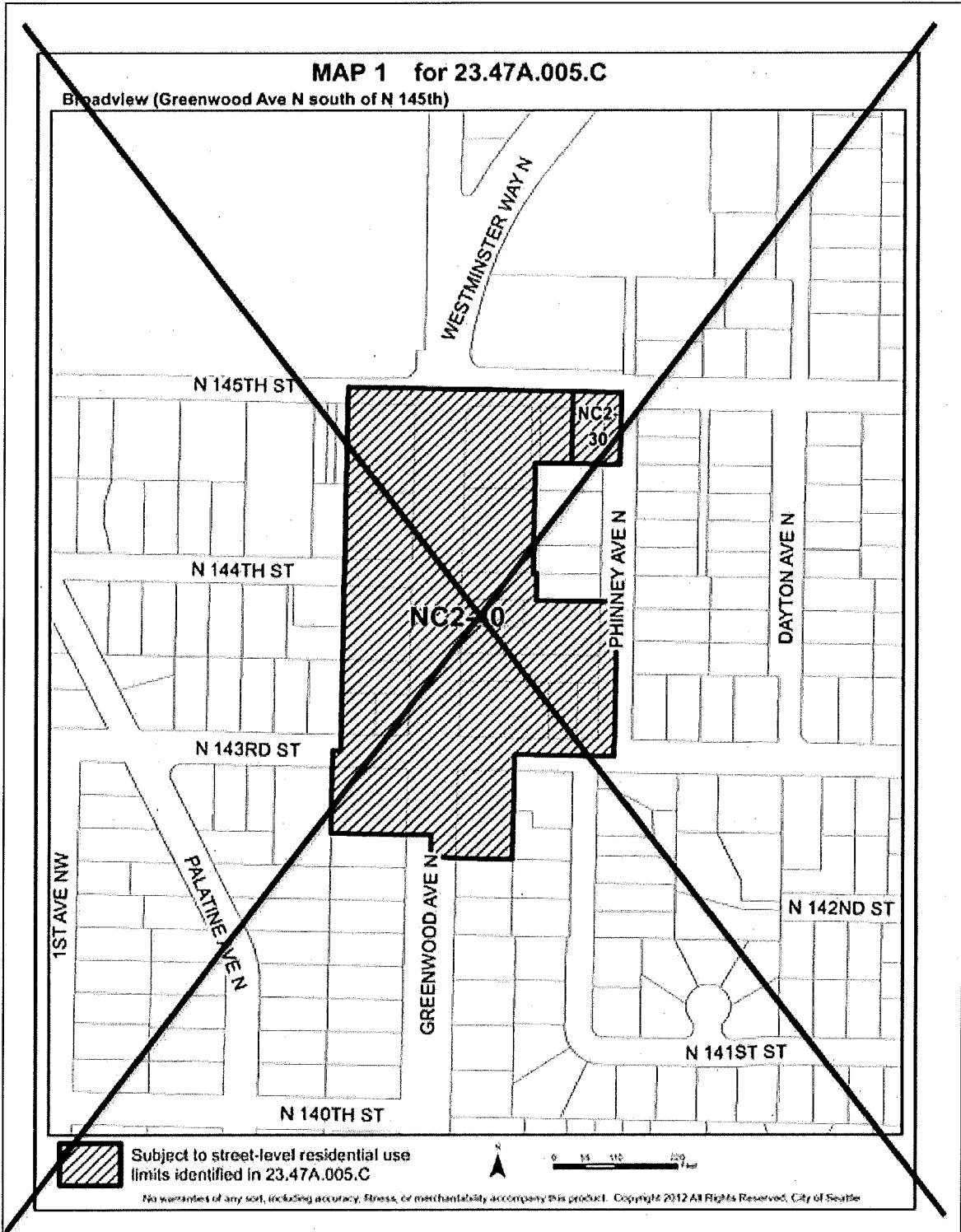
23 B. Location of parking

* * *

1
2 3. Off-street parking may be located anywhere on a lot in C1 and C2 zones,
3 except that structures with residential uses in C zones, structures in C zones with pedestrian
4 designations, and structures in C zones across the street from residential zones shall meet the
5 requirements for parking location for NC zones as provided in subsection 23.47A.032.B.1,
6 except that if a lot in a C zone is bordered by streets on all sides, then parking may be provided
7 between a street and a structure, but only on sides facing other commercially-zoned lots.

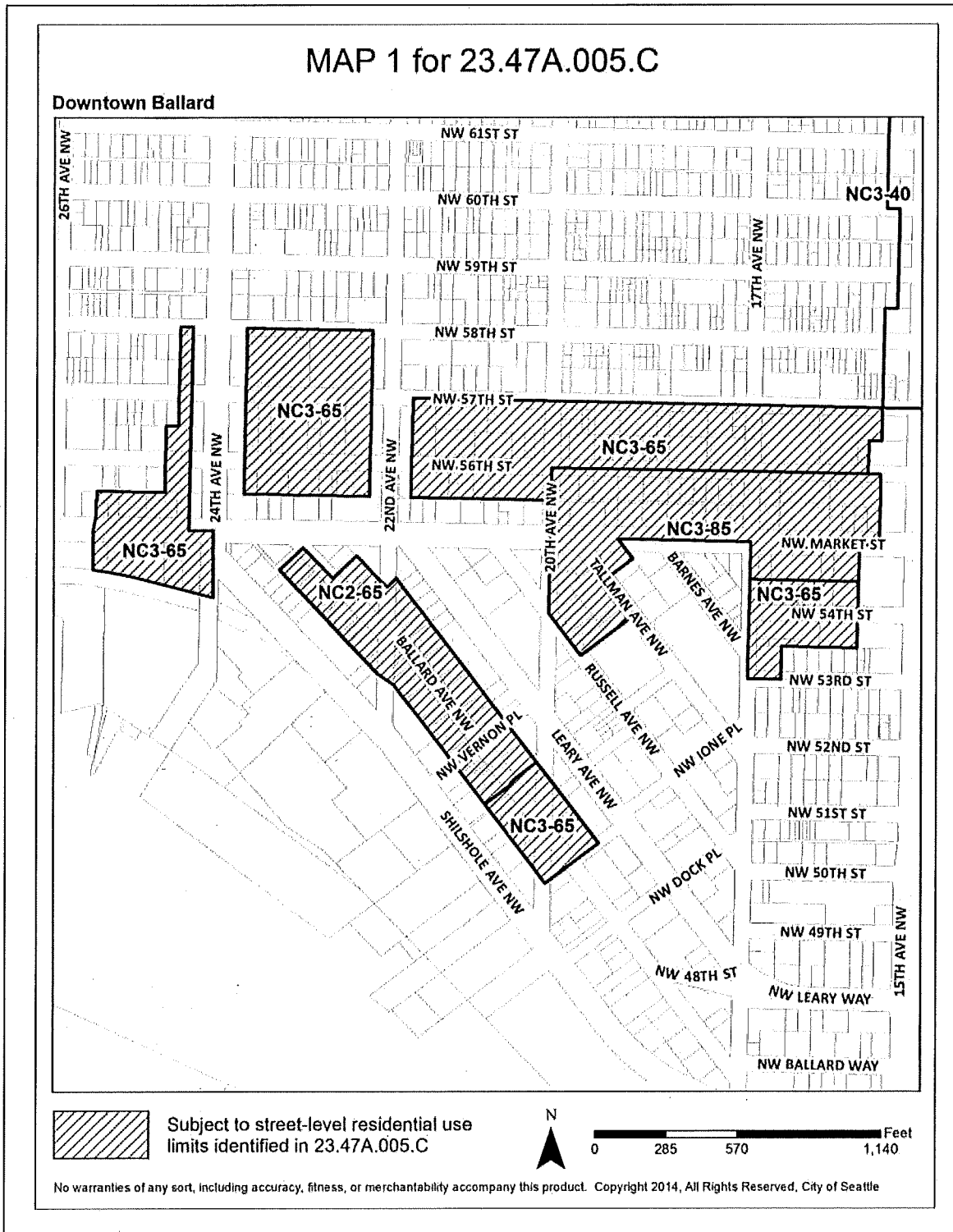
8 Section 8. Map Book A of Chapter 23.47A, which section was enacted by Ordinance
9 123939, is amended as follows:

10 **23.47A Map Book A**

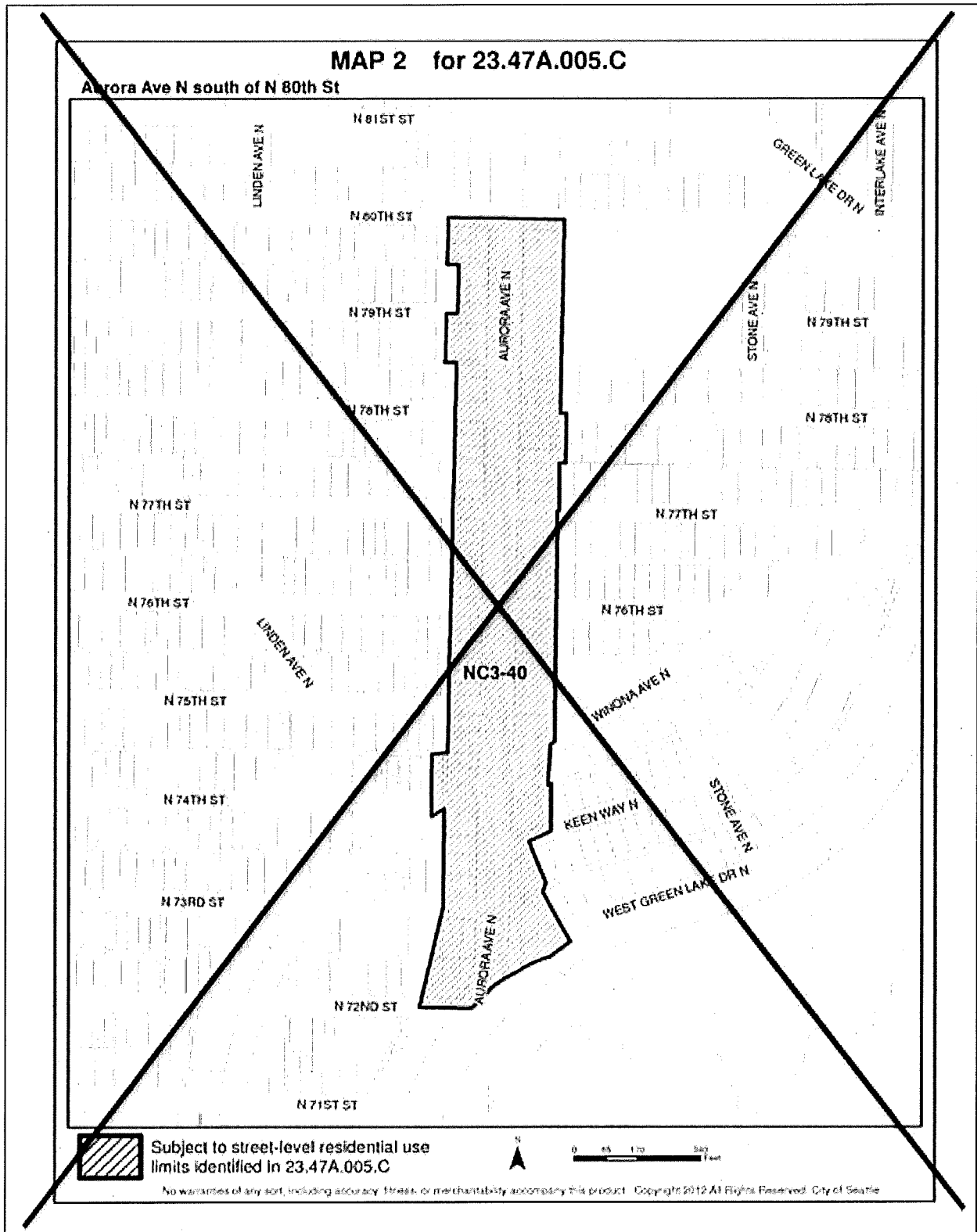


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Map 1 for 23.47A.005.C: Downtown Ballard



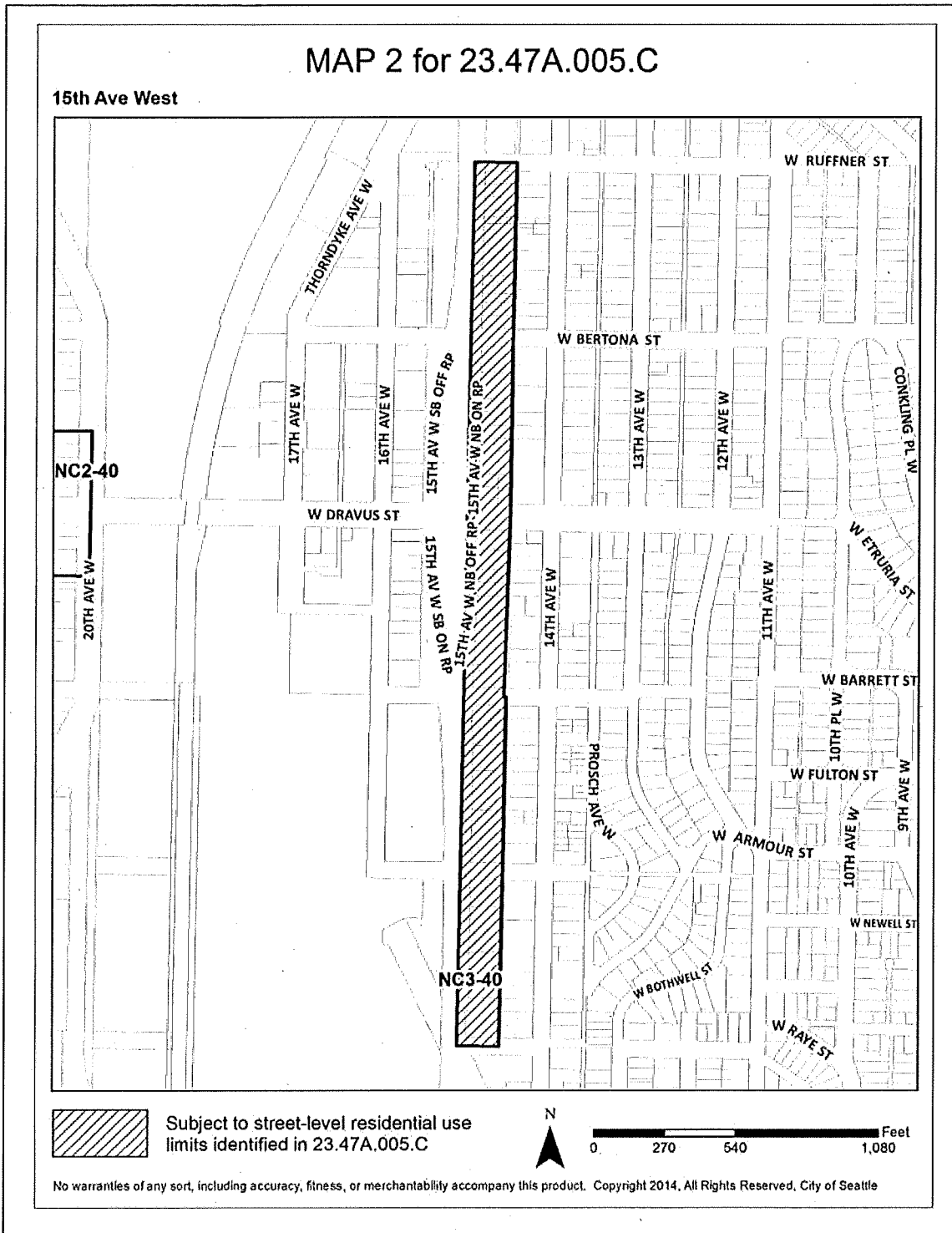
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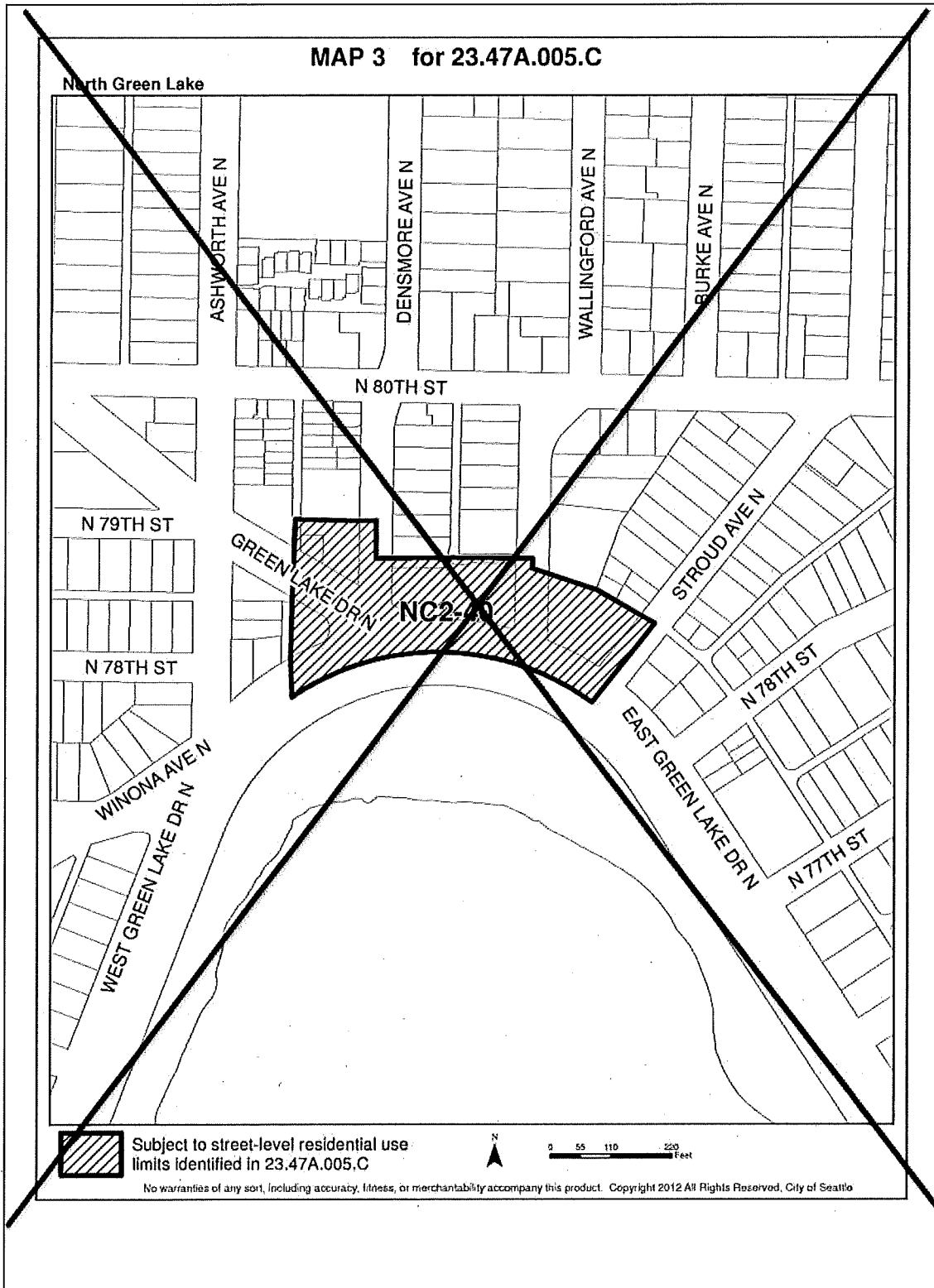
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Map 2 for 23.47A.005.C: 15th Ave West



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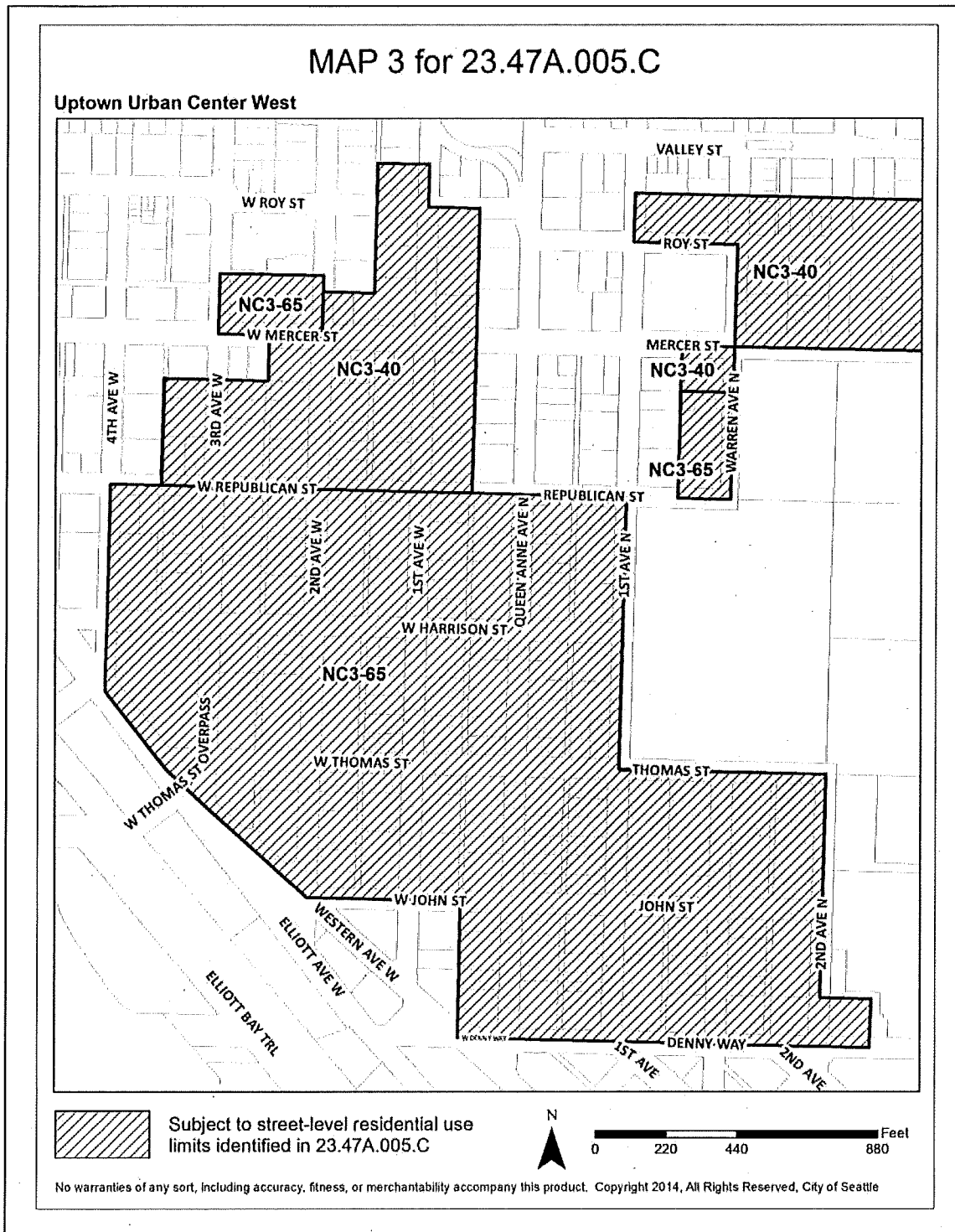
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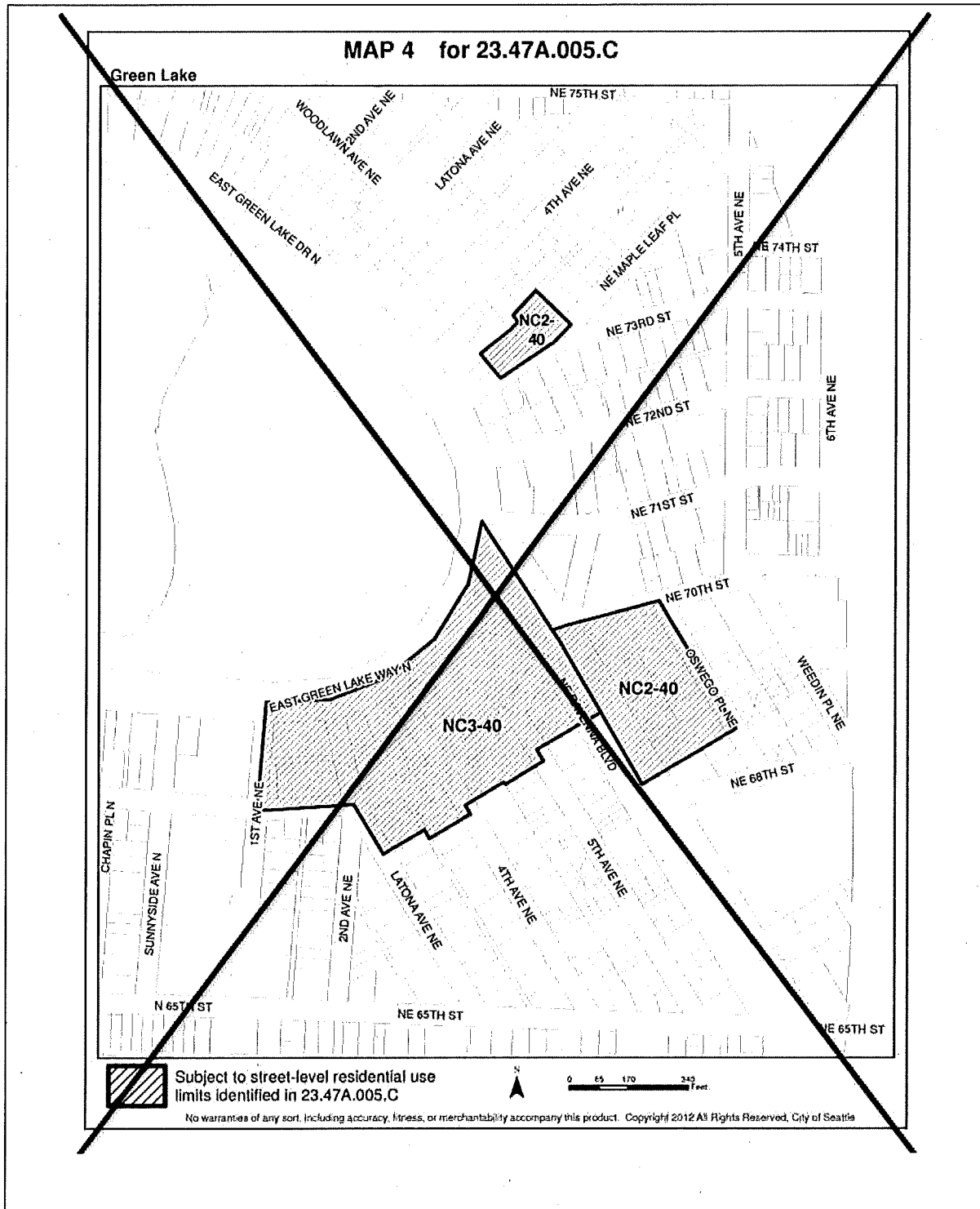
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Map 3 for 23.47A.005.C: Uptown Urban Center West

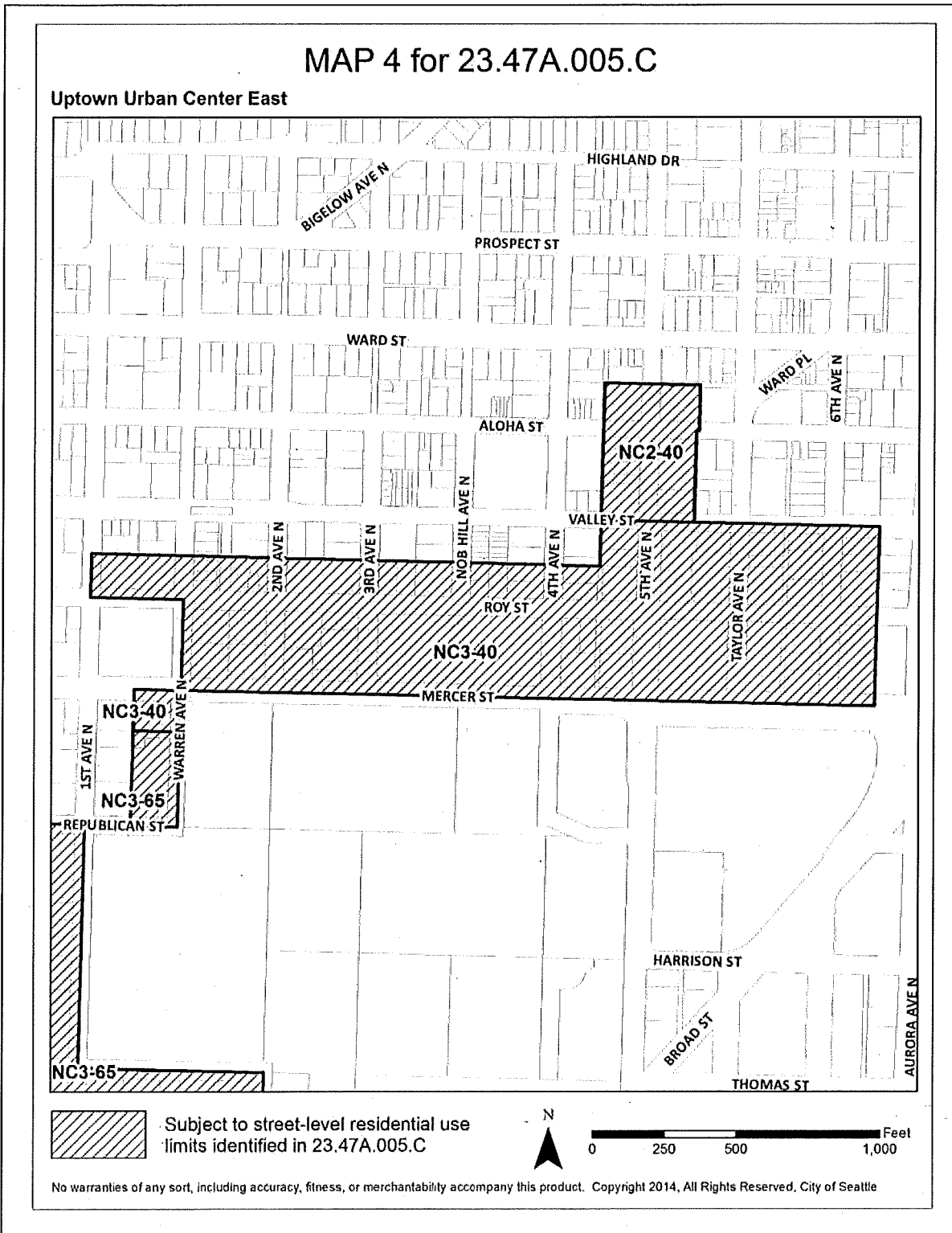


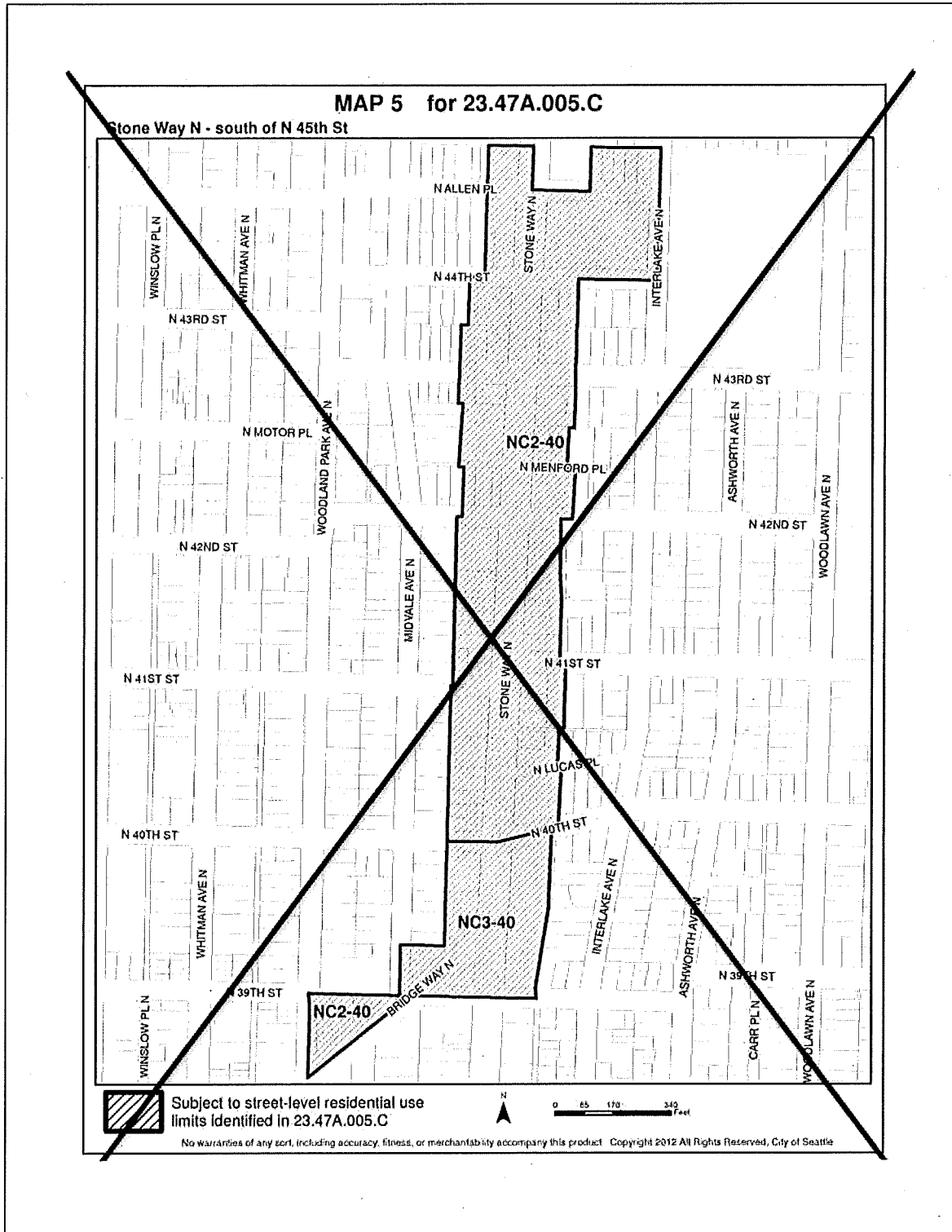
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Map 4 for 23.47A.005.C: Uptown Urban Center East

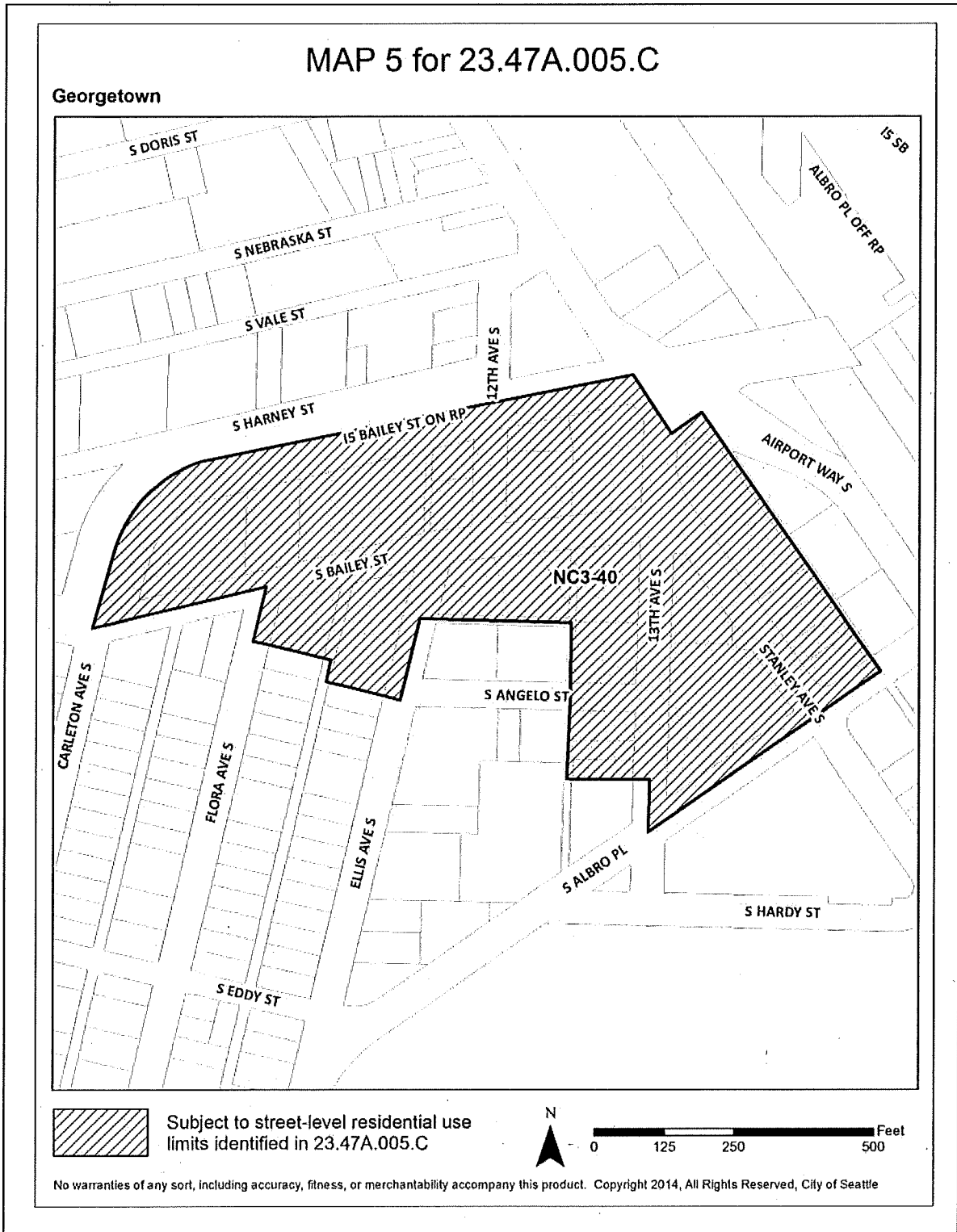




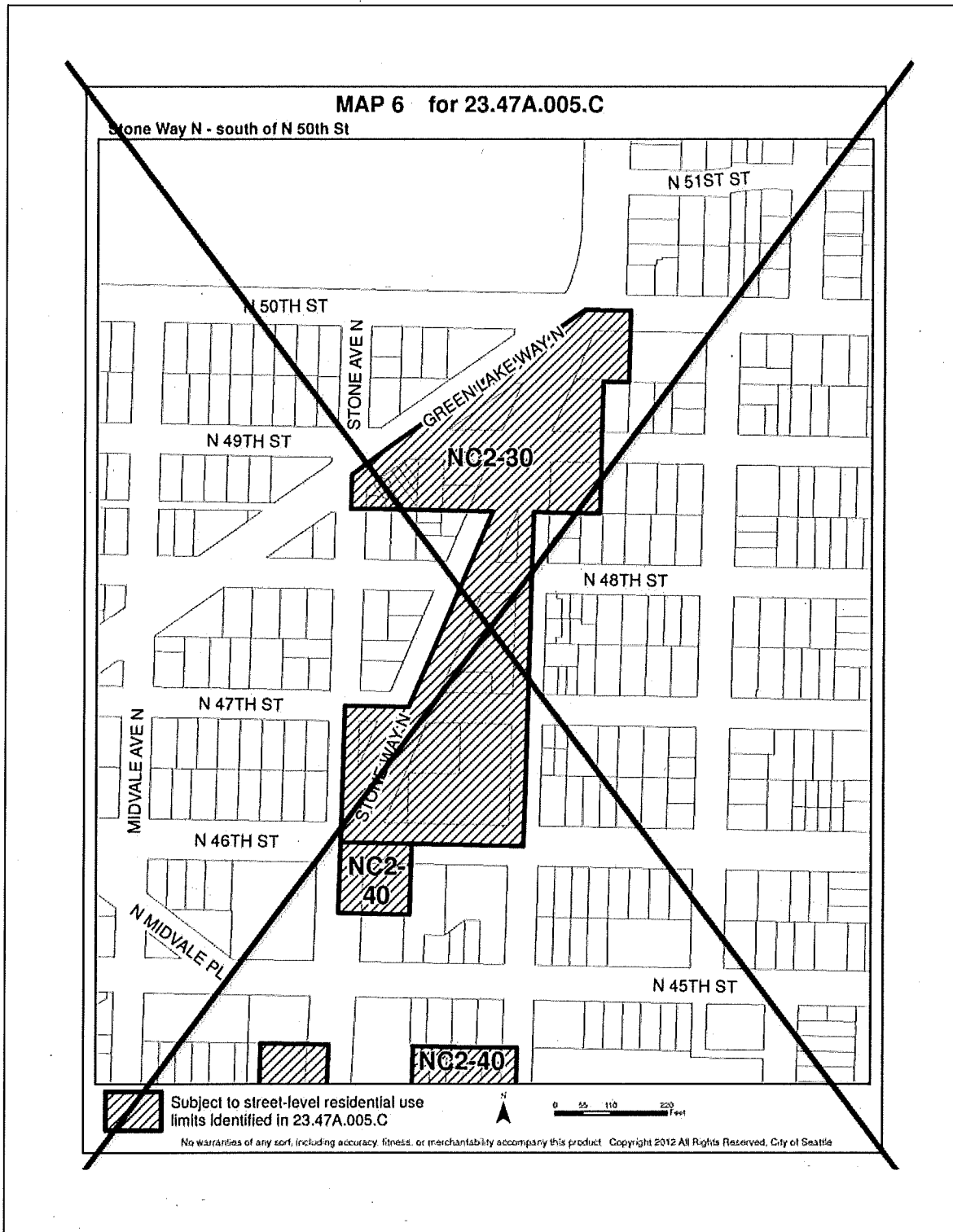
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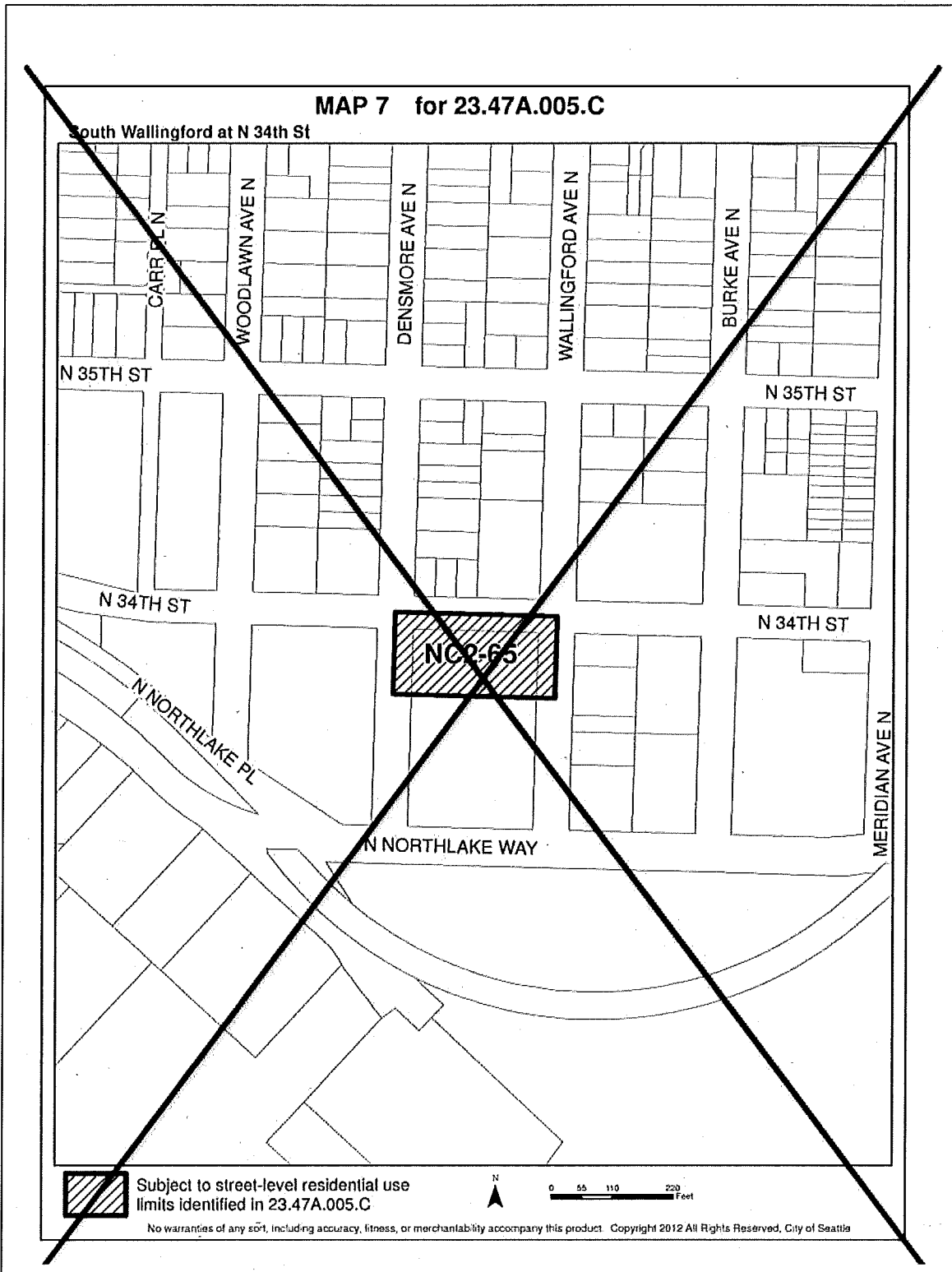
Map 5 for 23.47A.005.C: Georgetown



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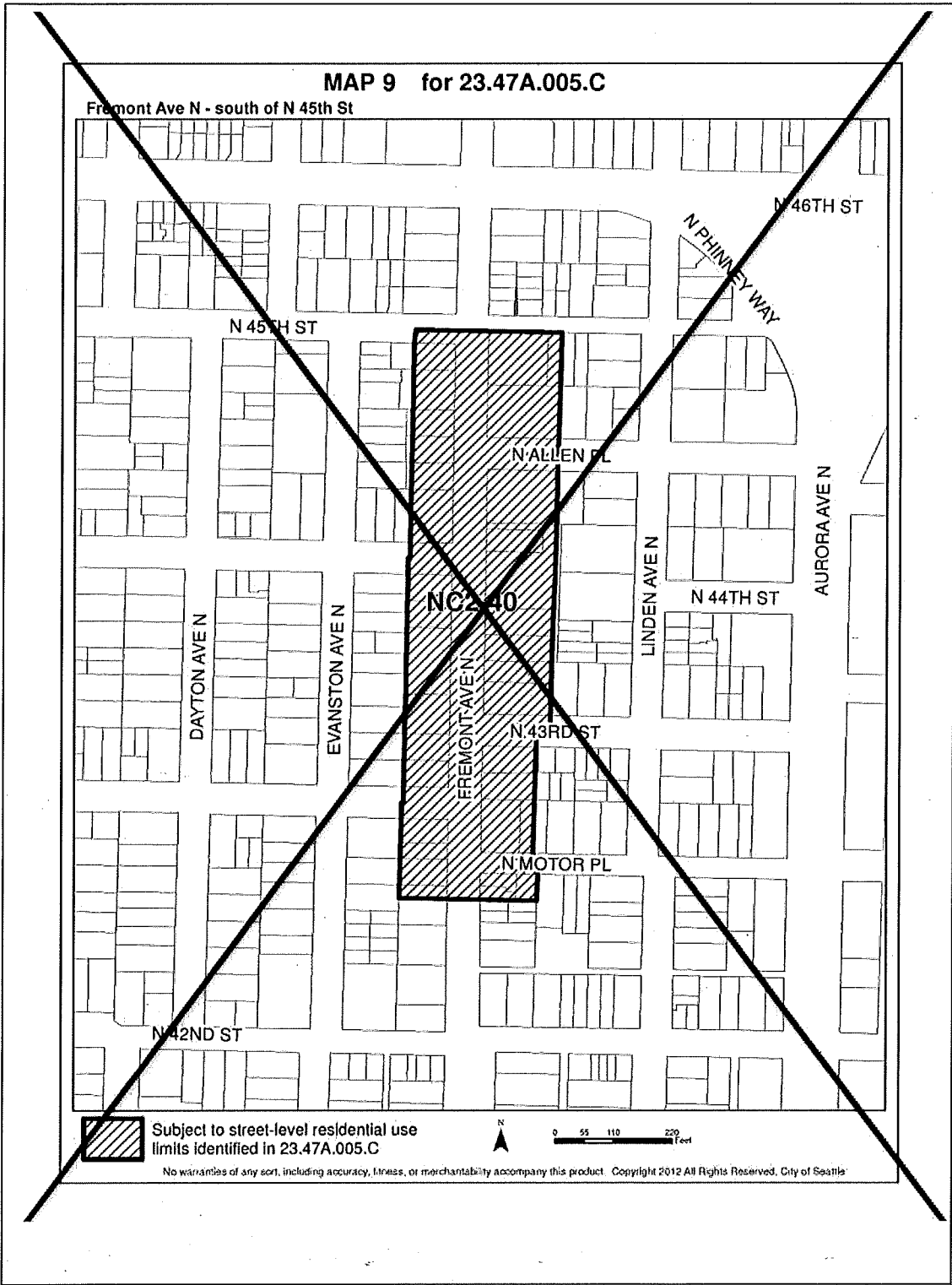
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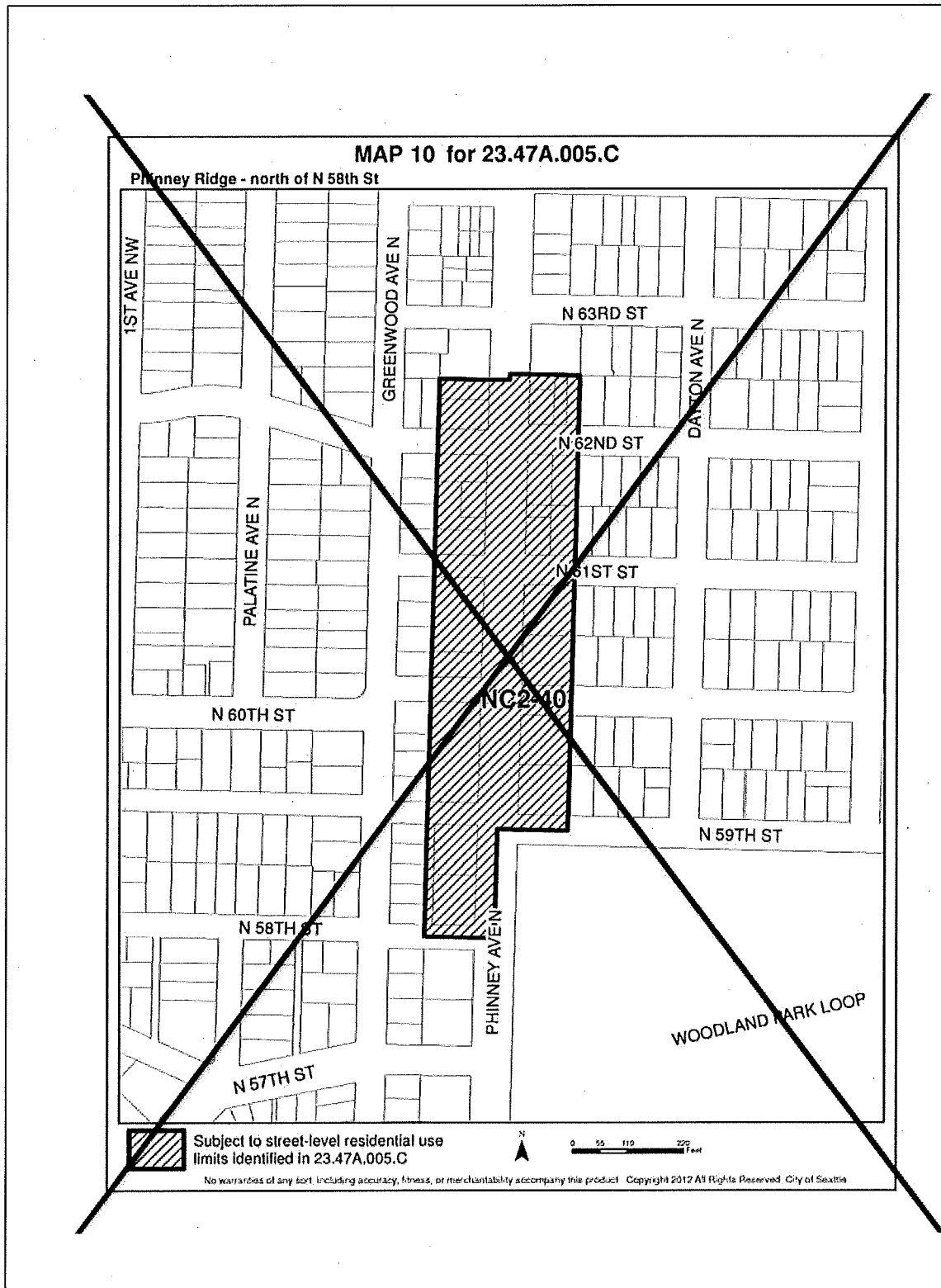


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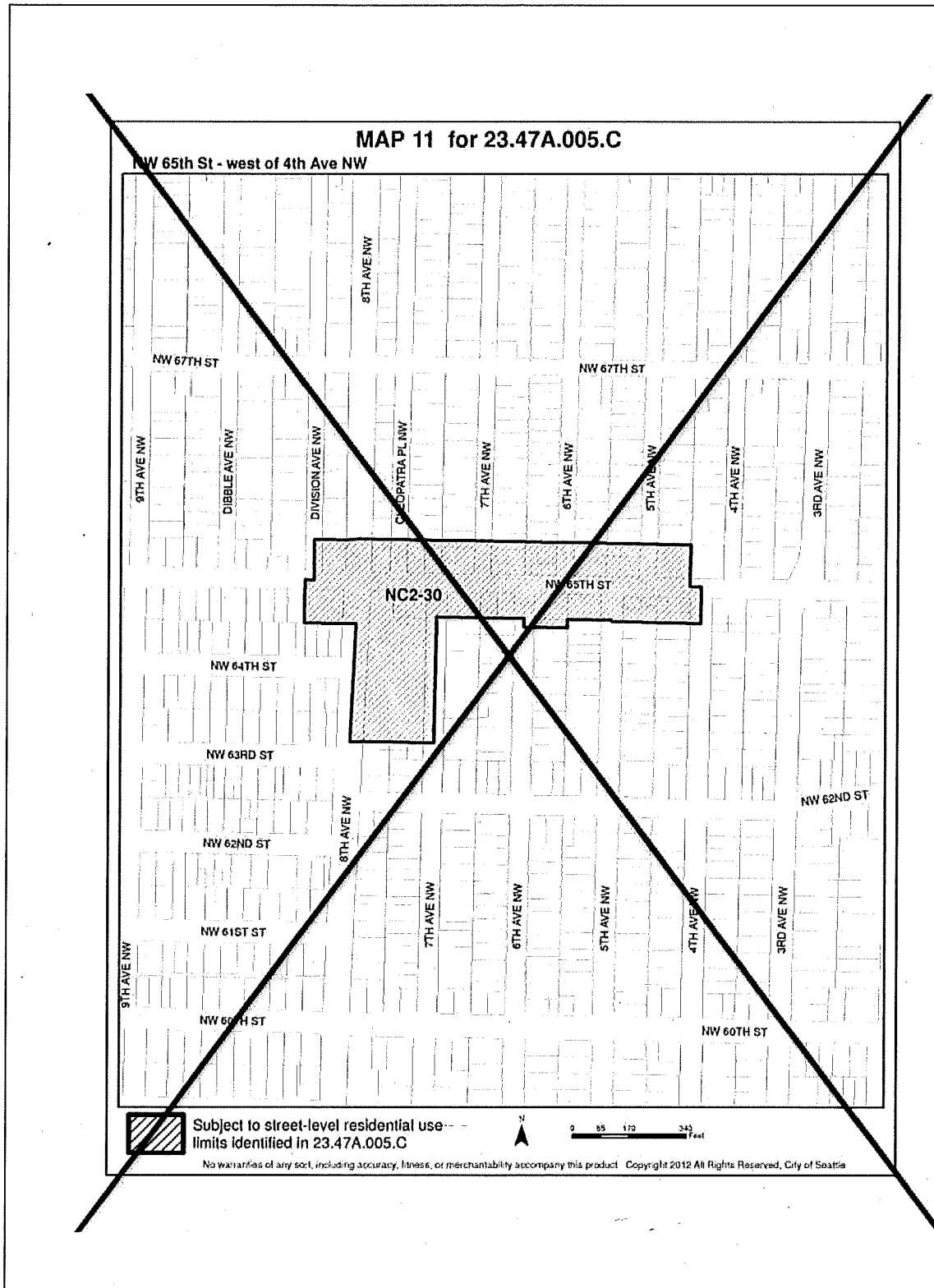


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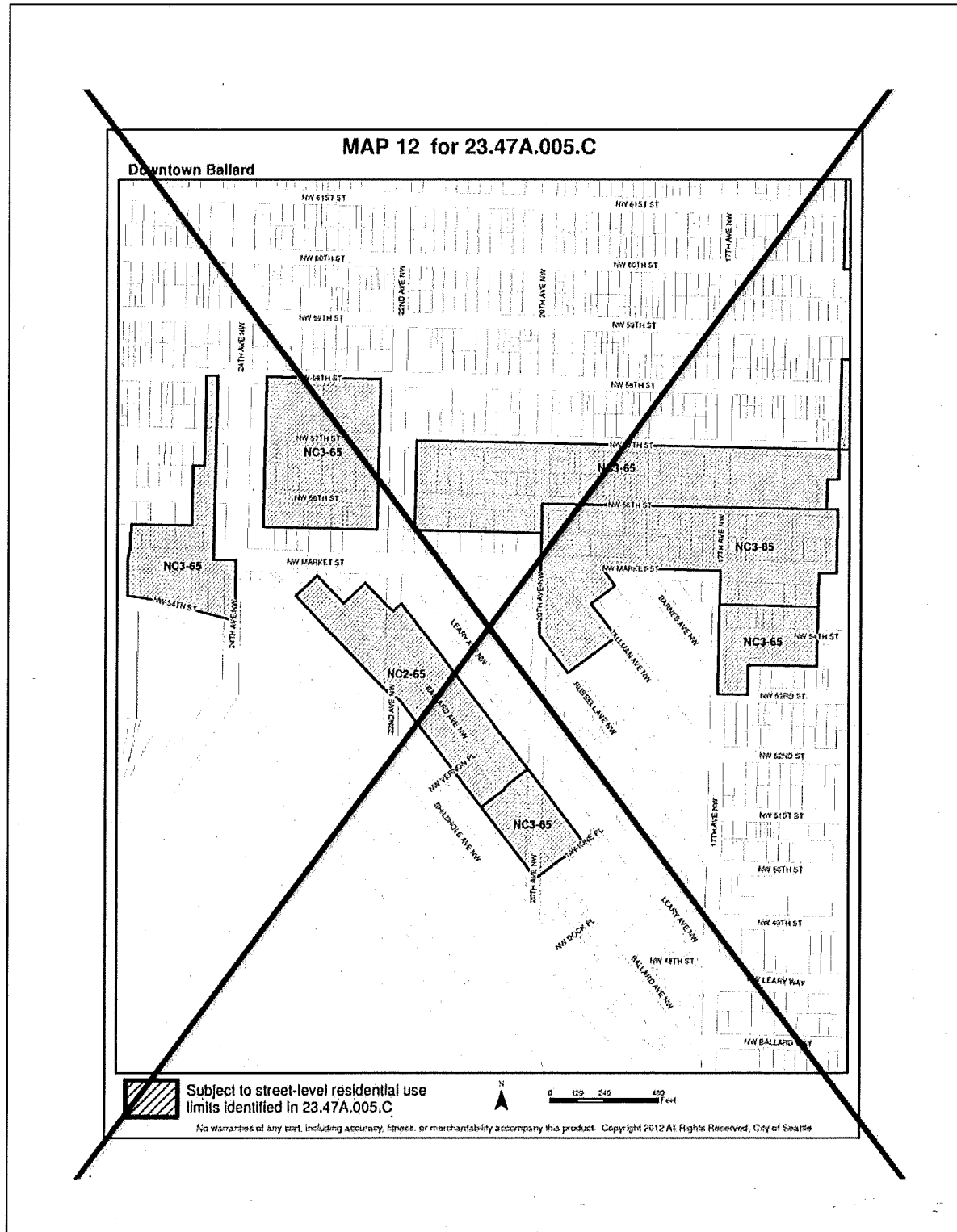




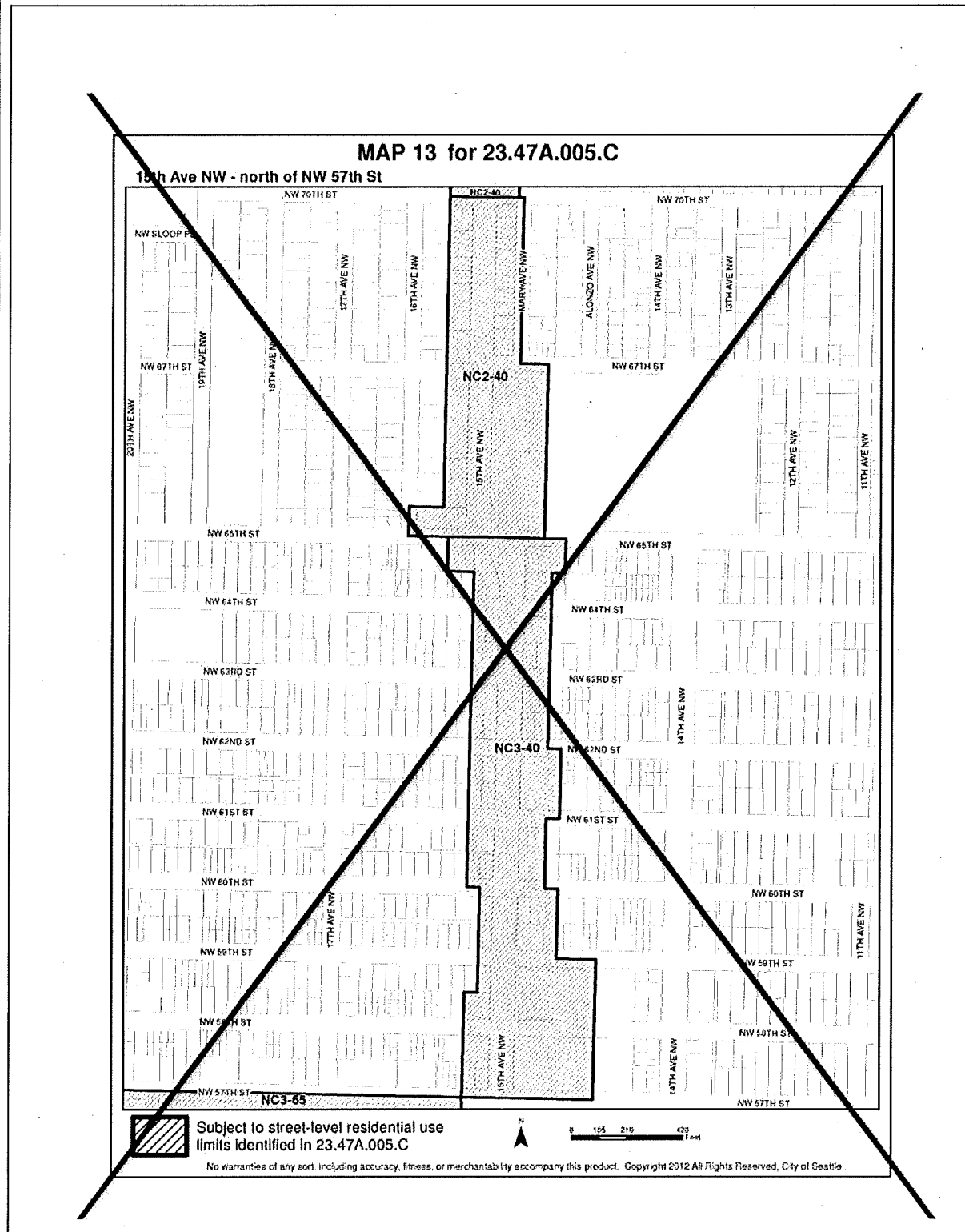
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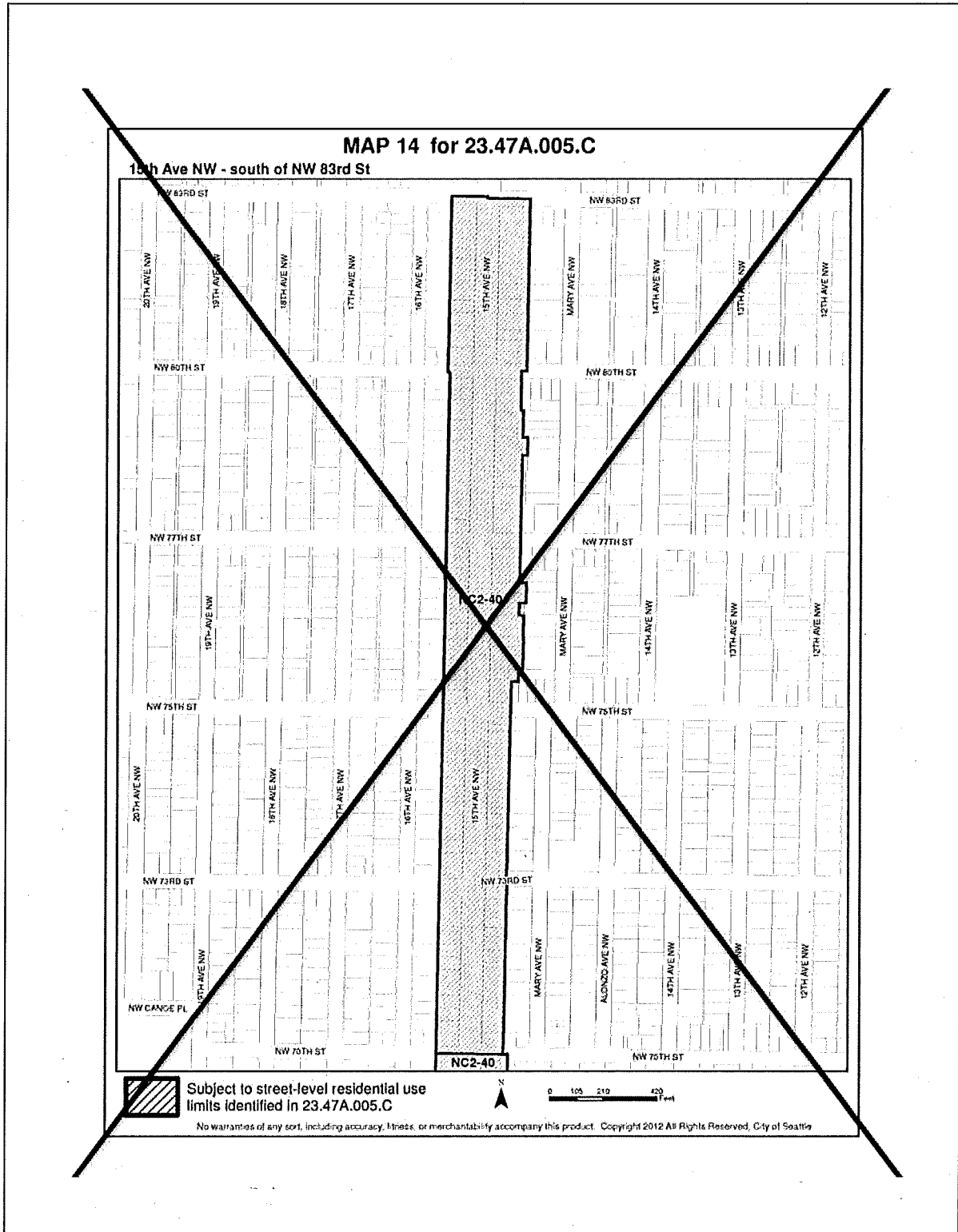
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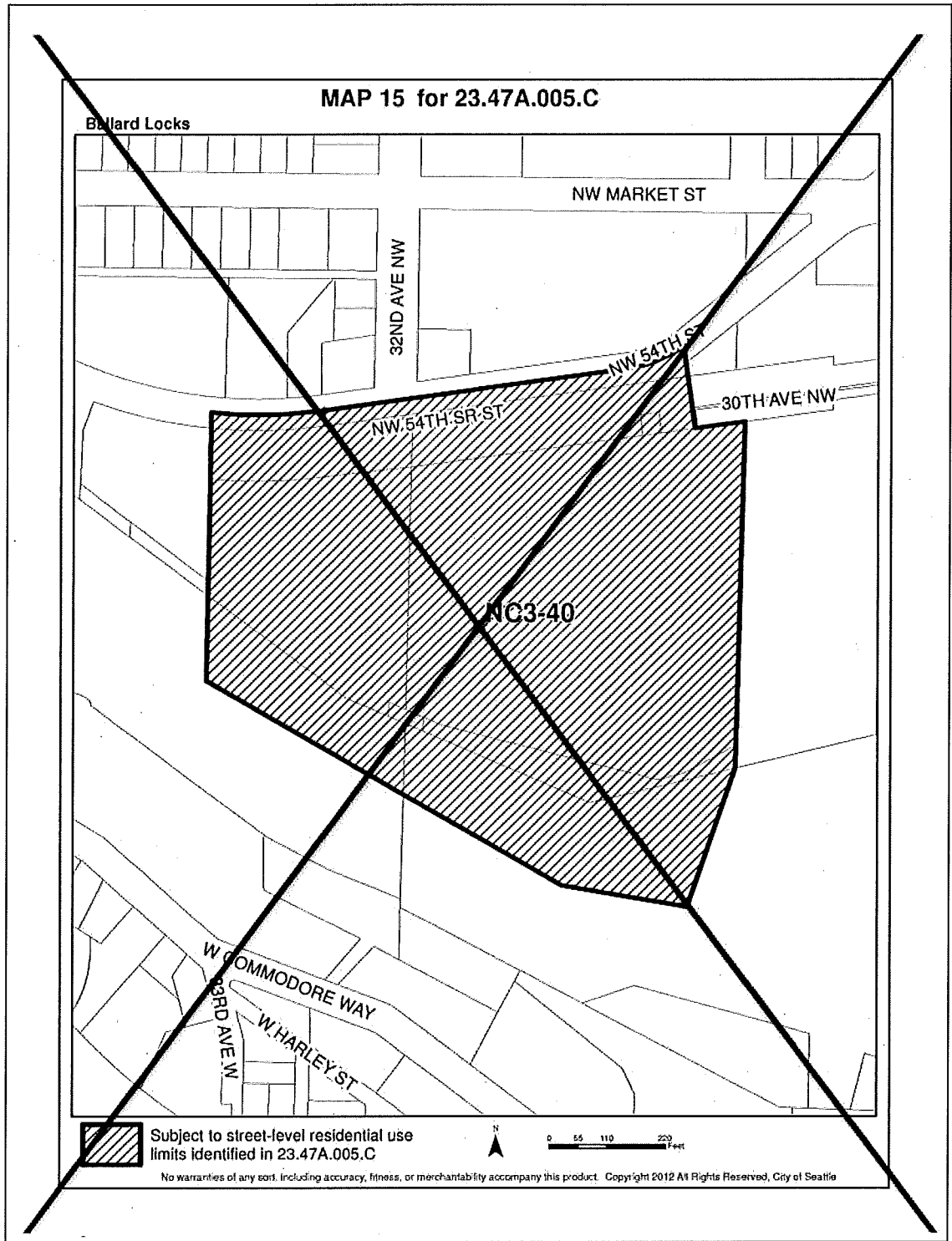
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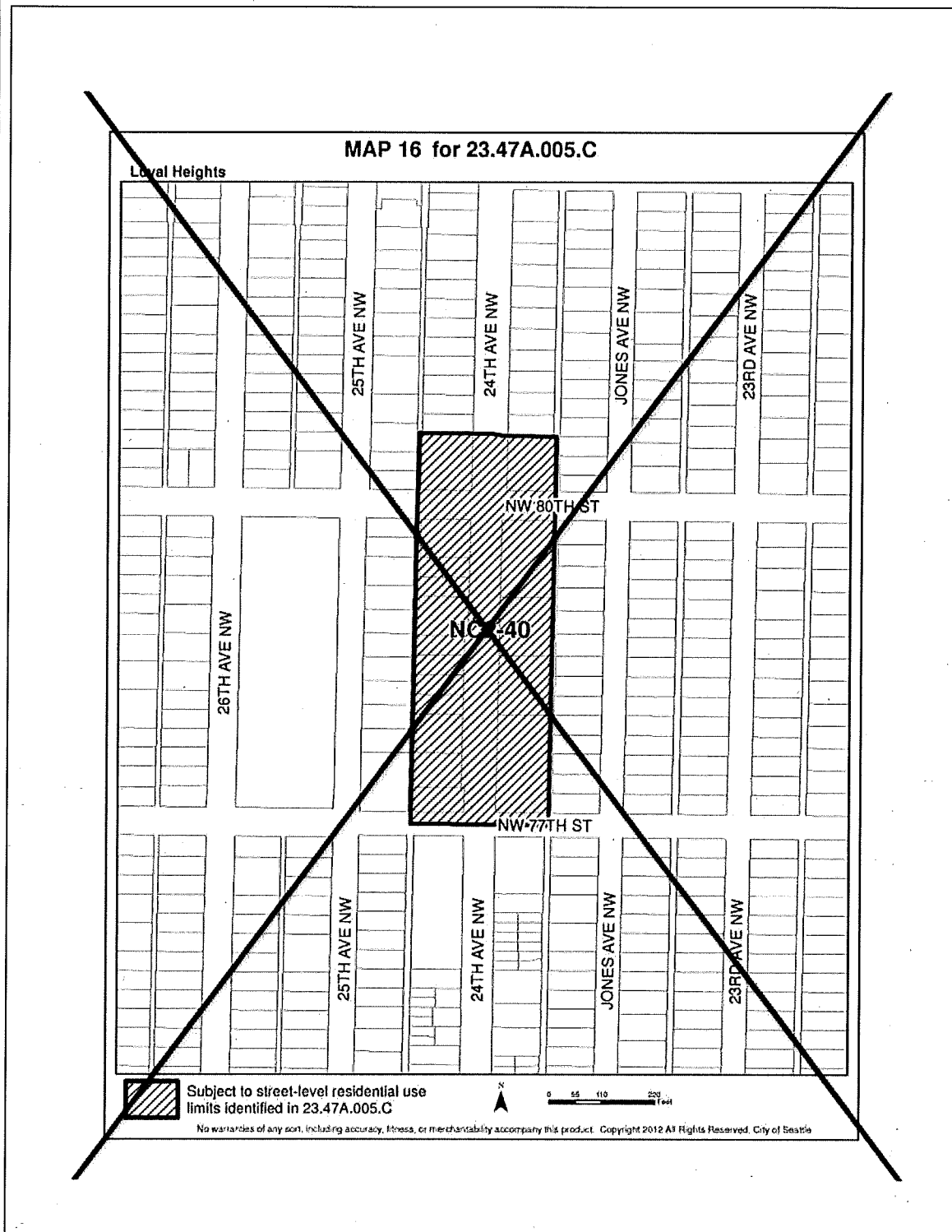
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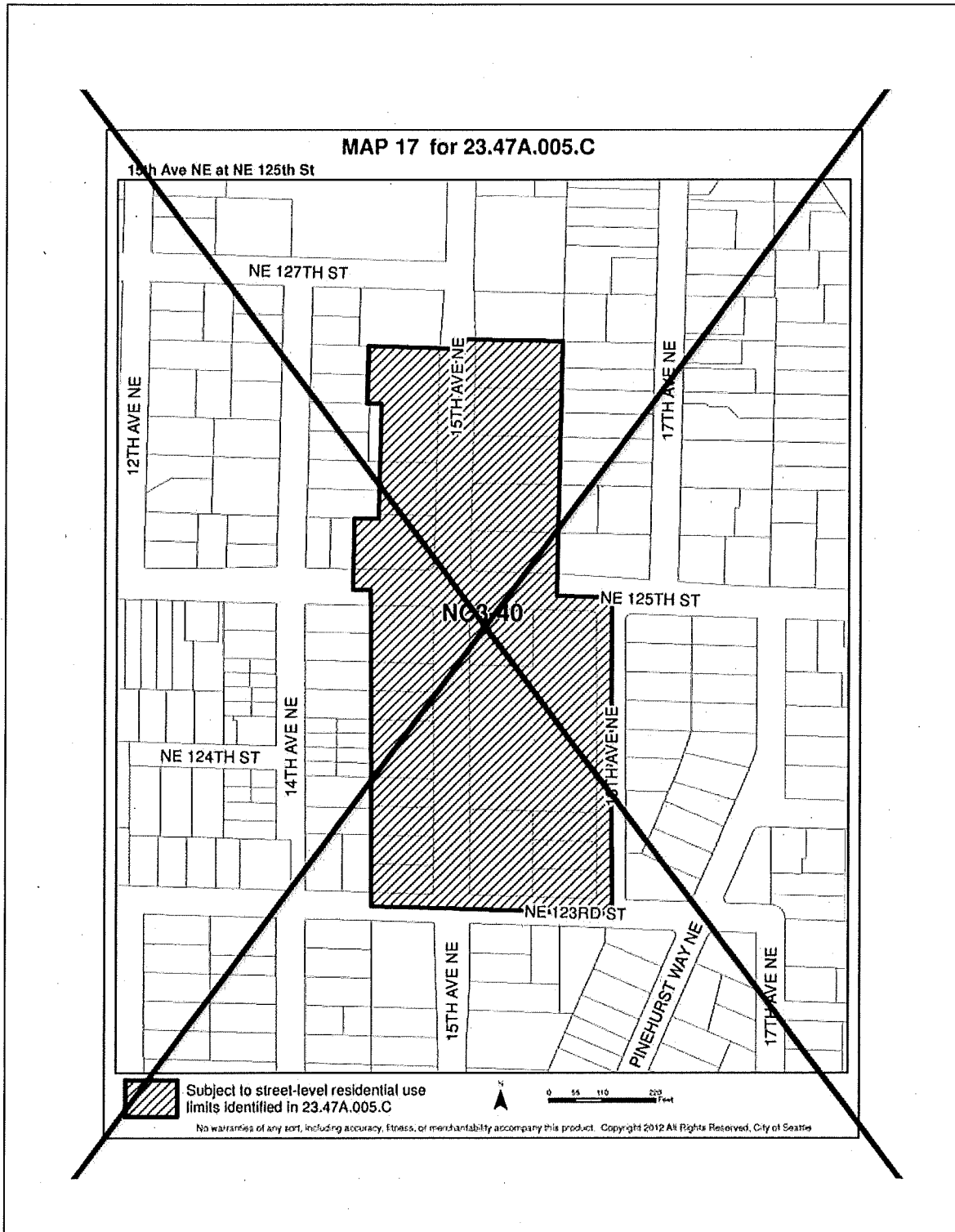
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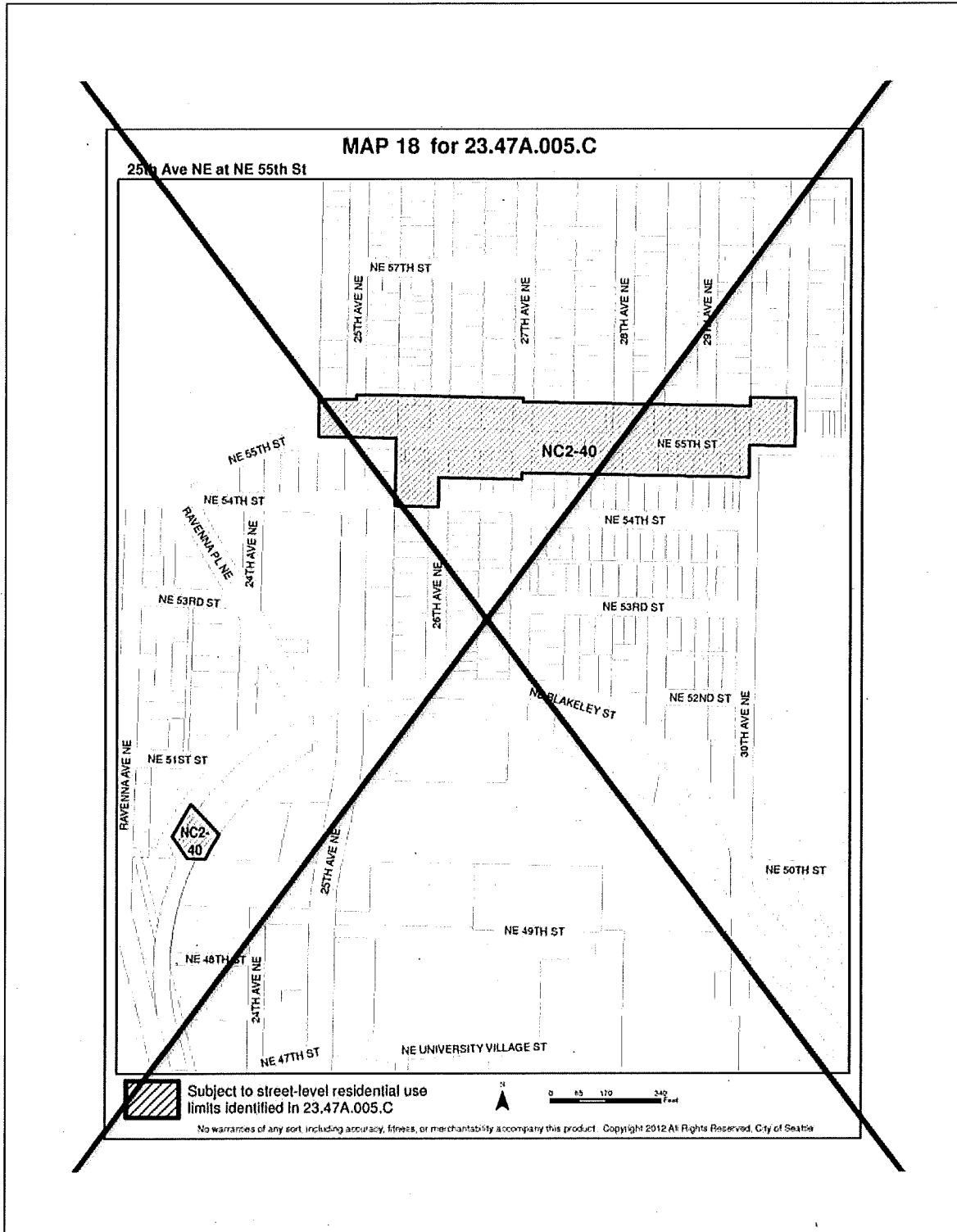
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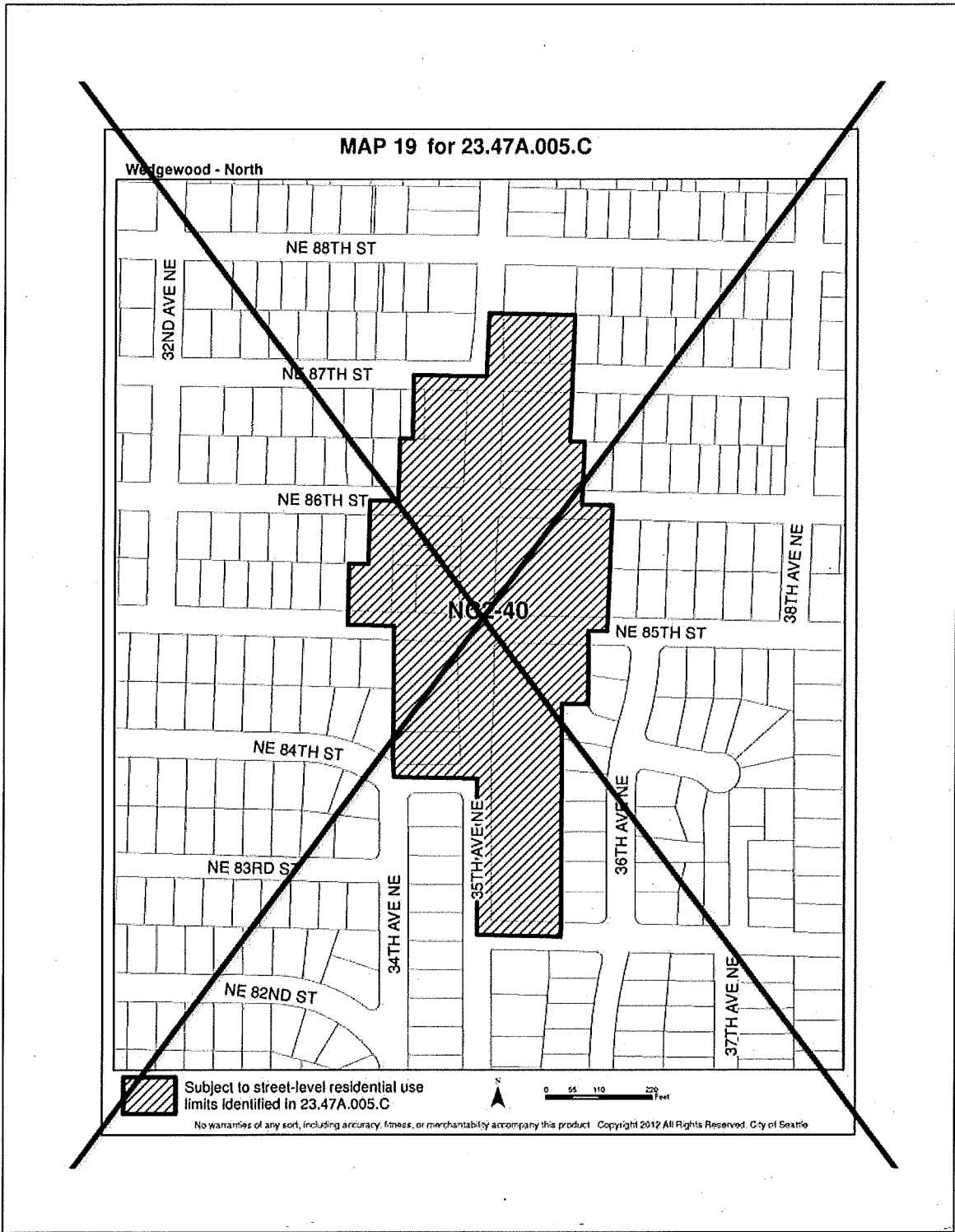
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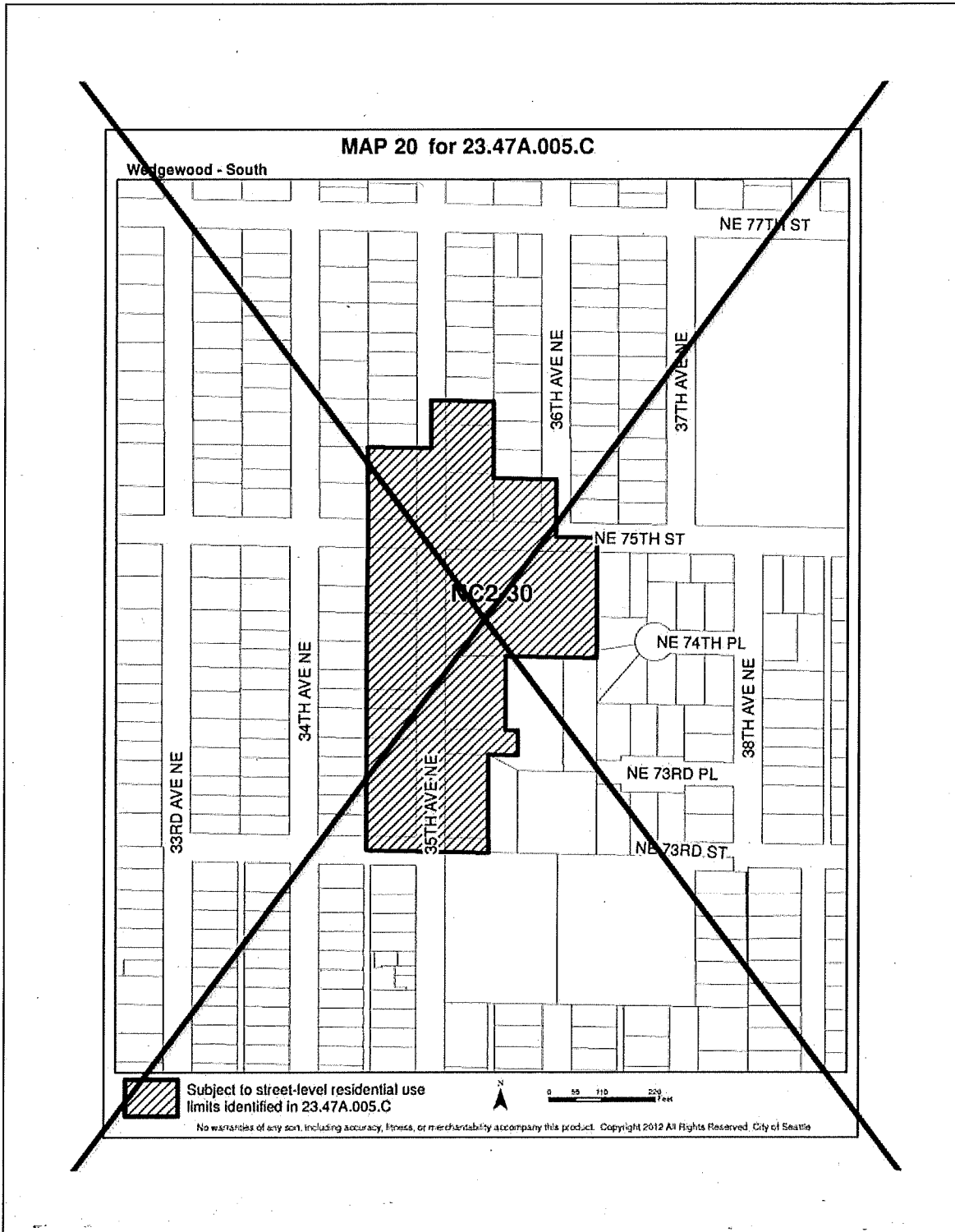
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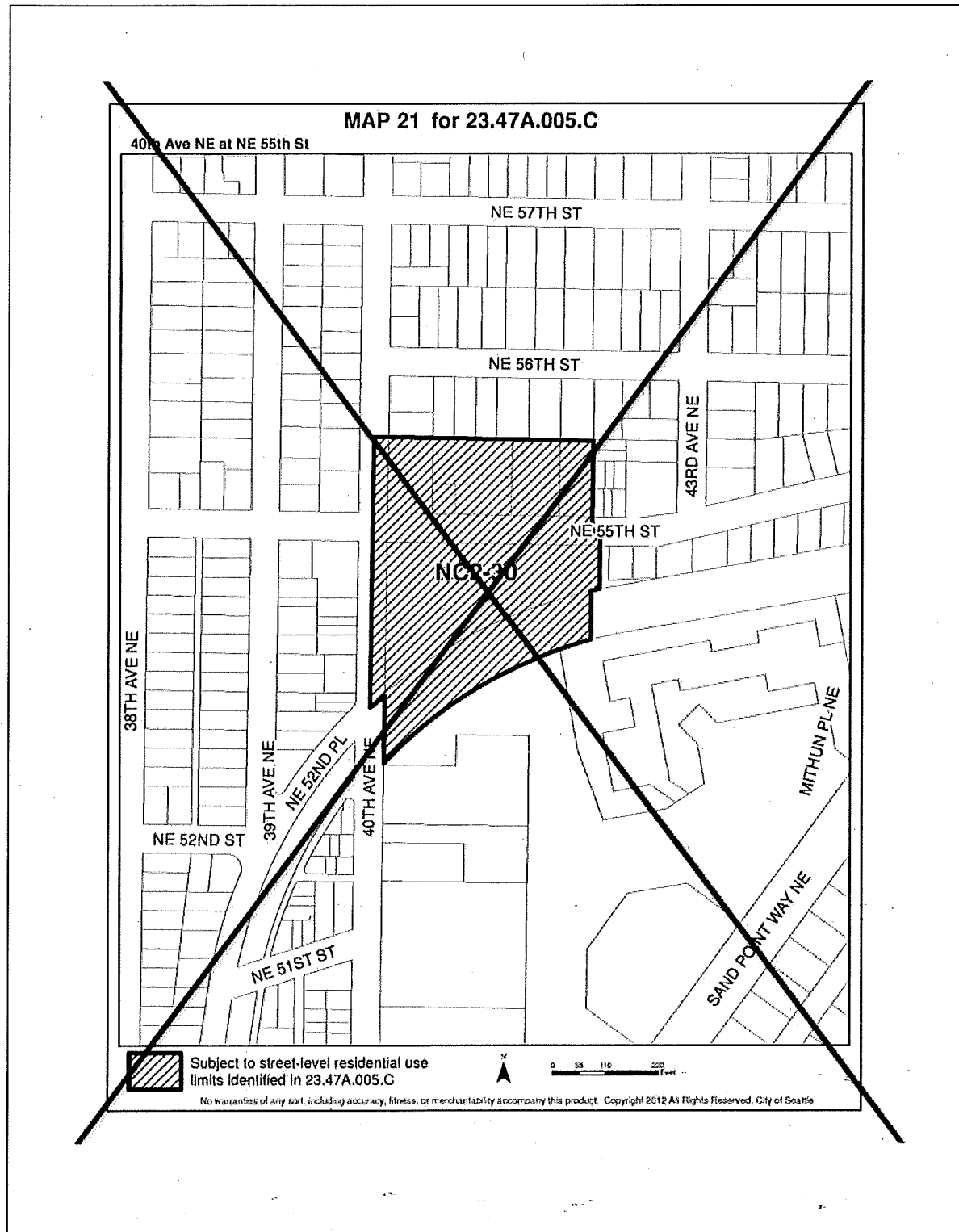
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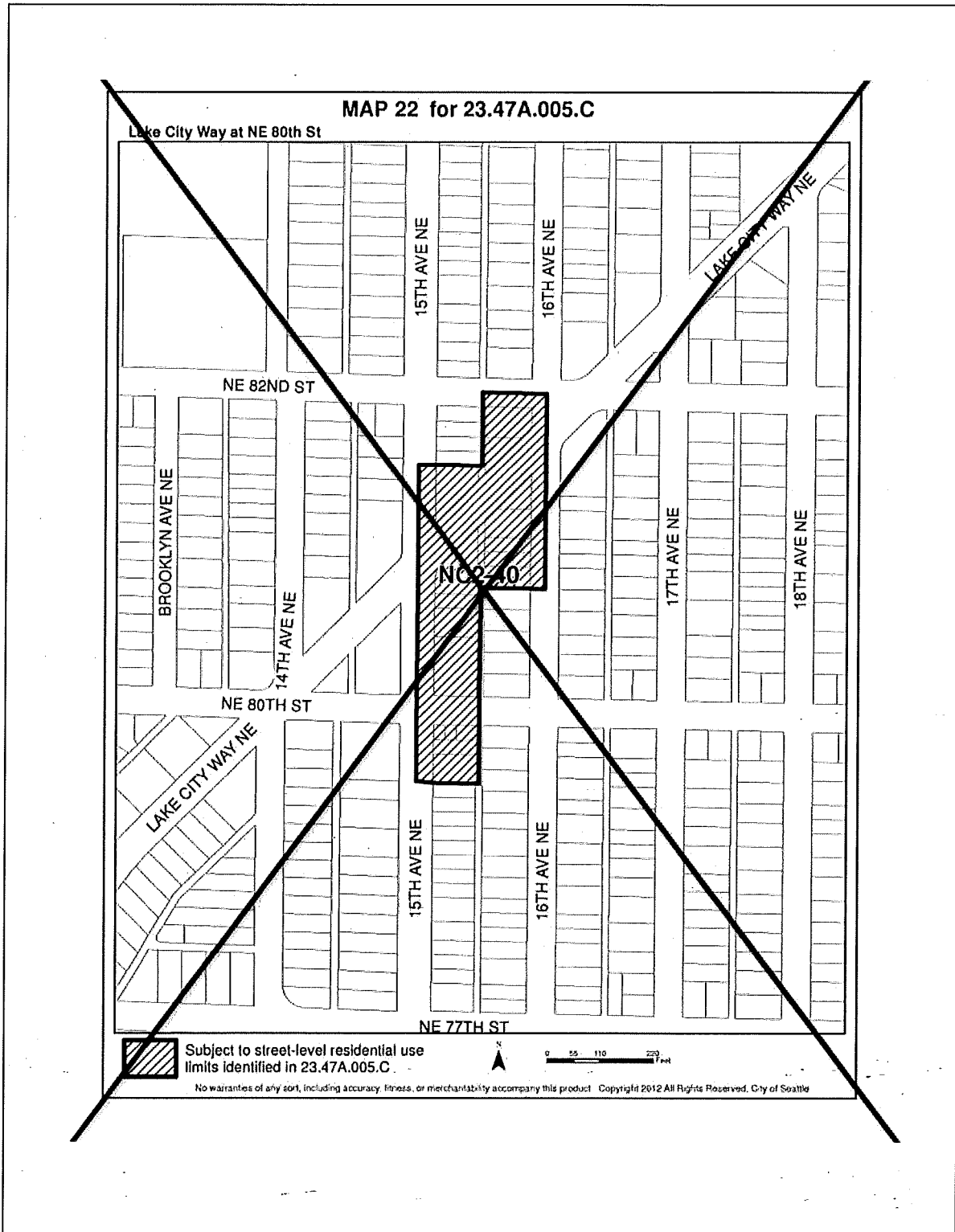
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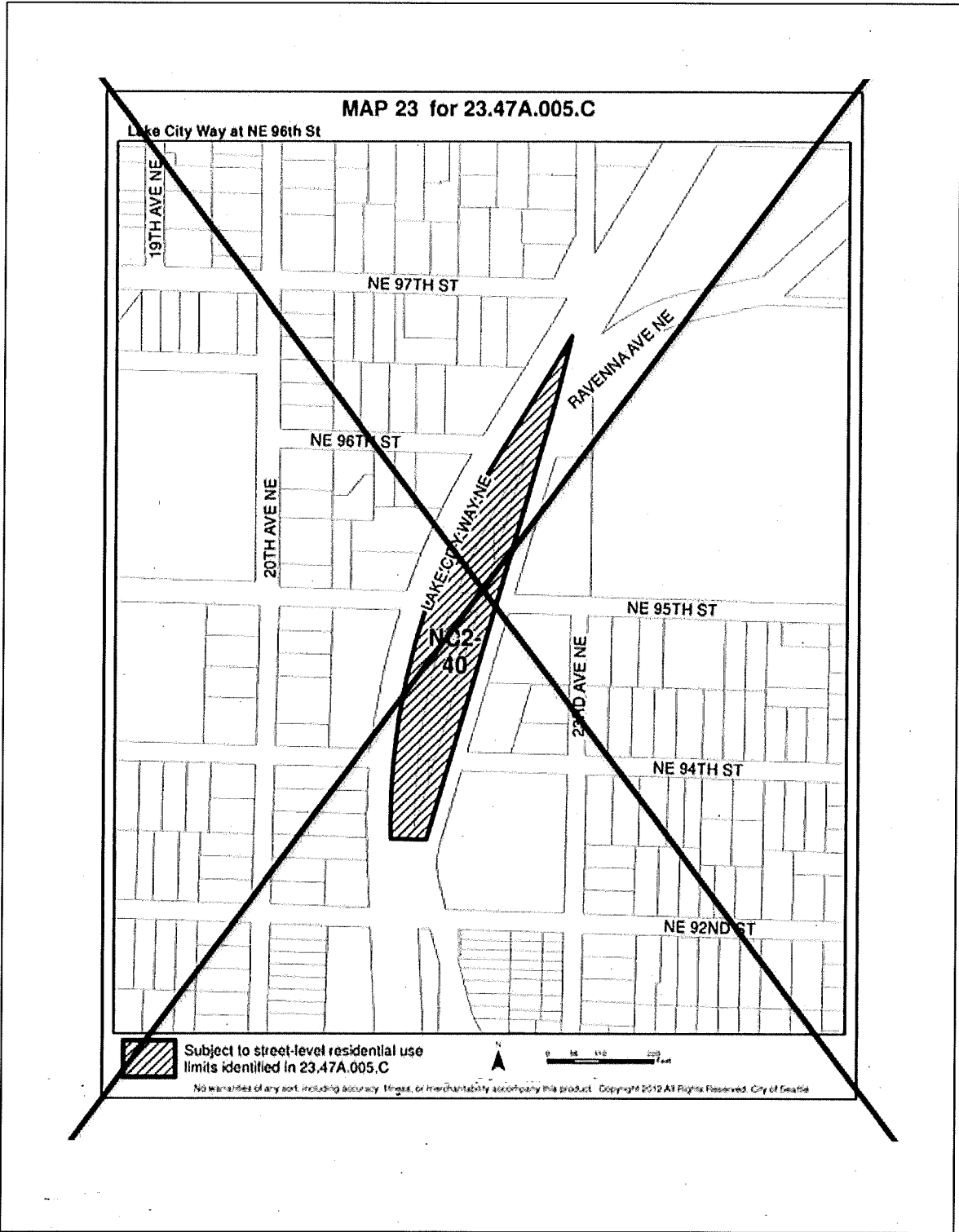
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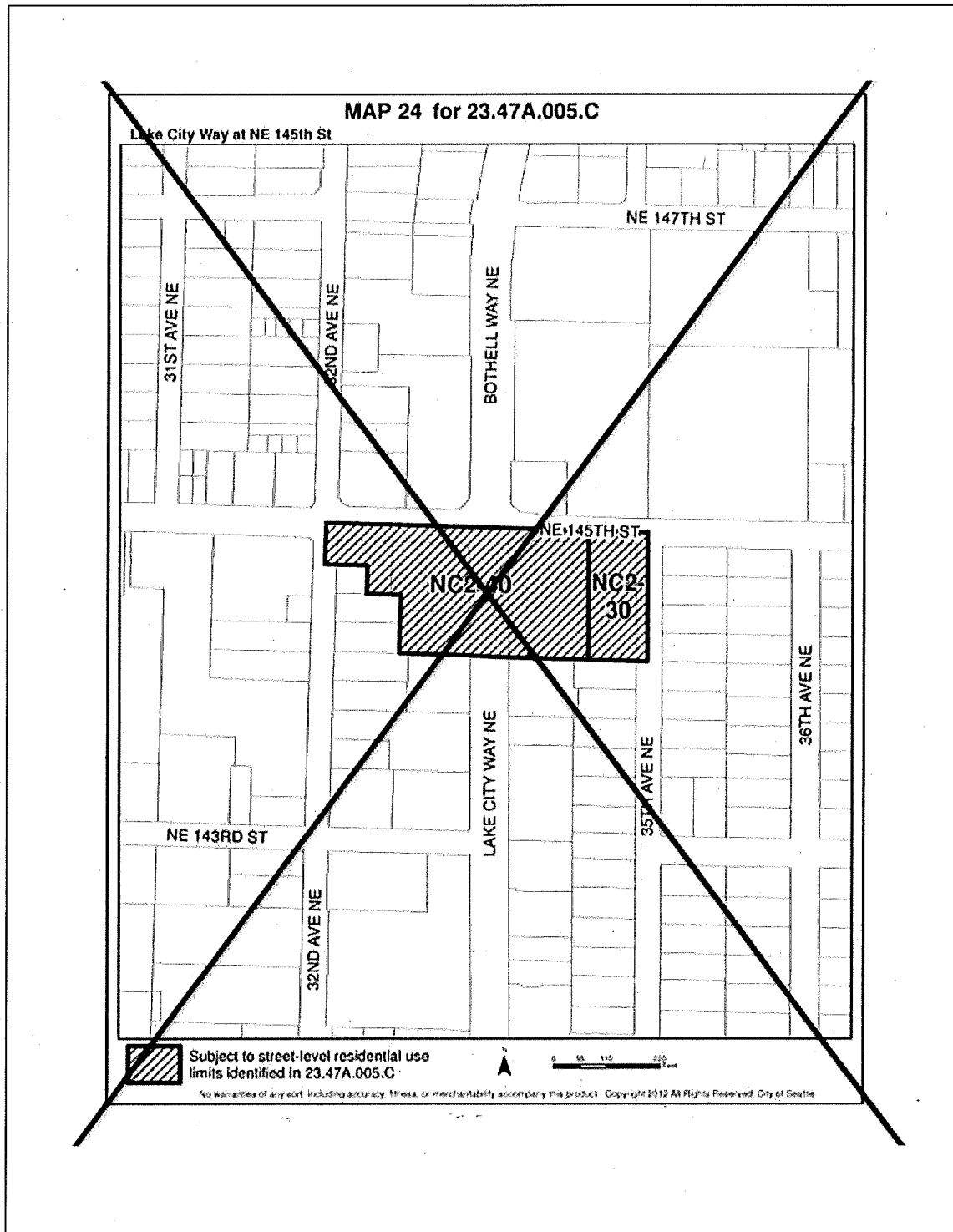
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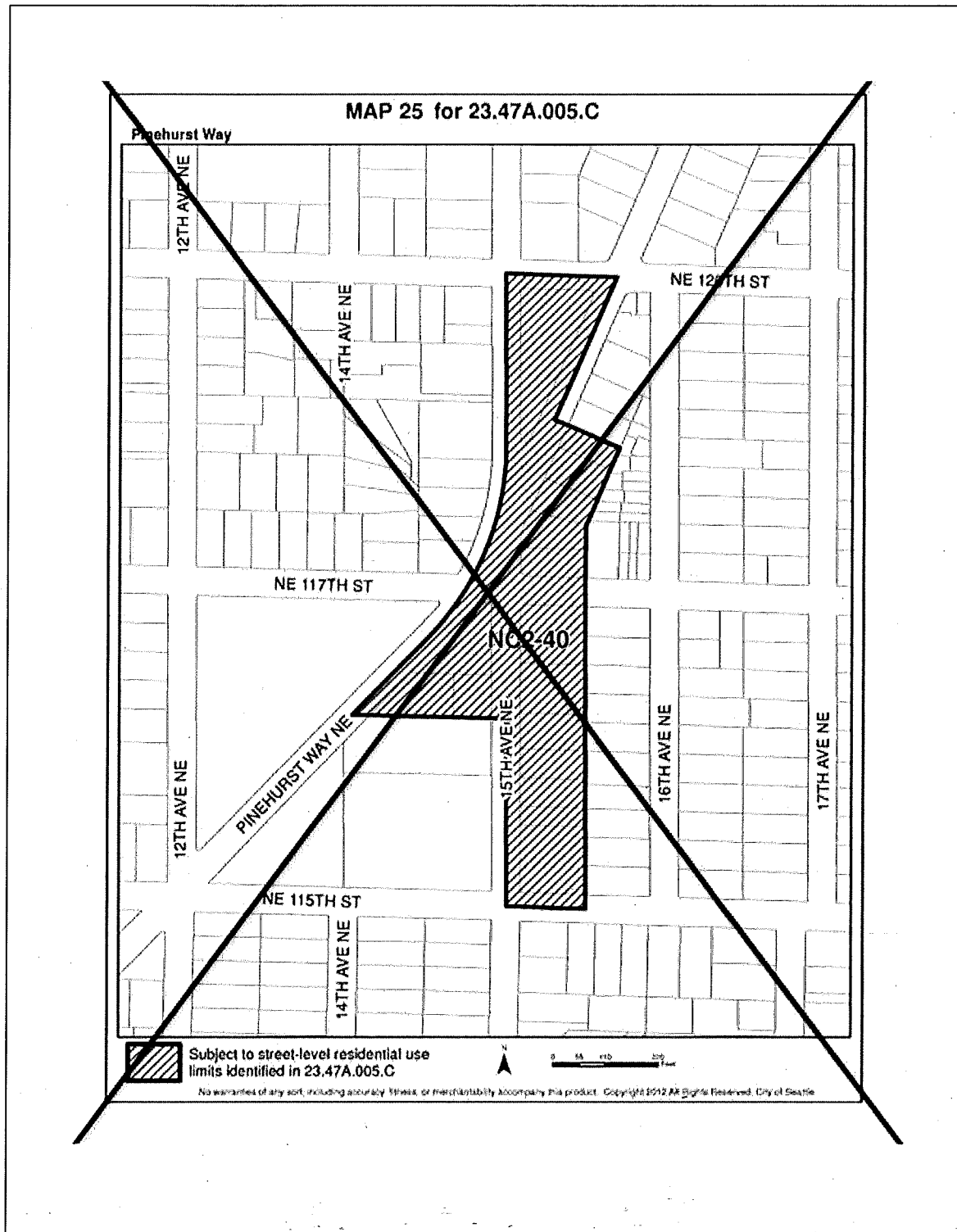
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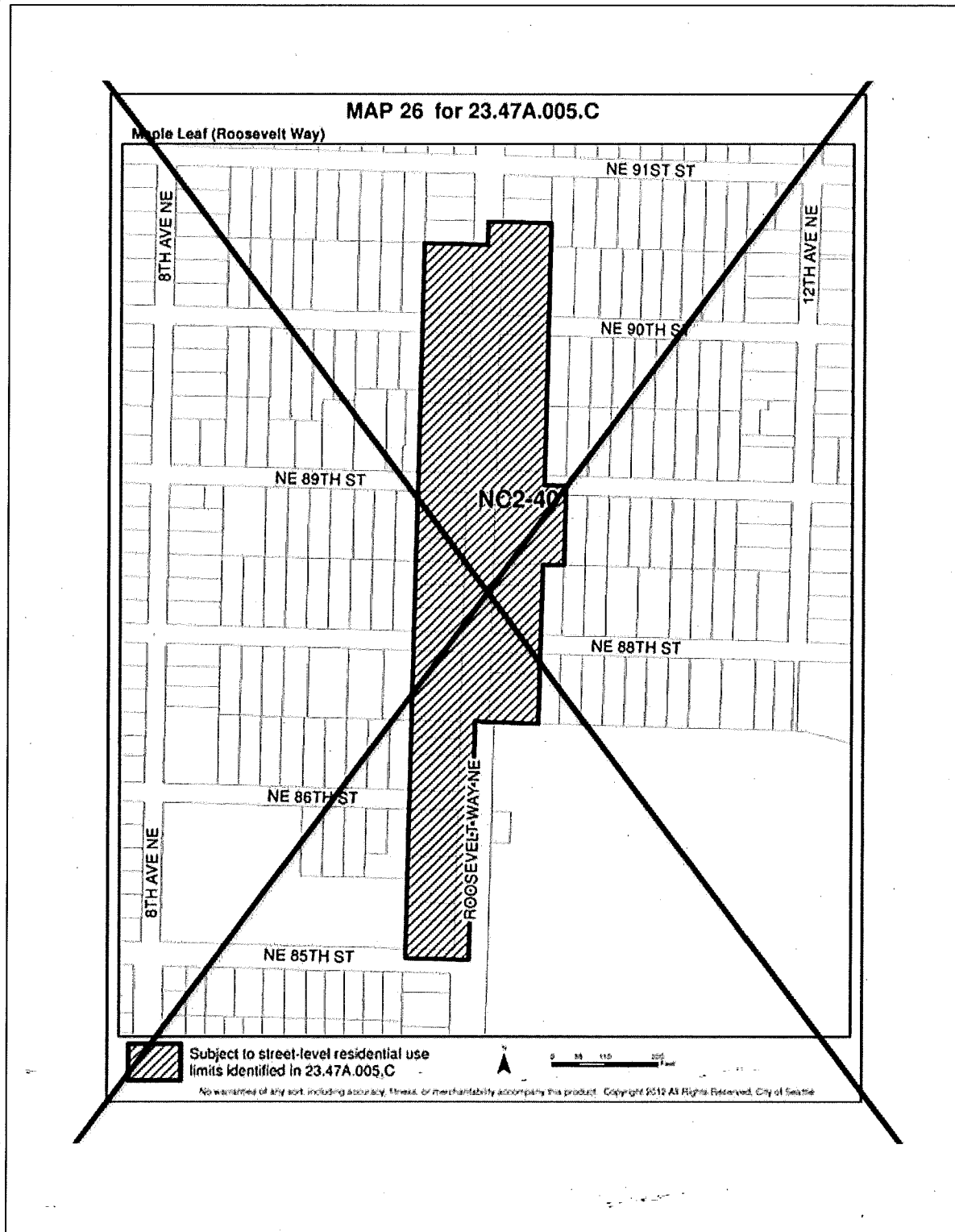
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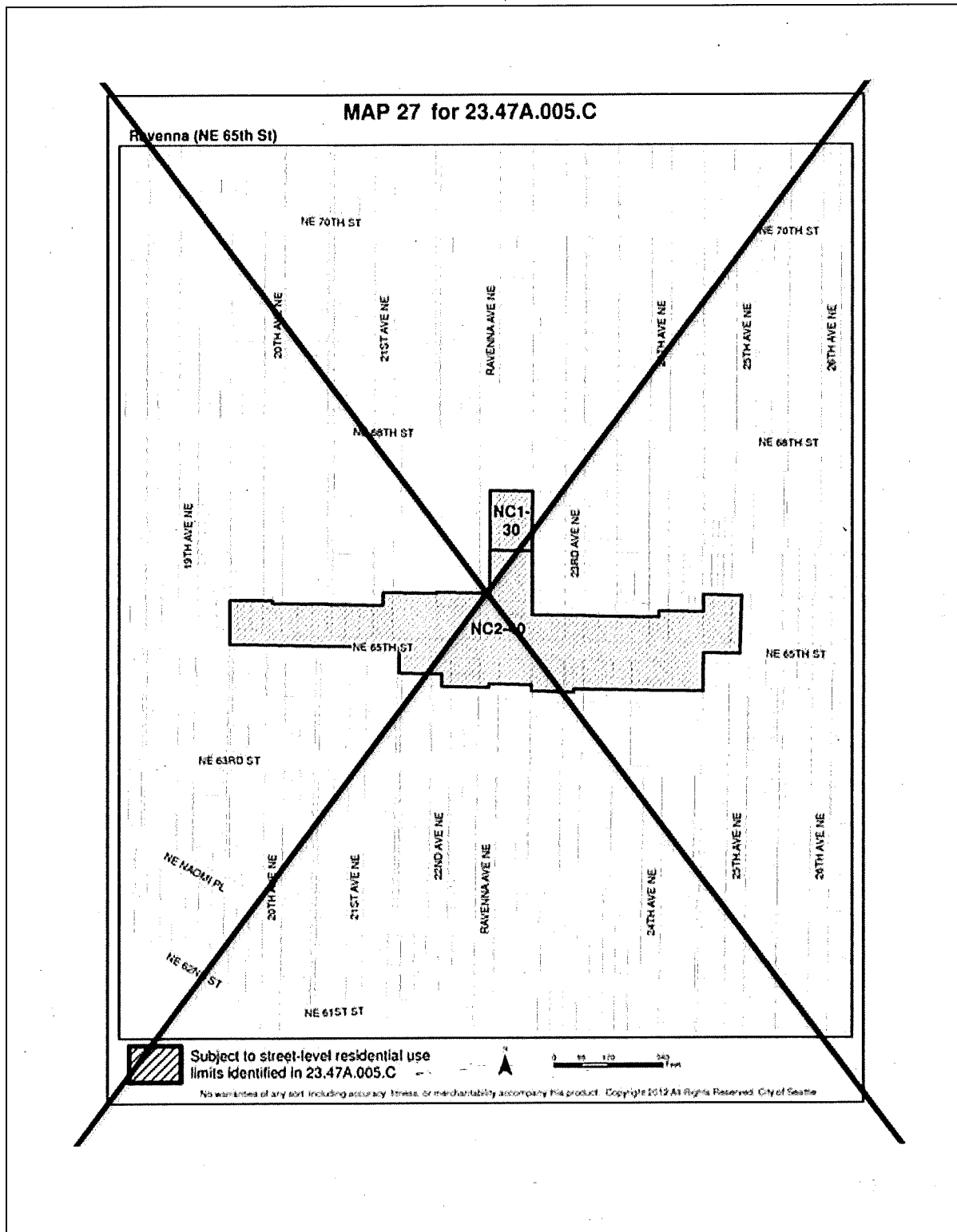
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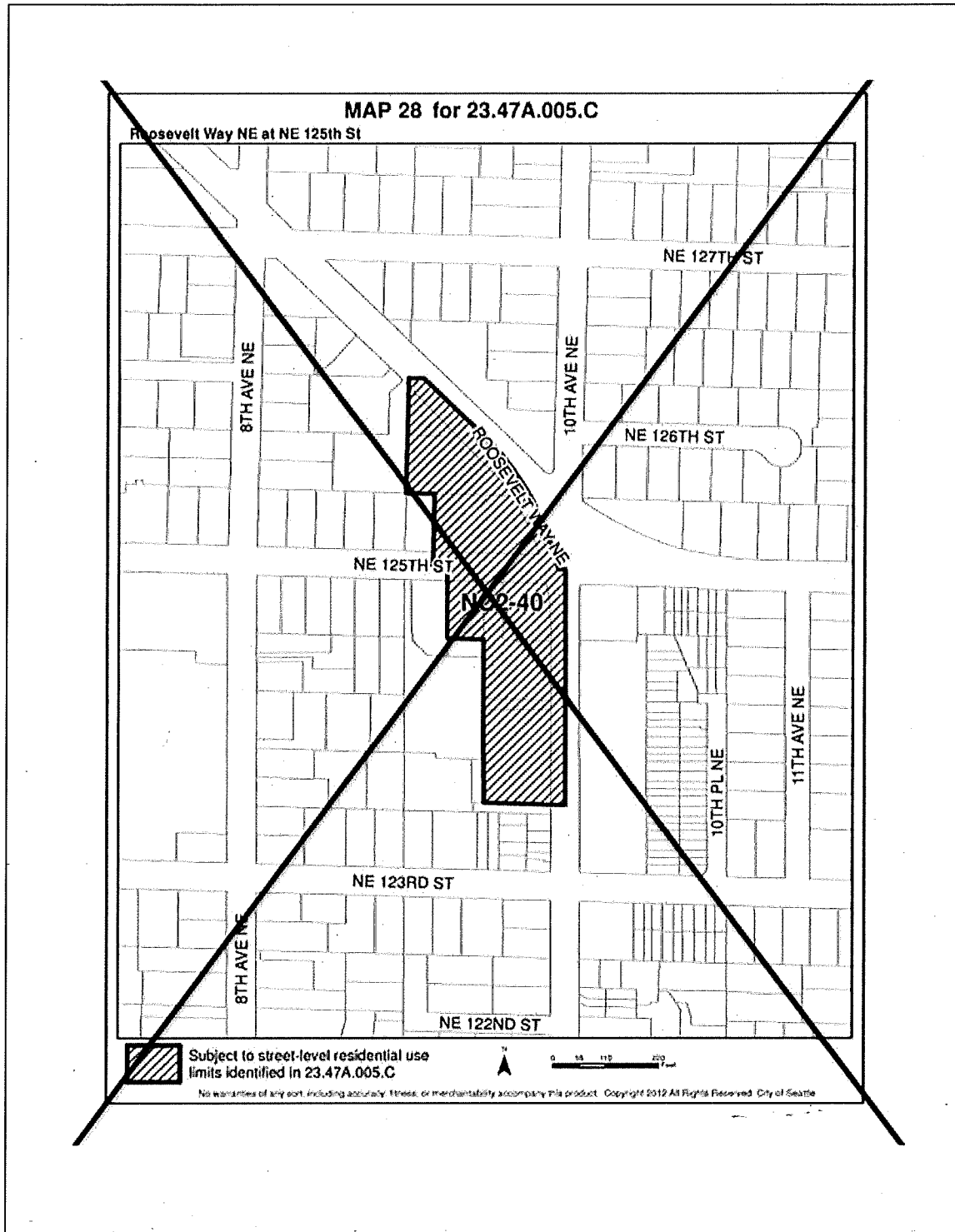
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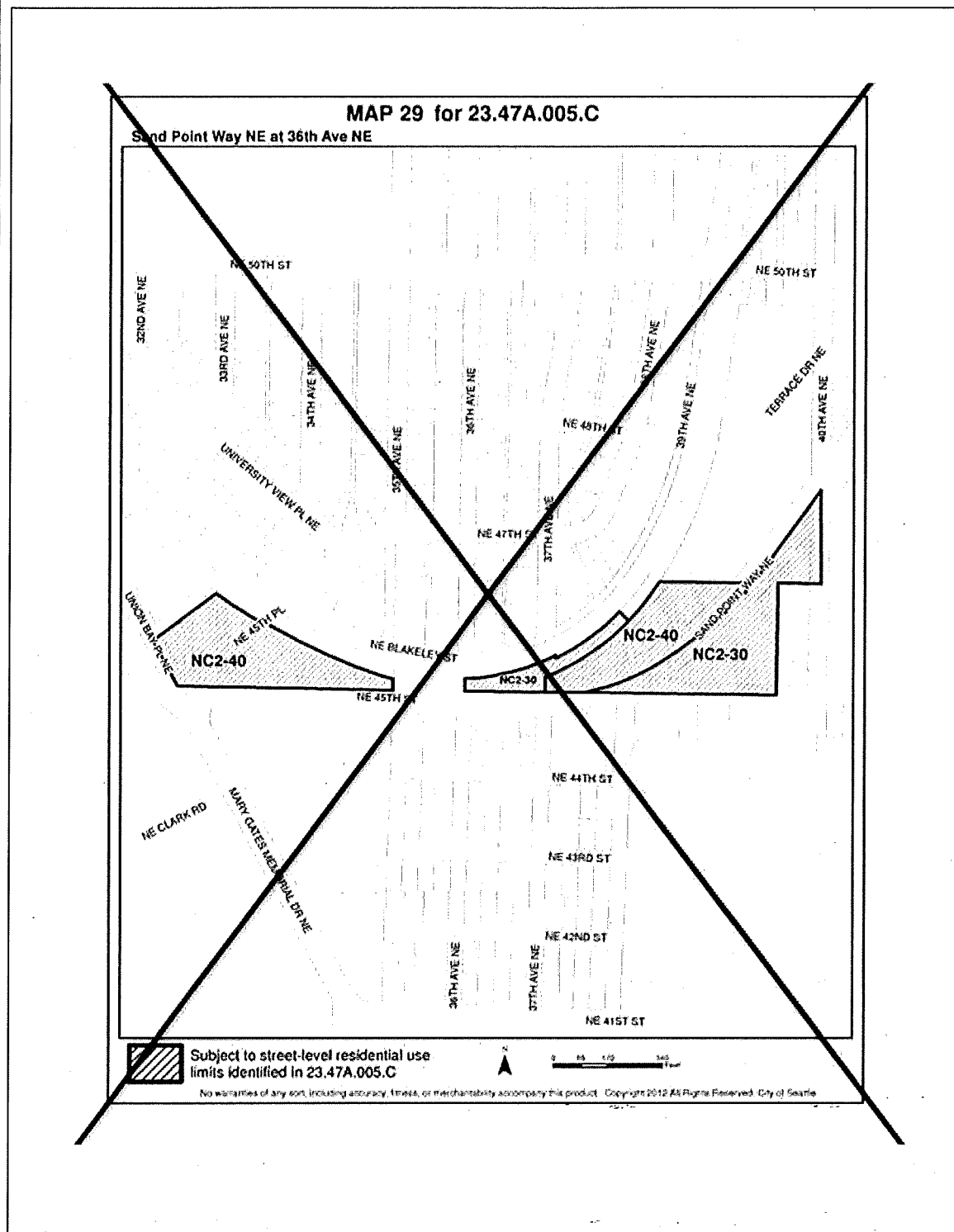
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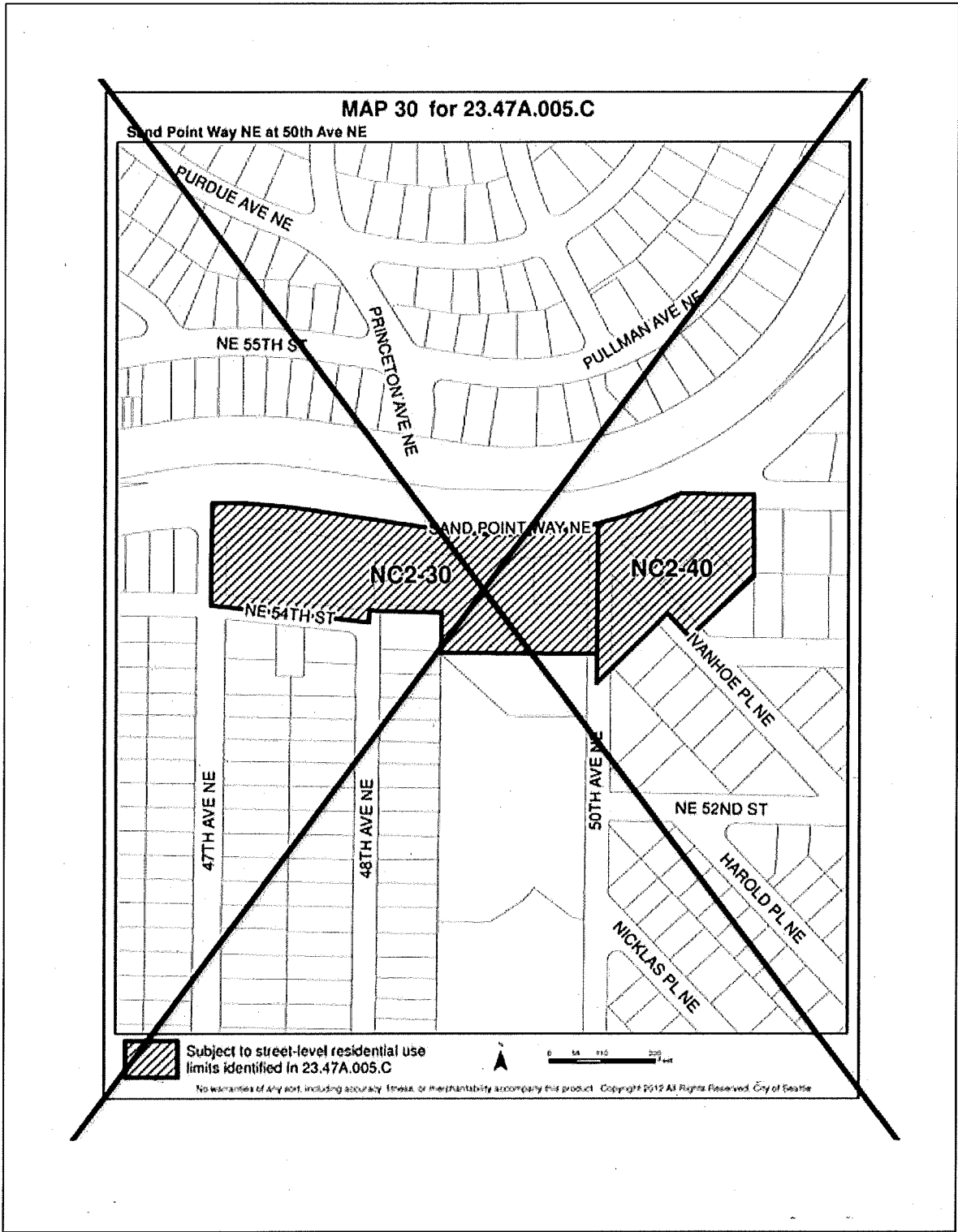
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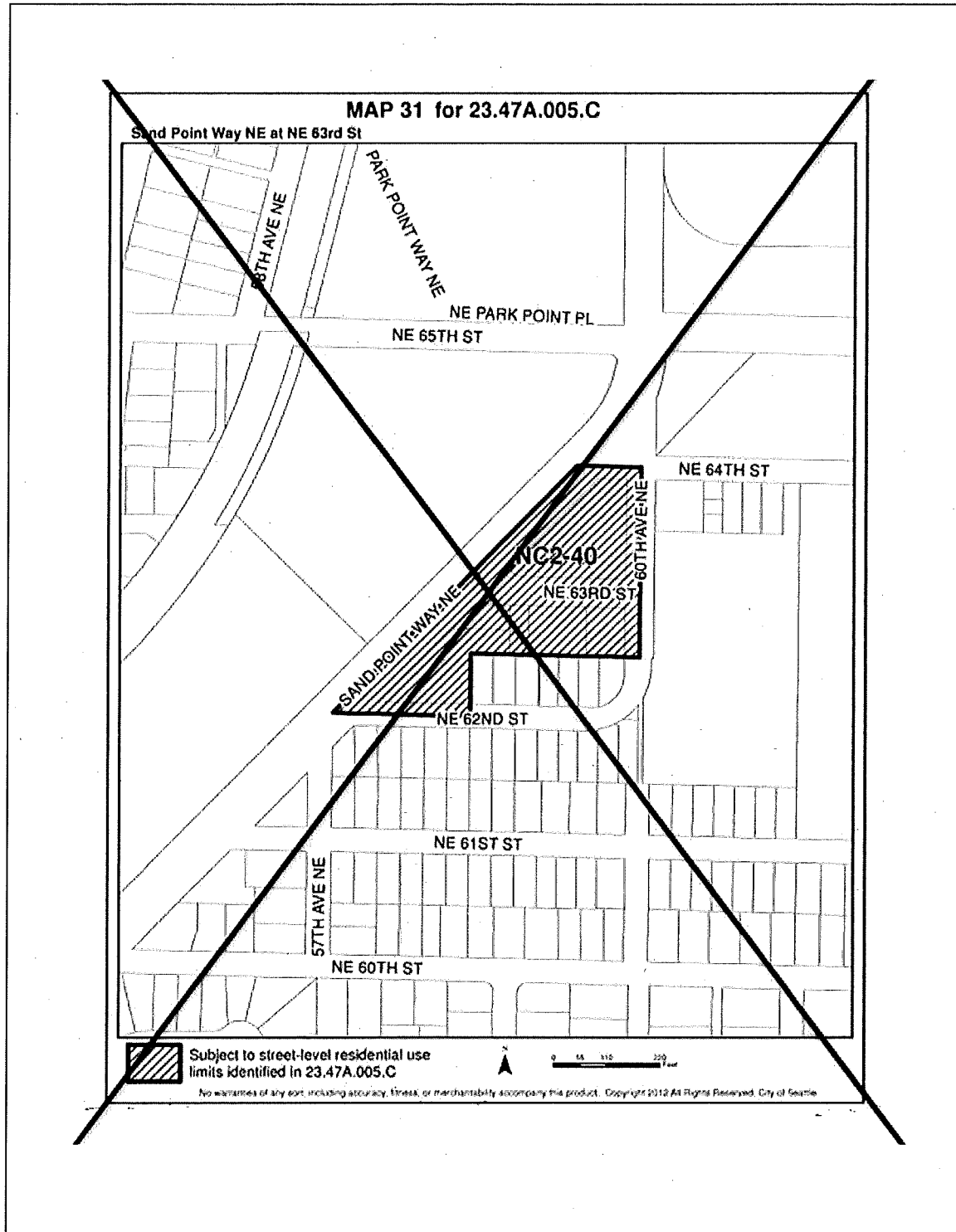
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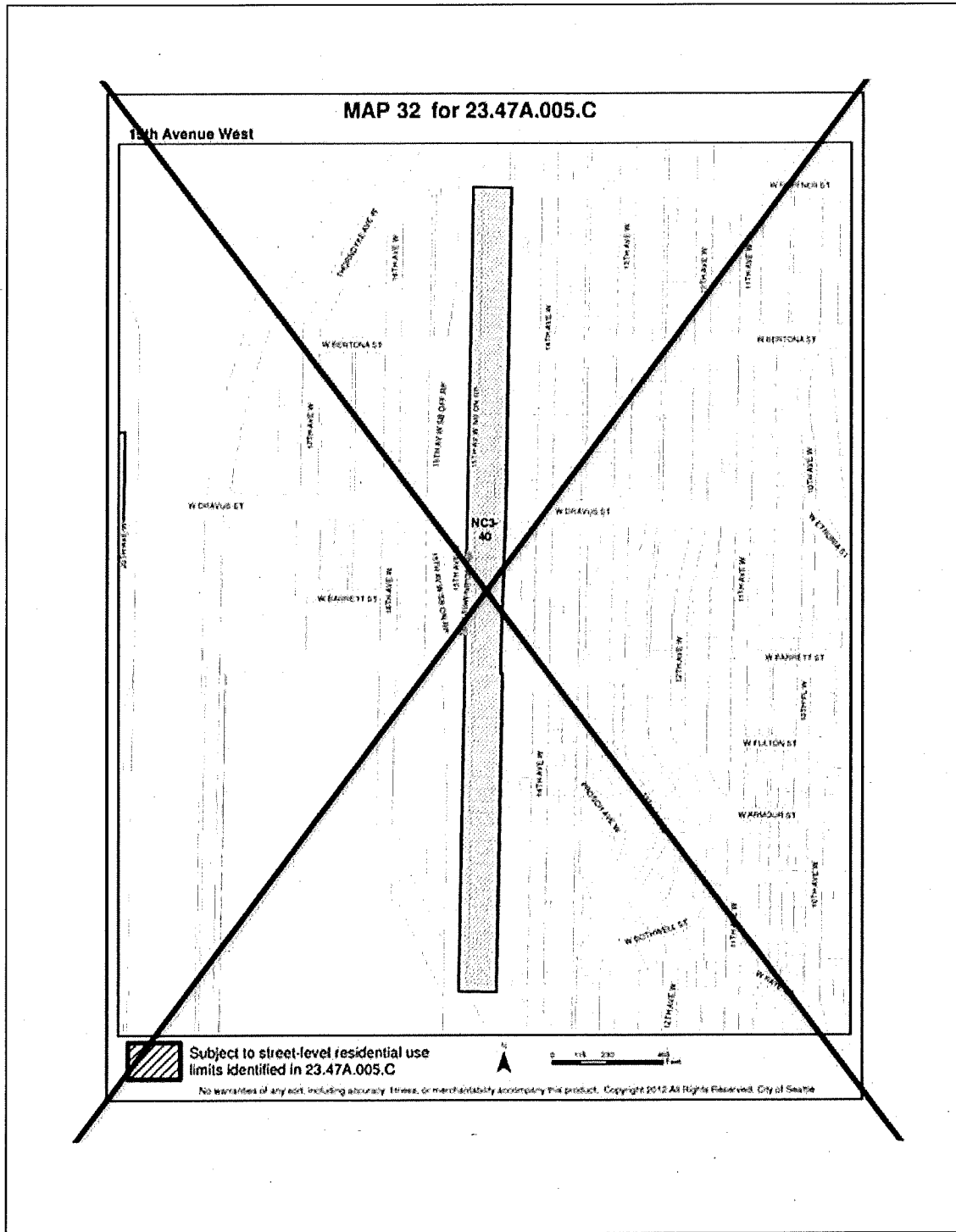
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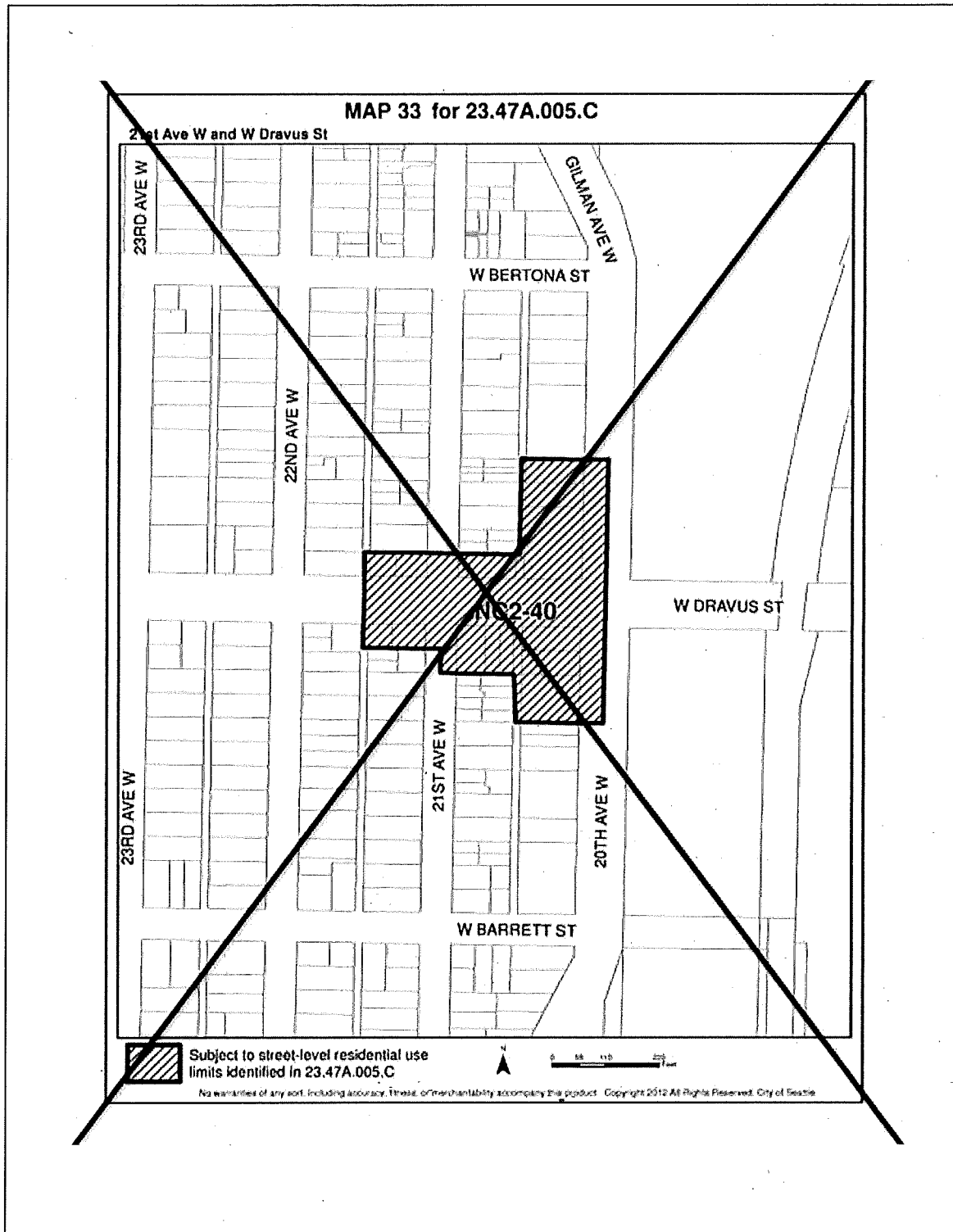
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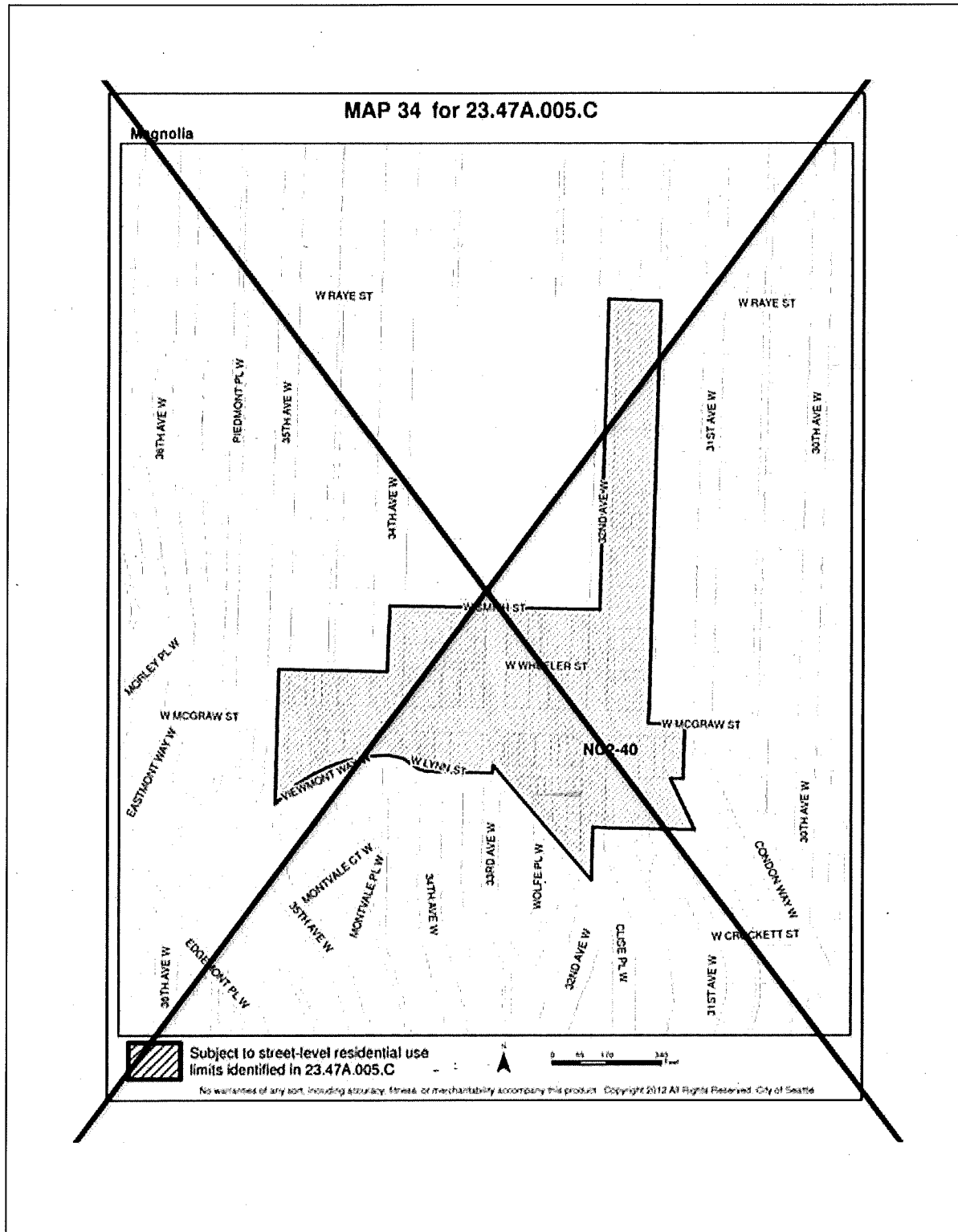
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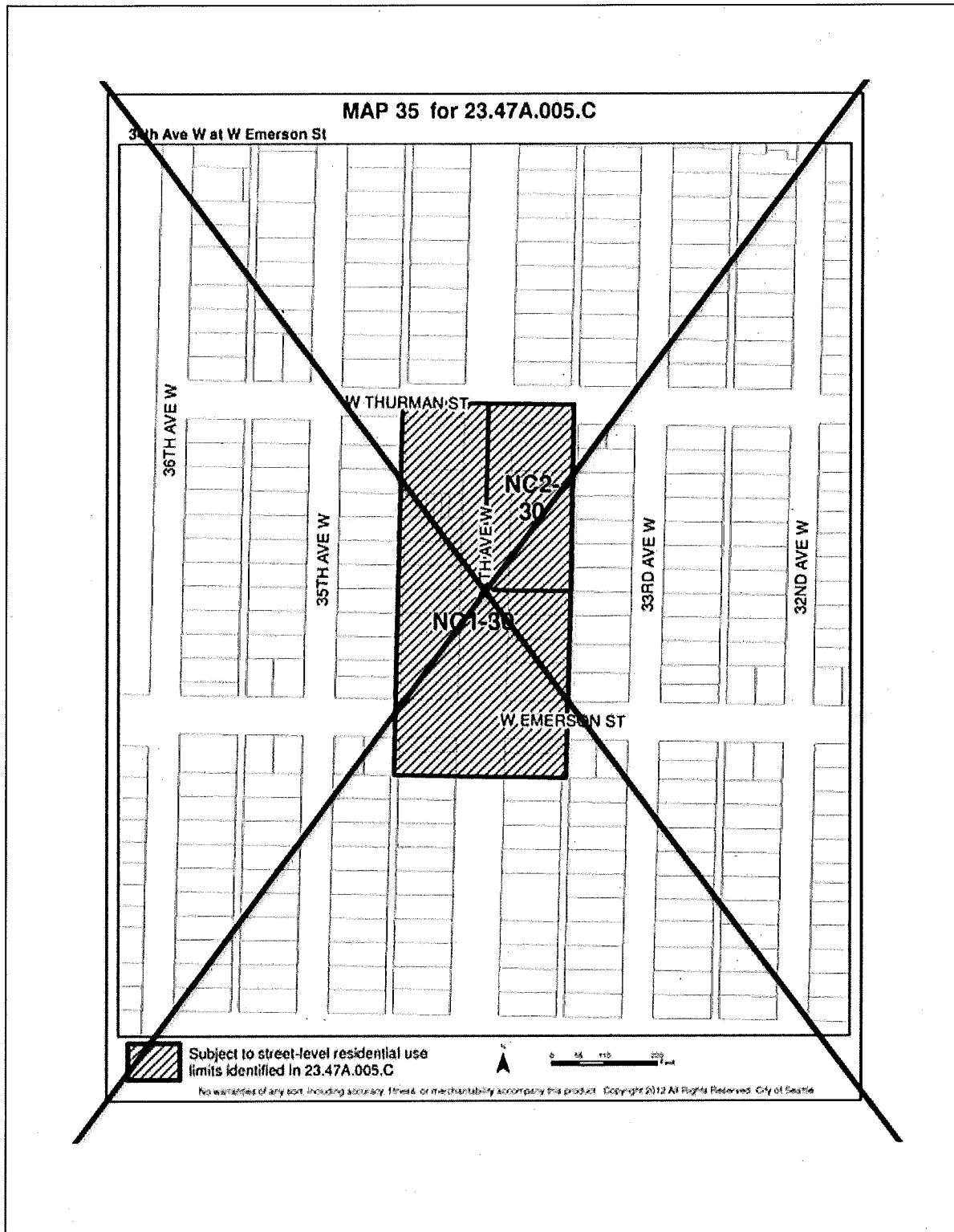
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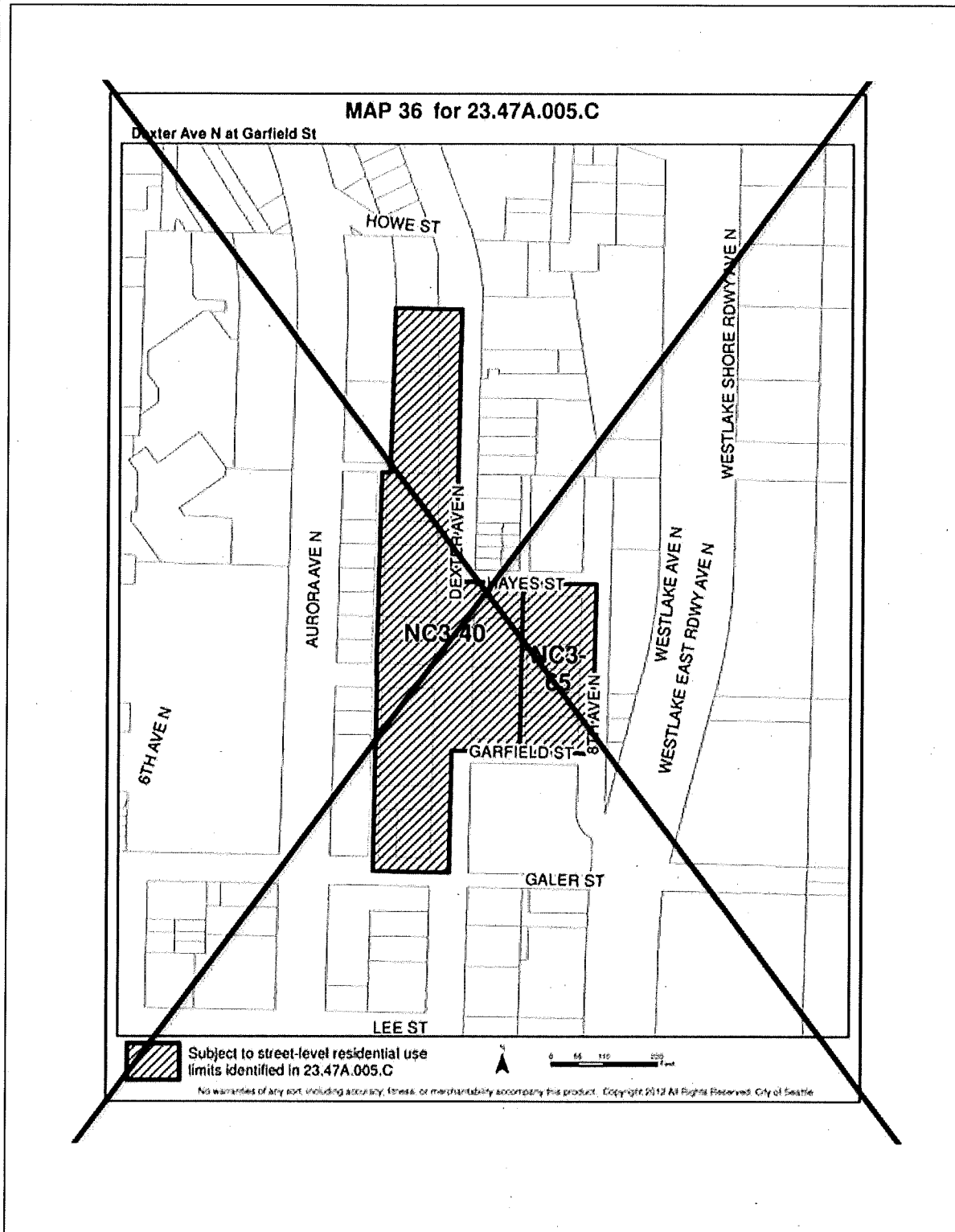
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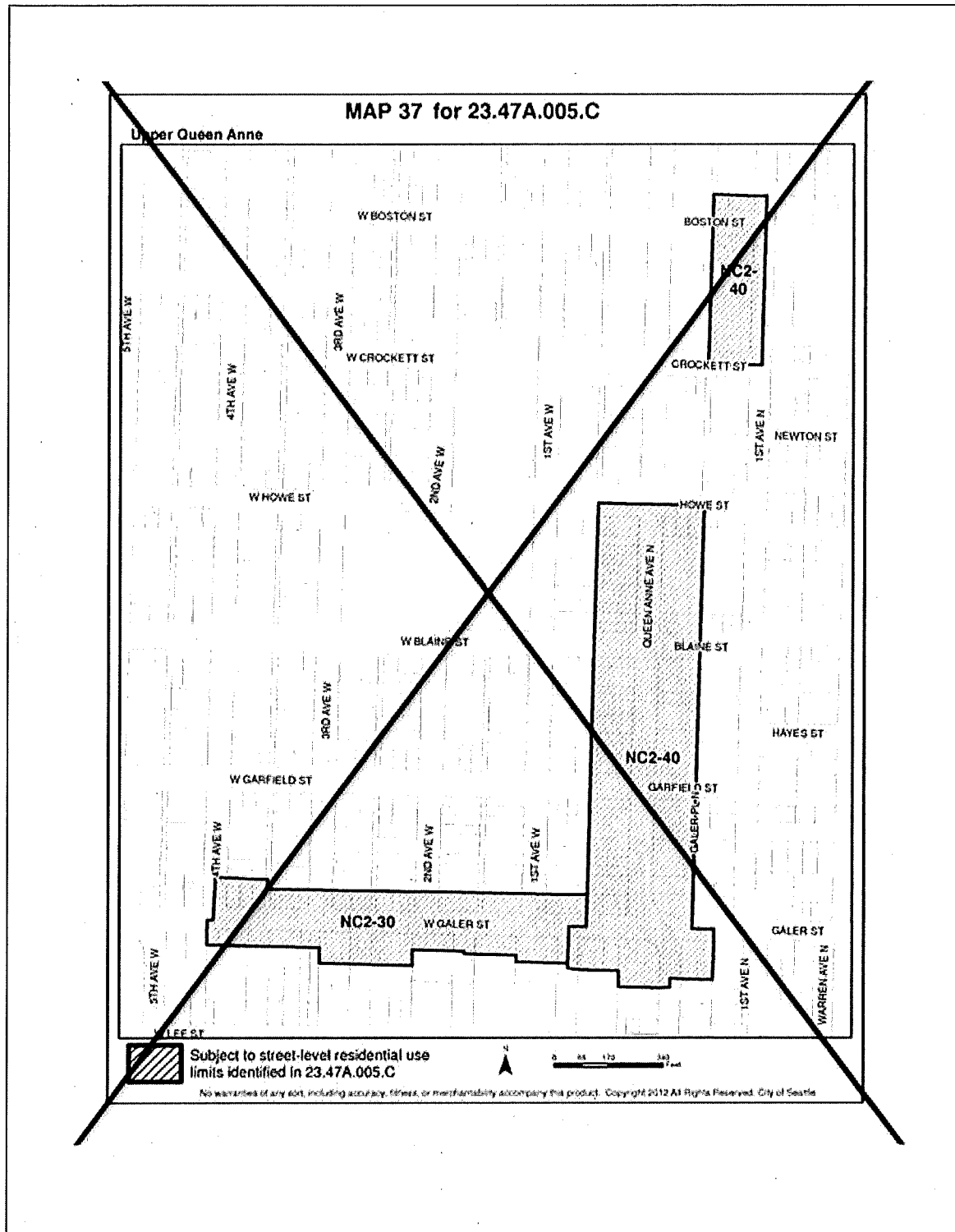


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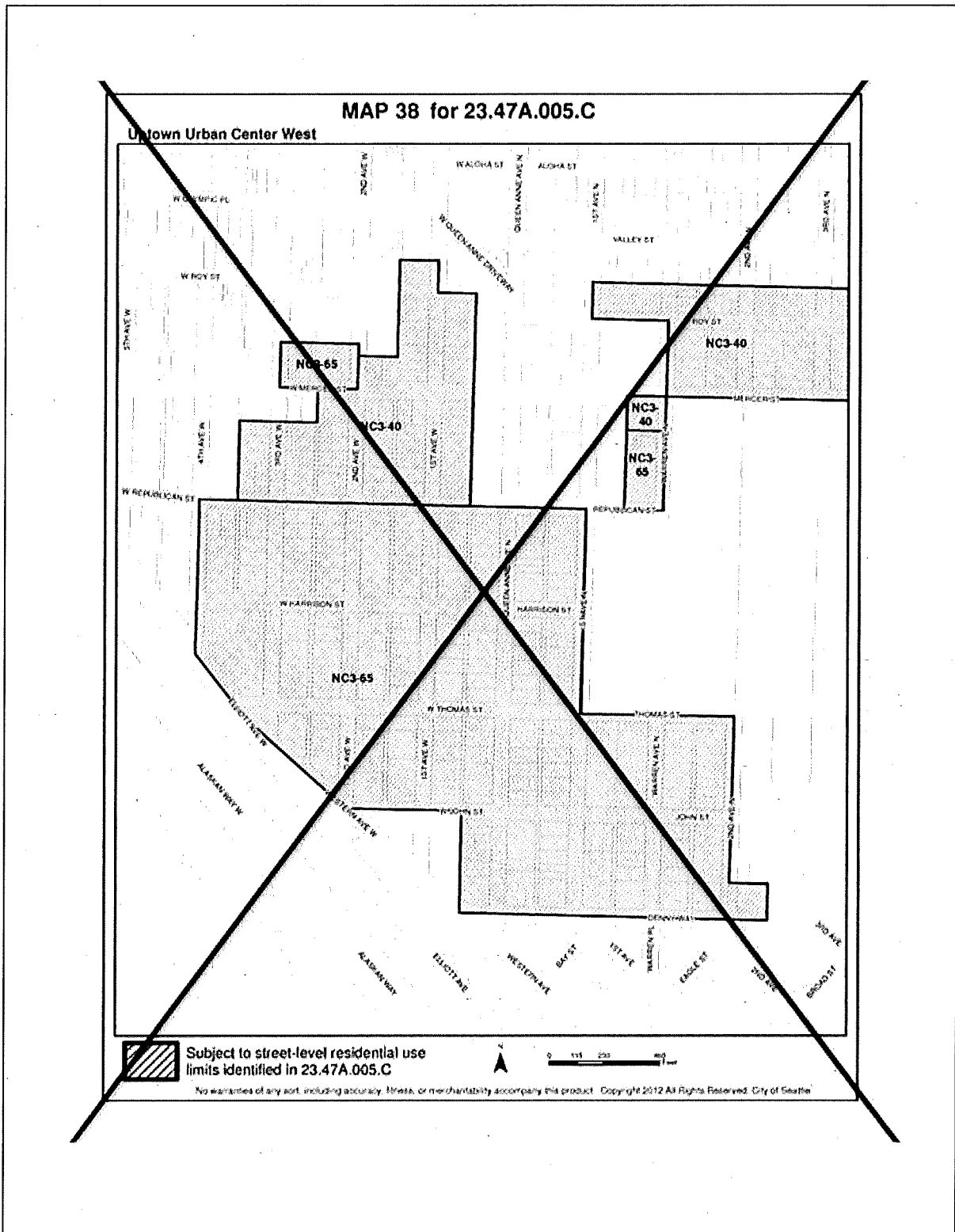


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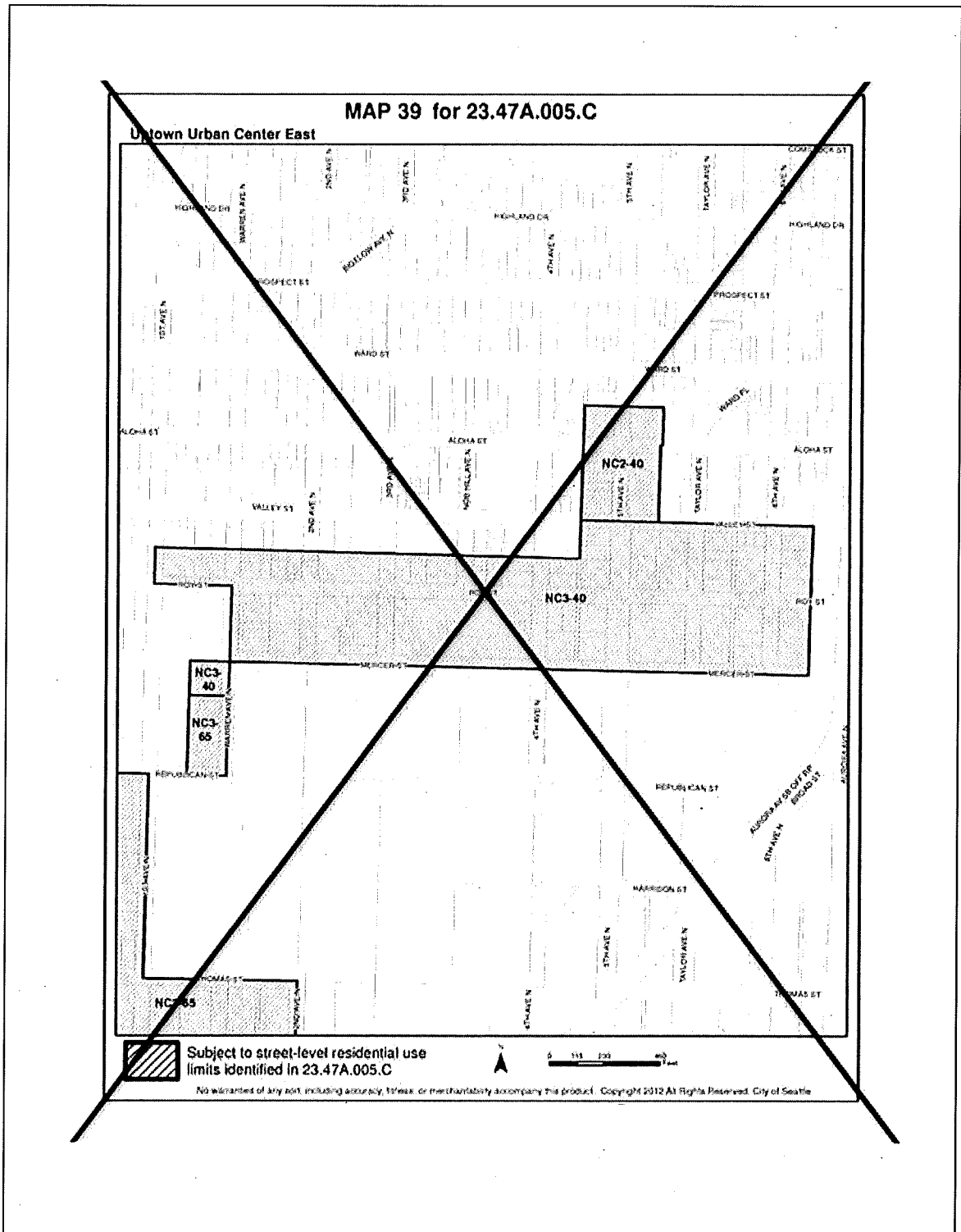
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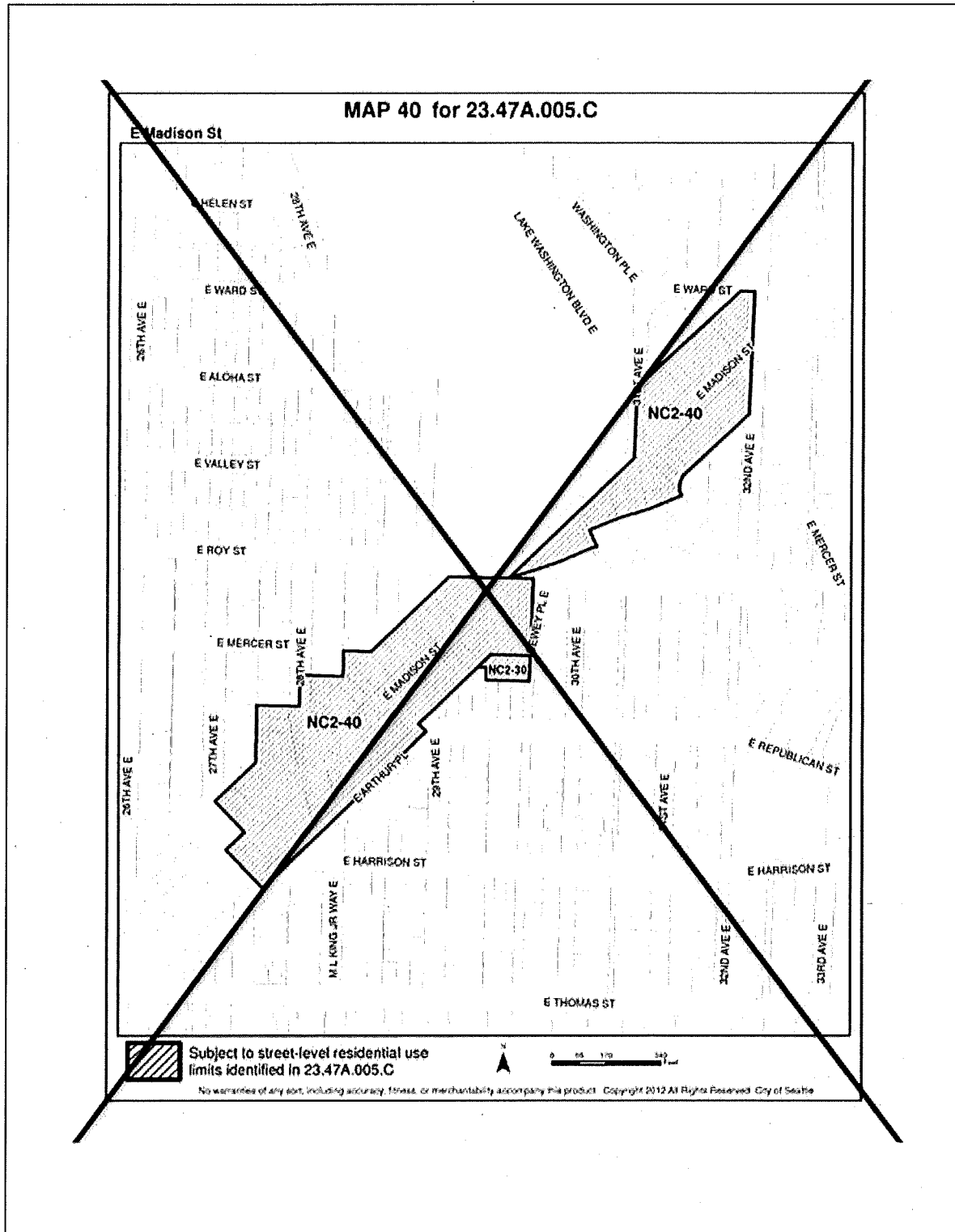


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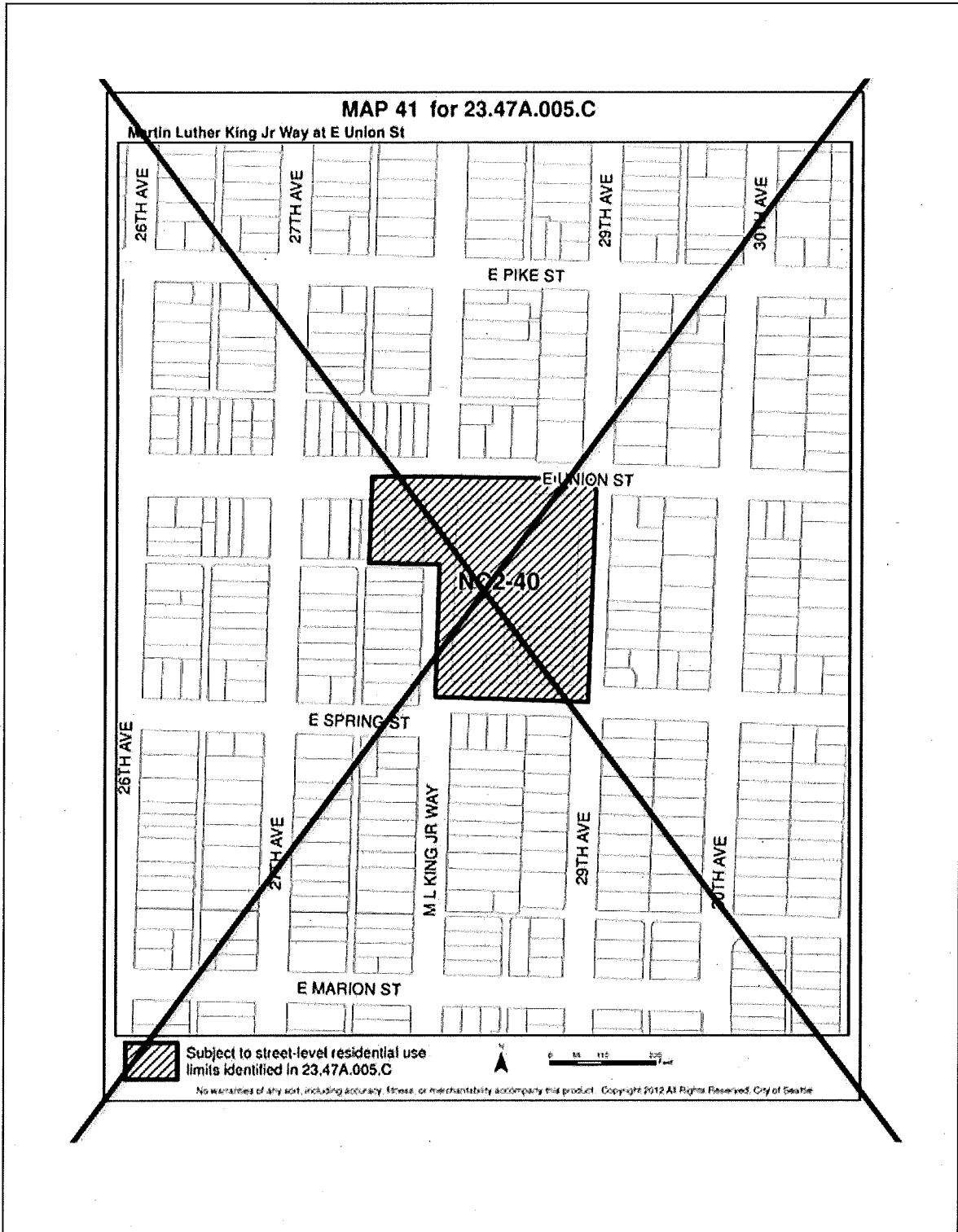


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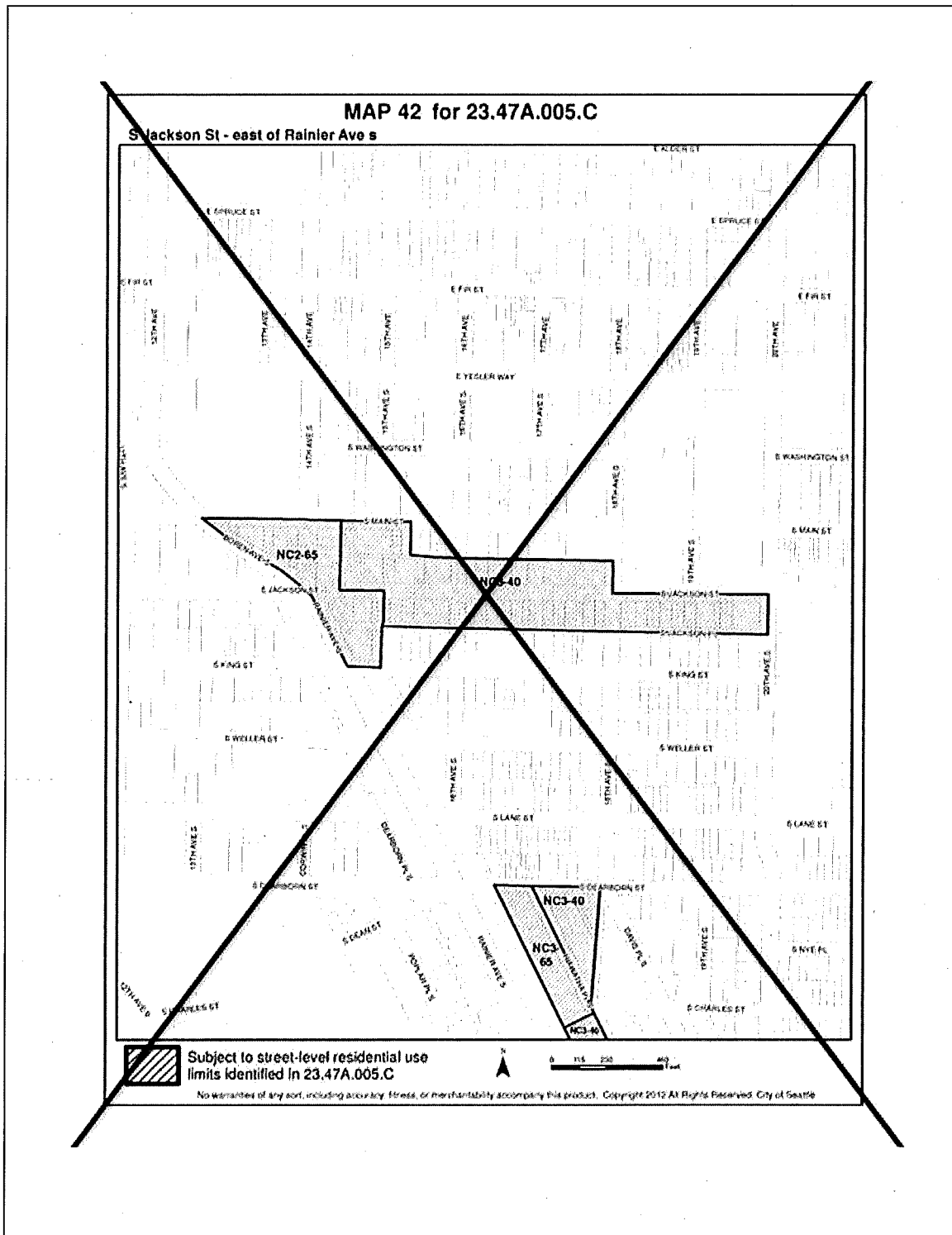




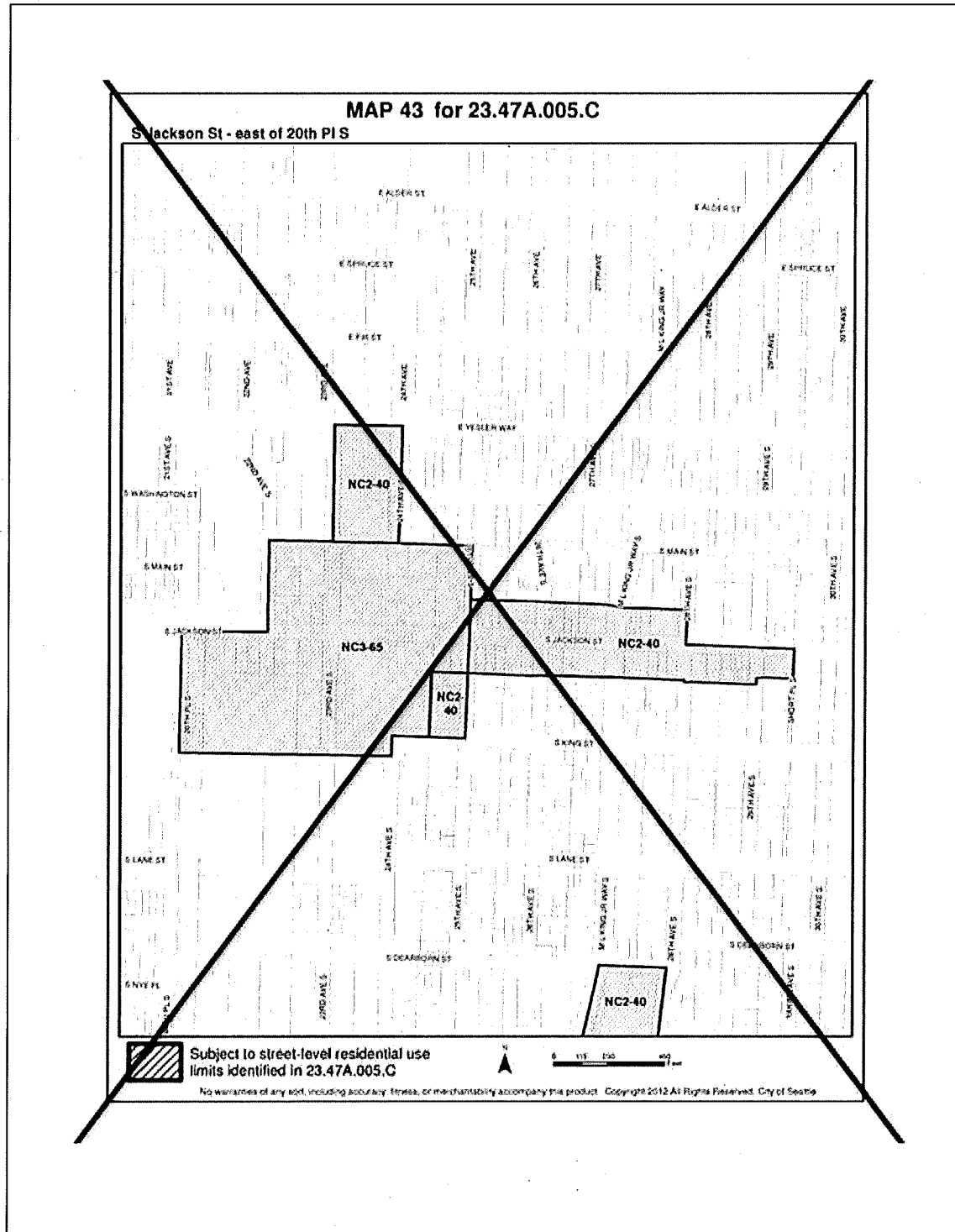
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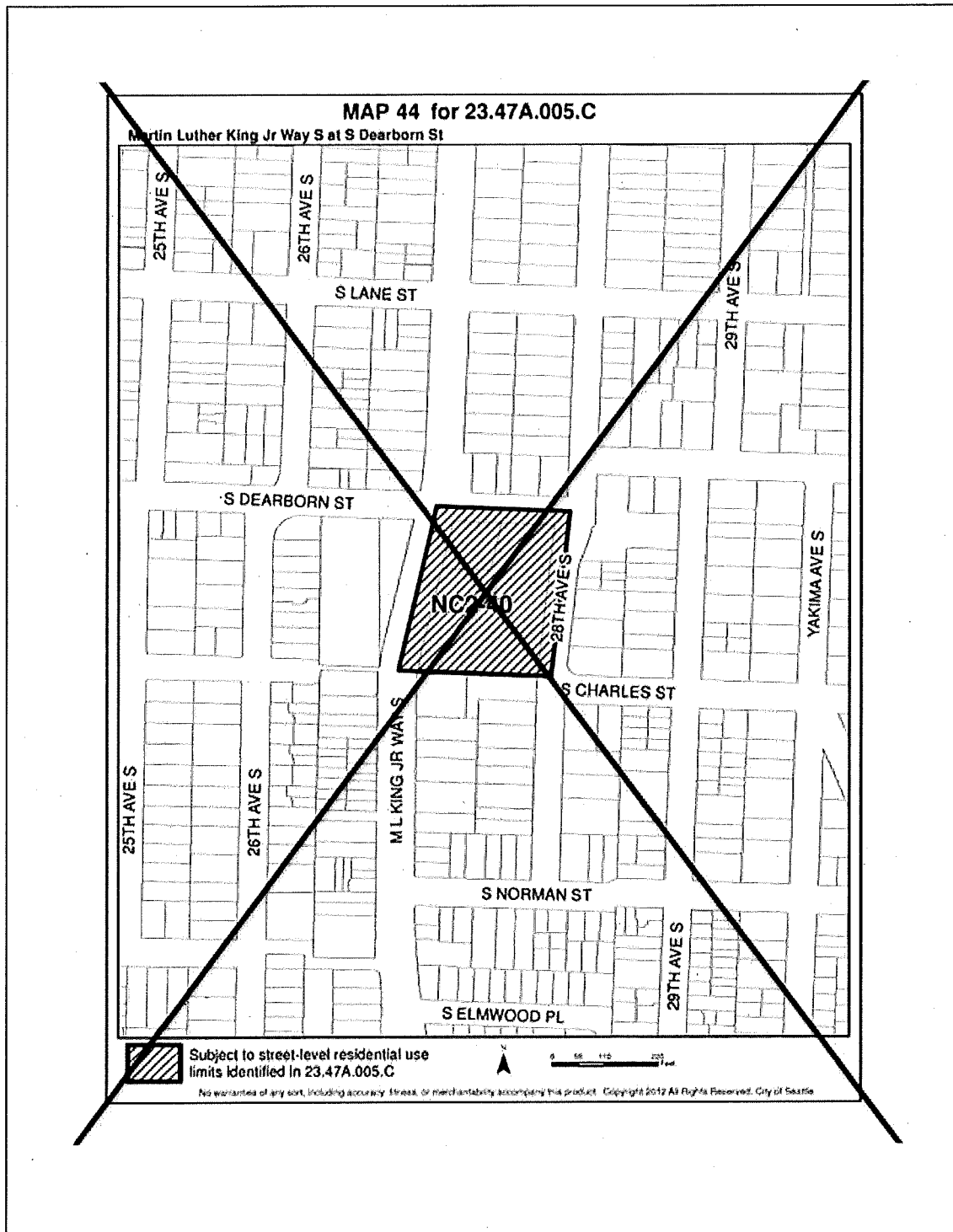
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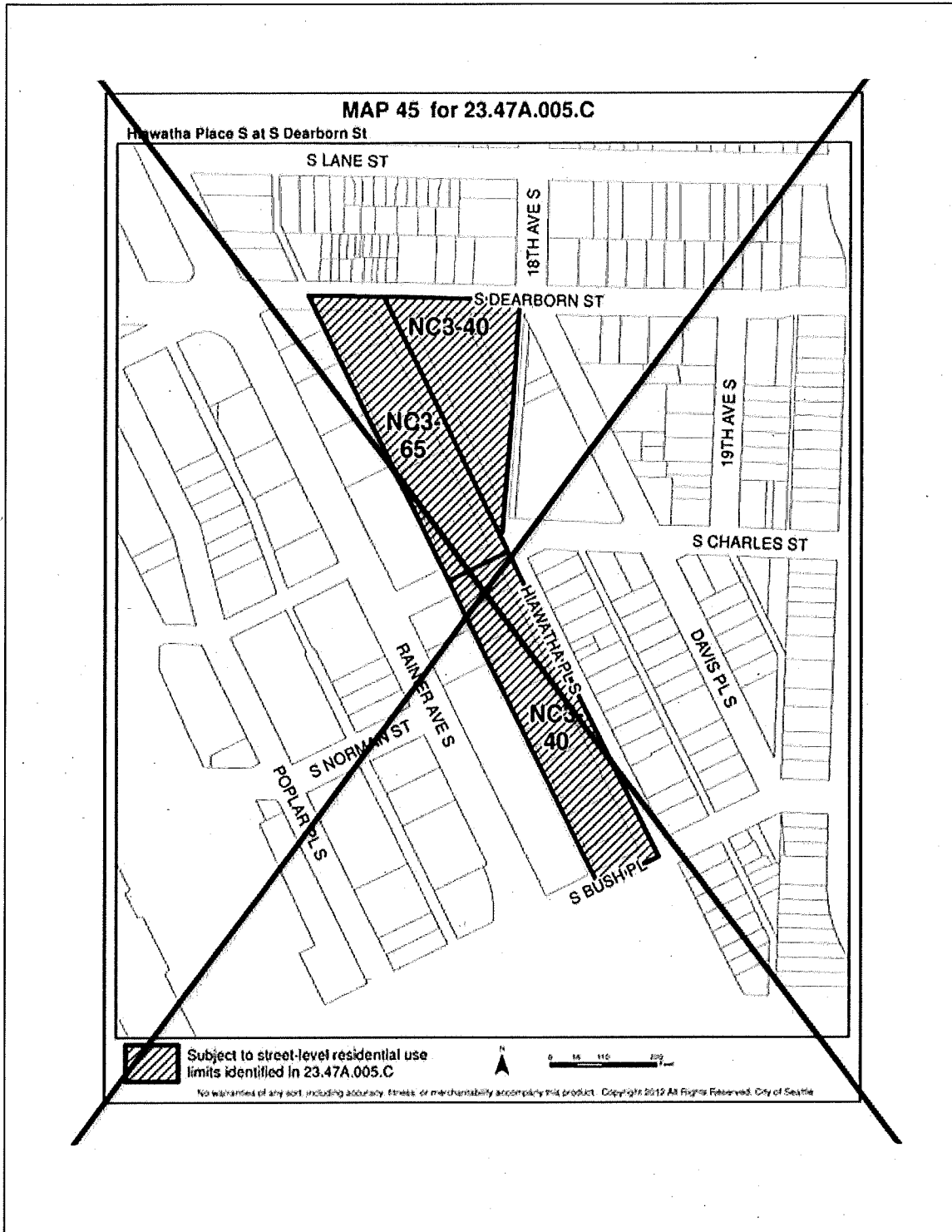
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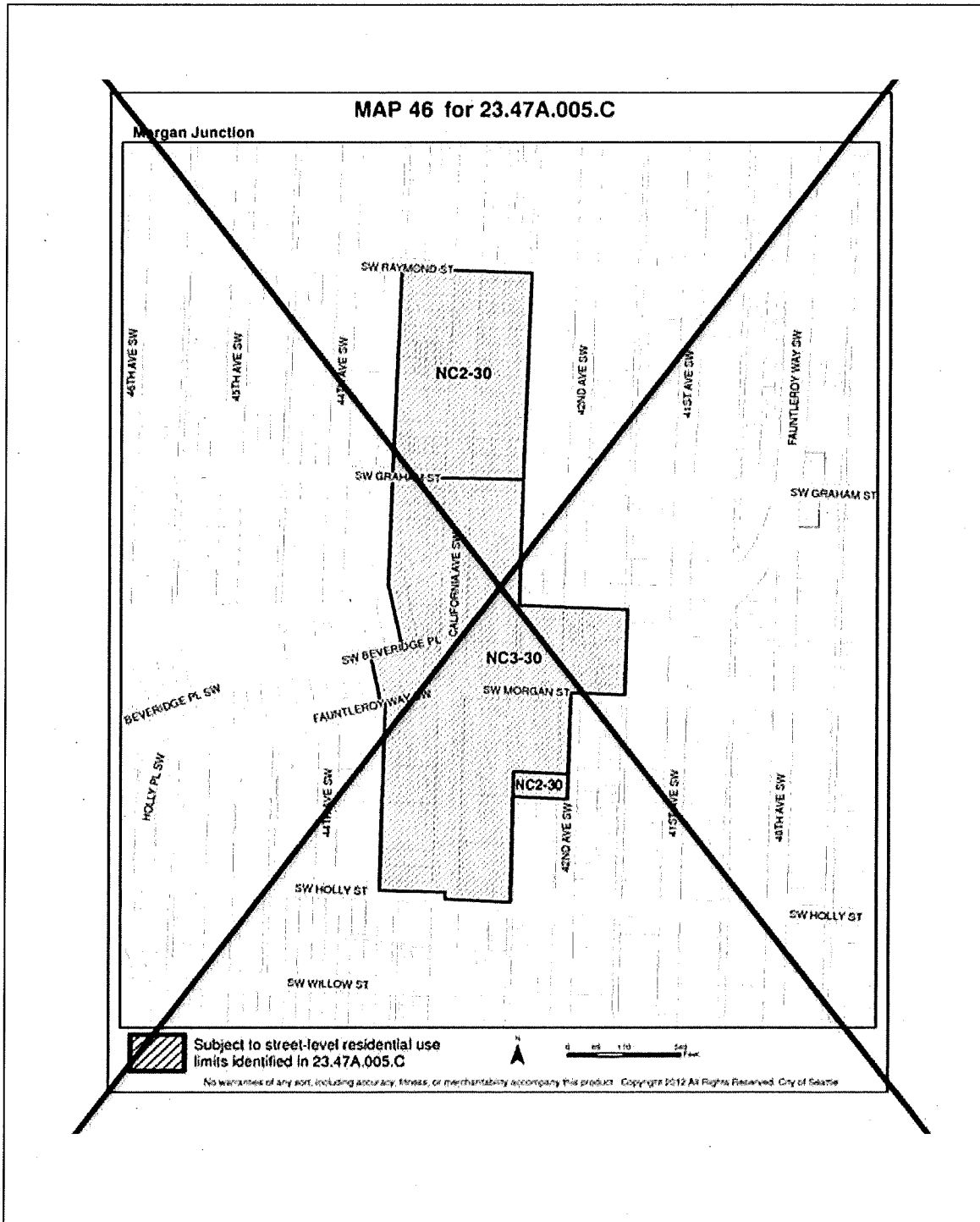
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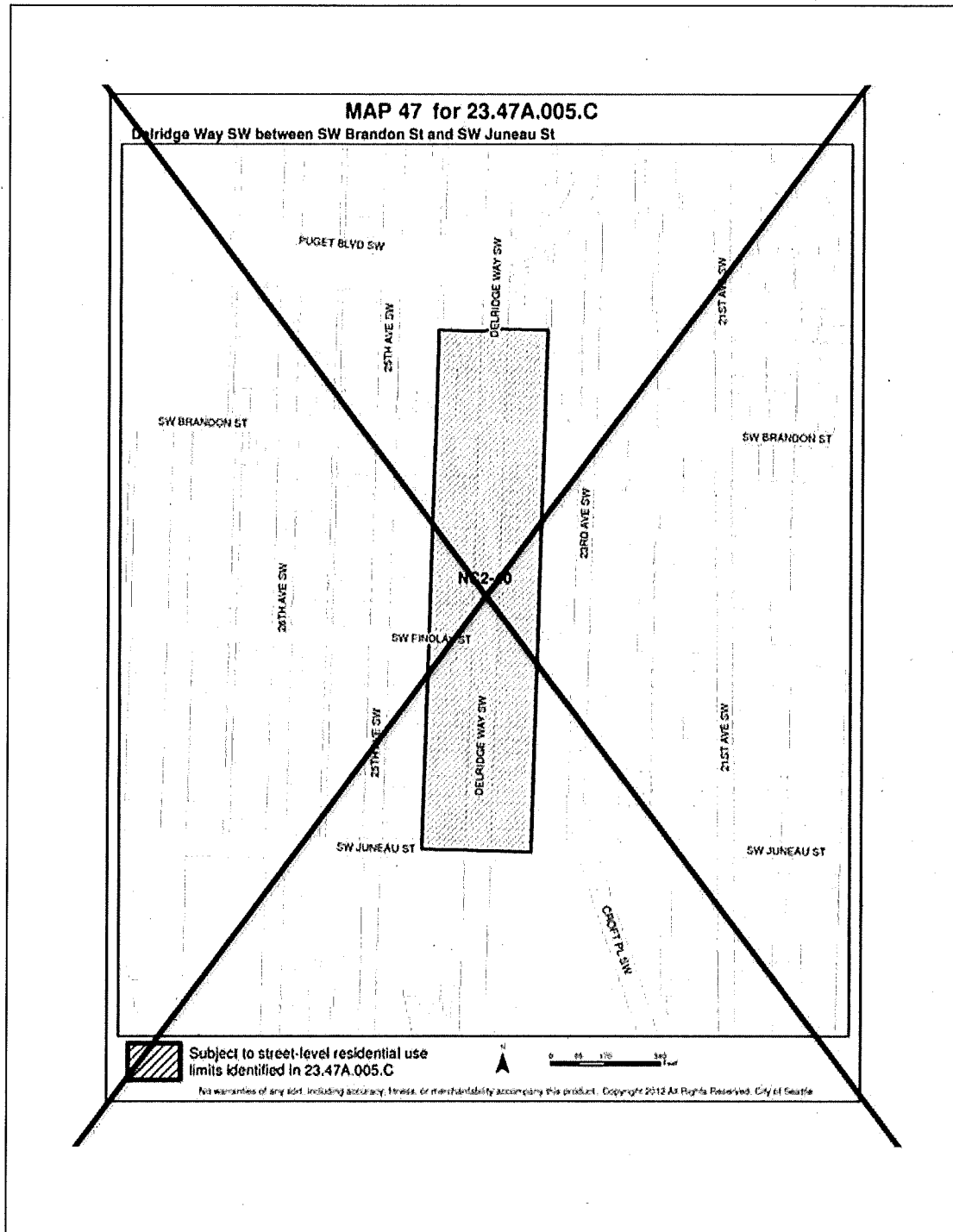
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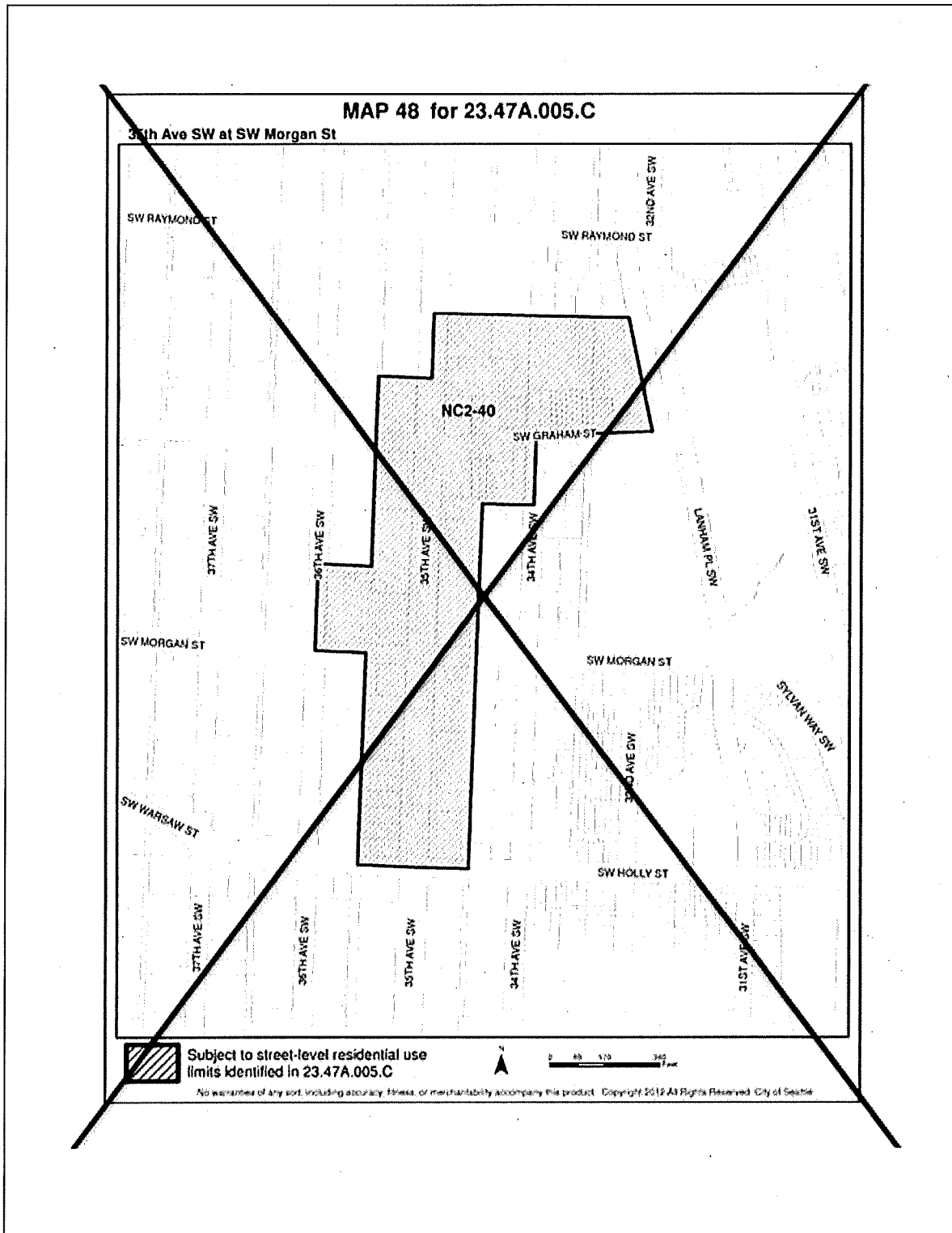
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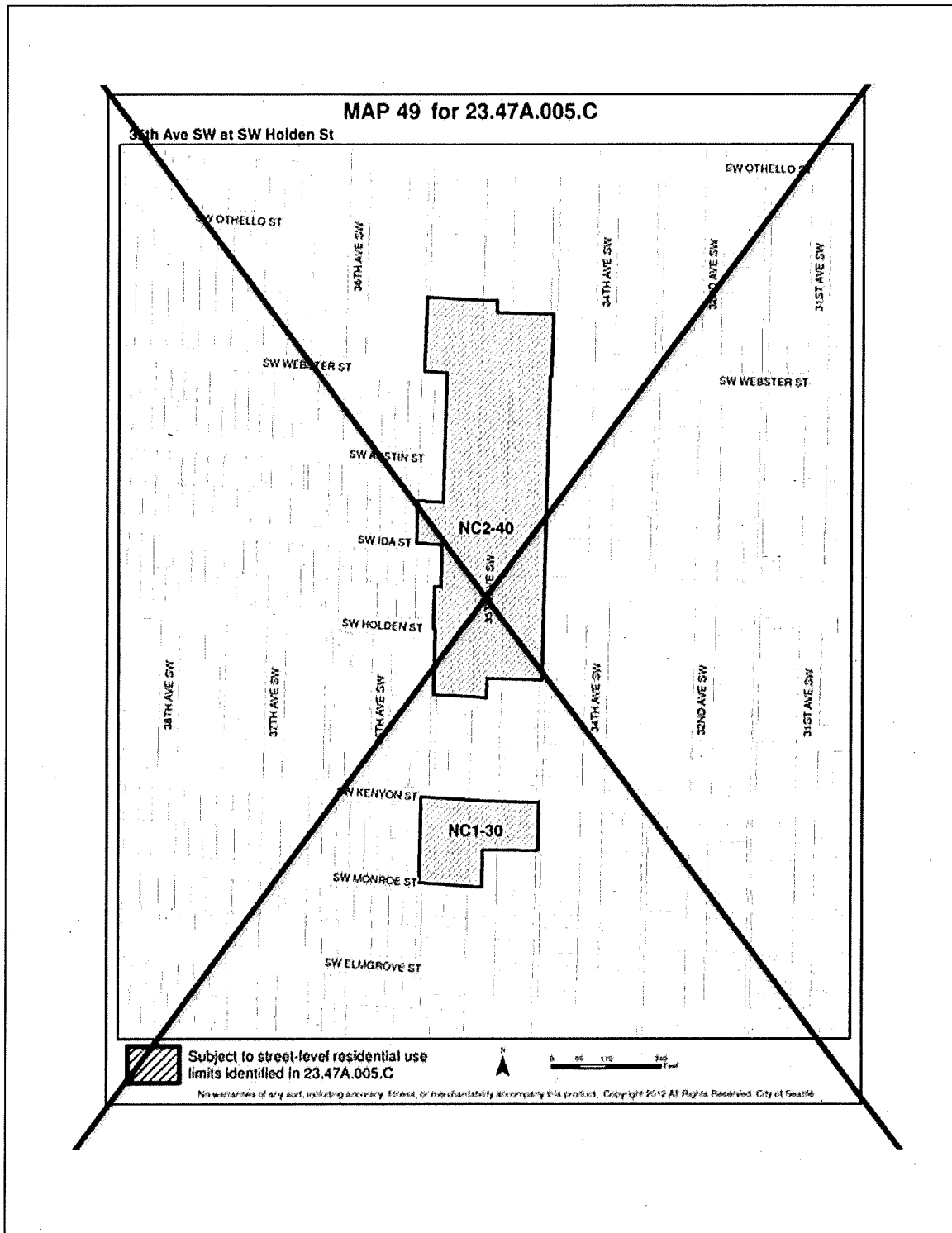
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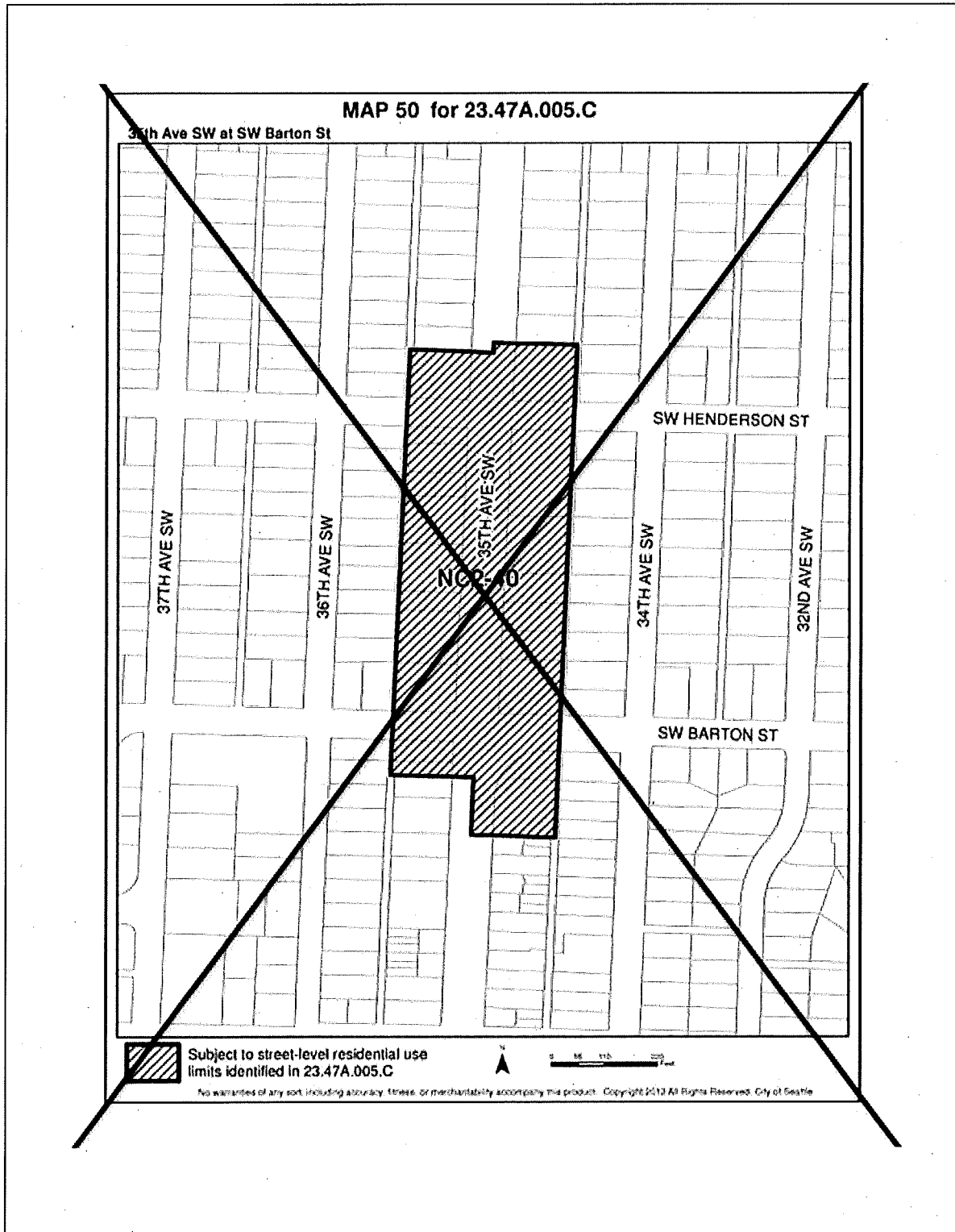
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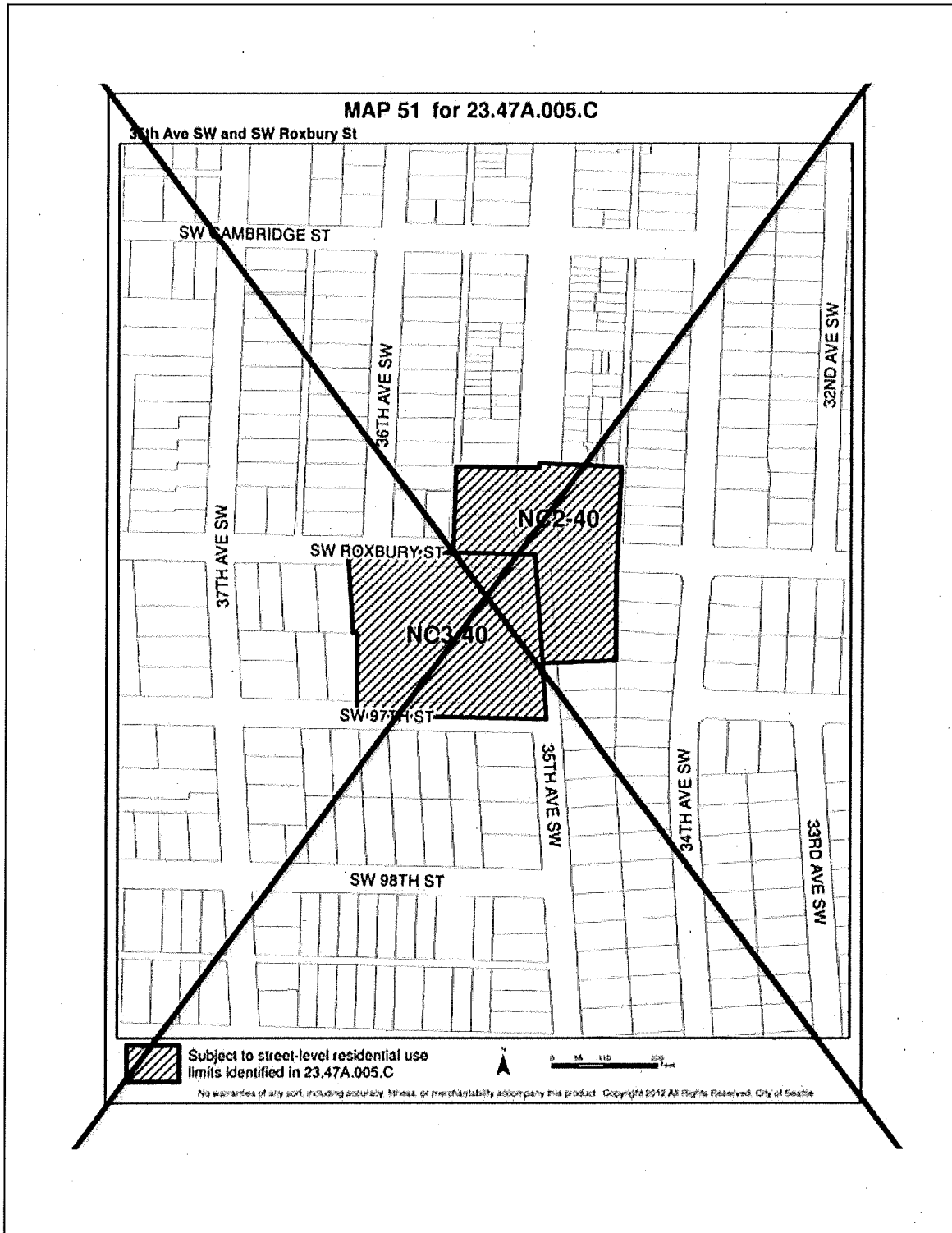
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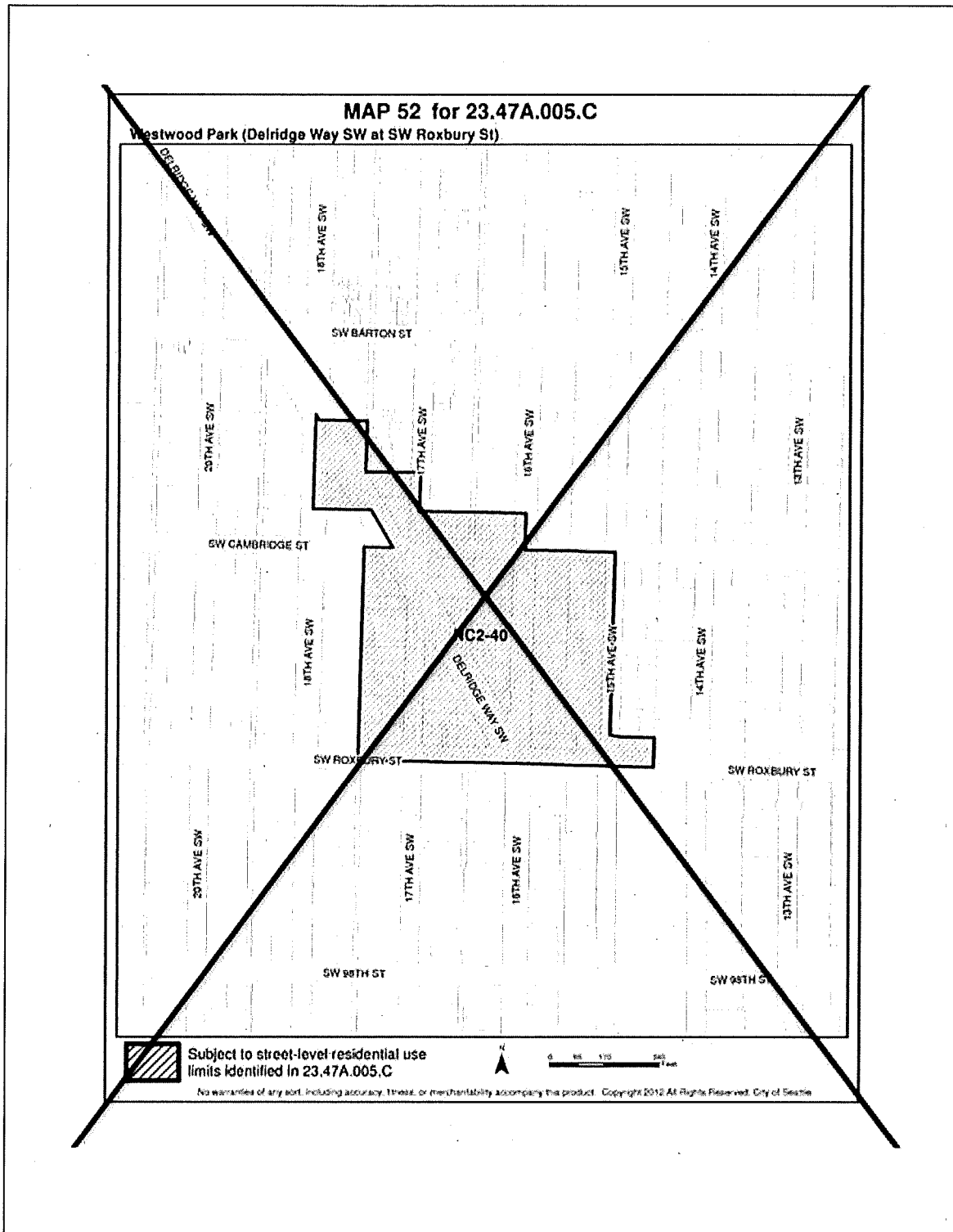
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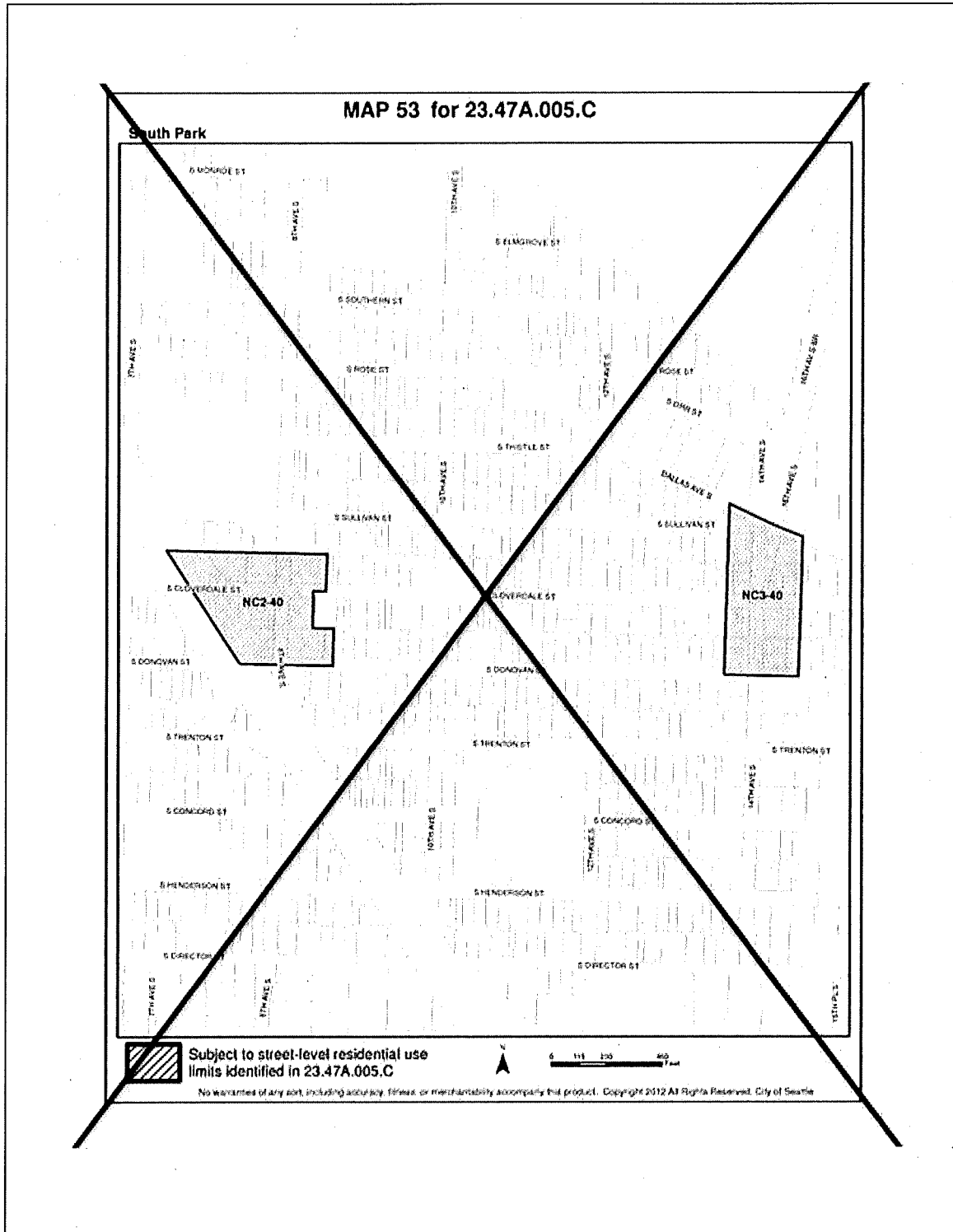
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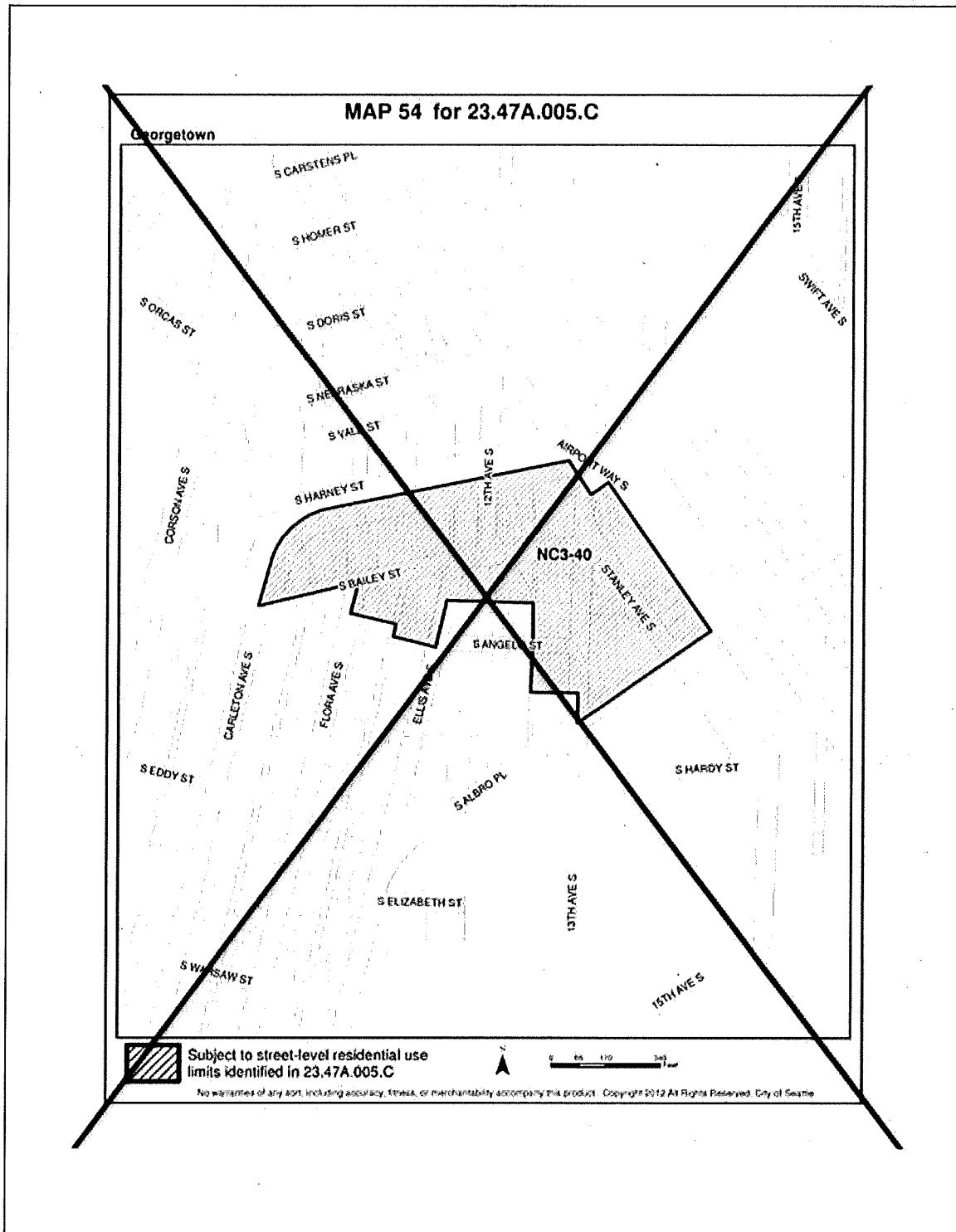
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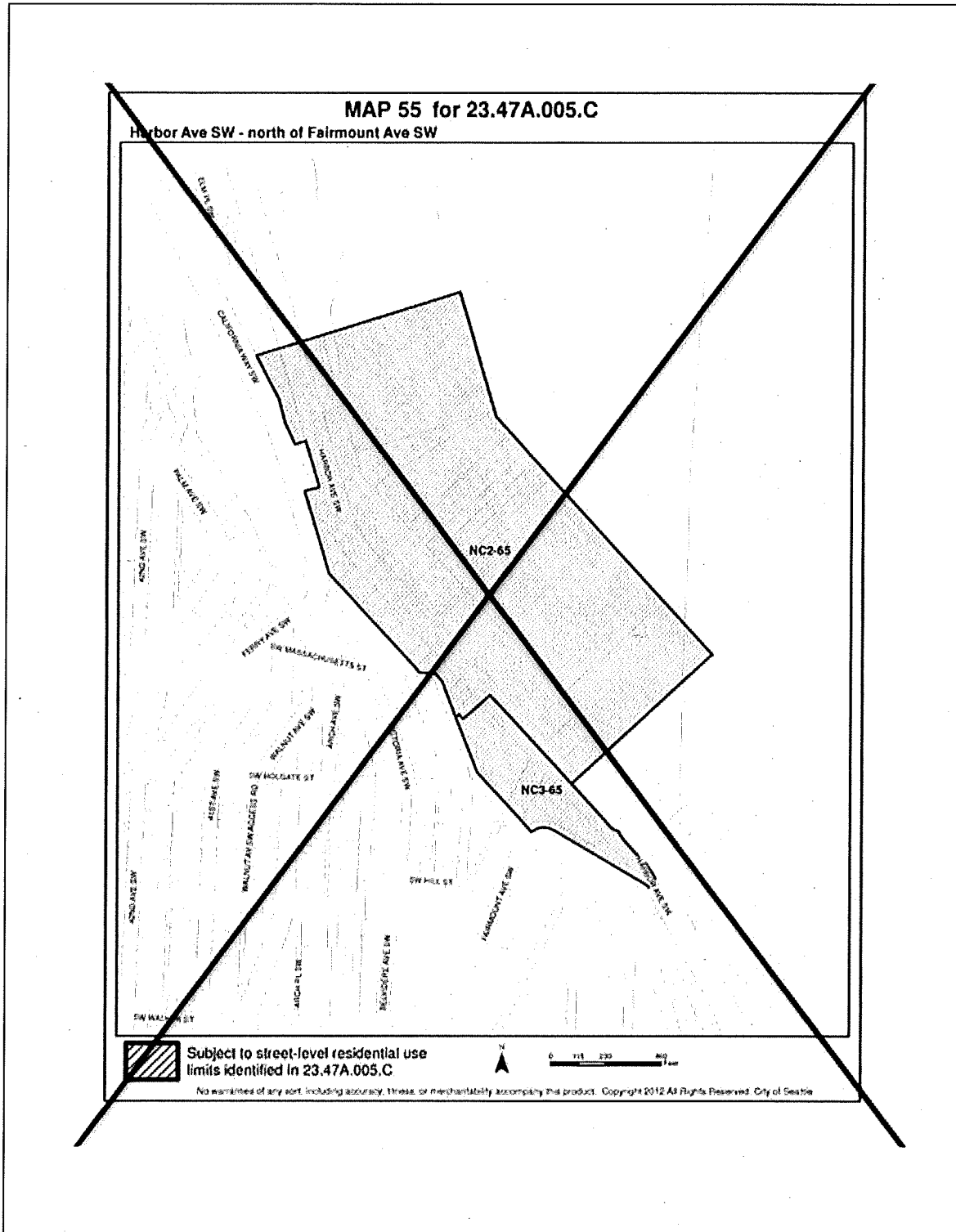
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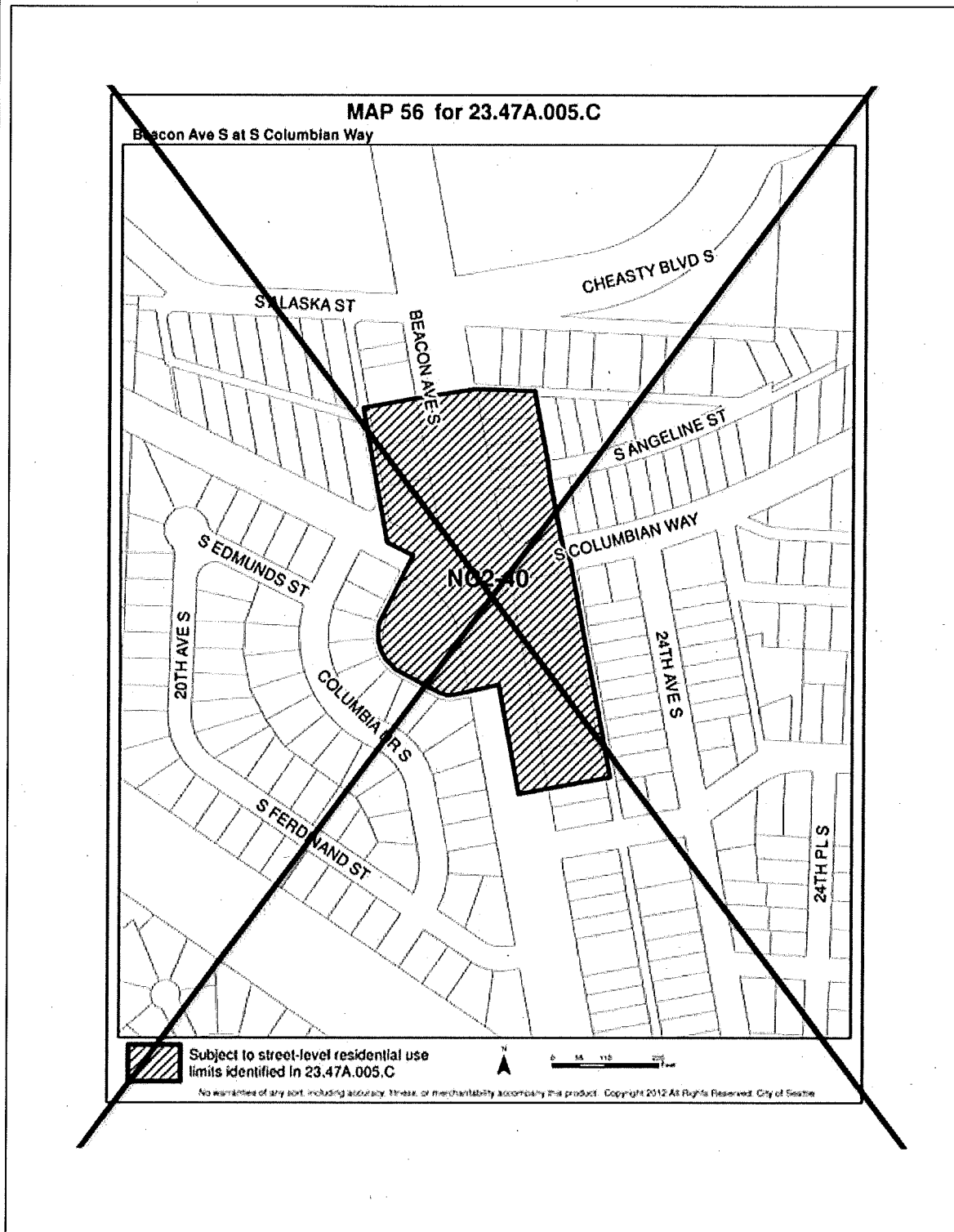


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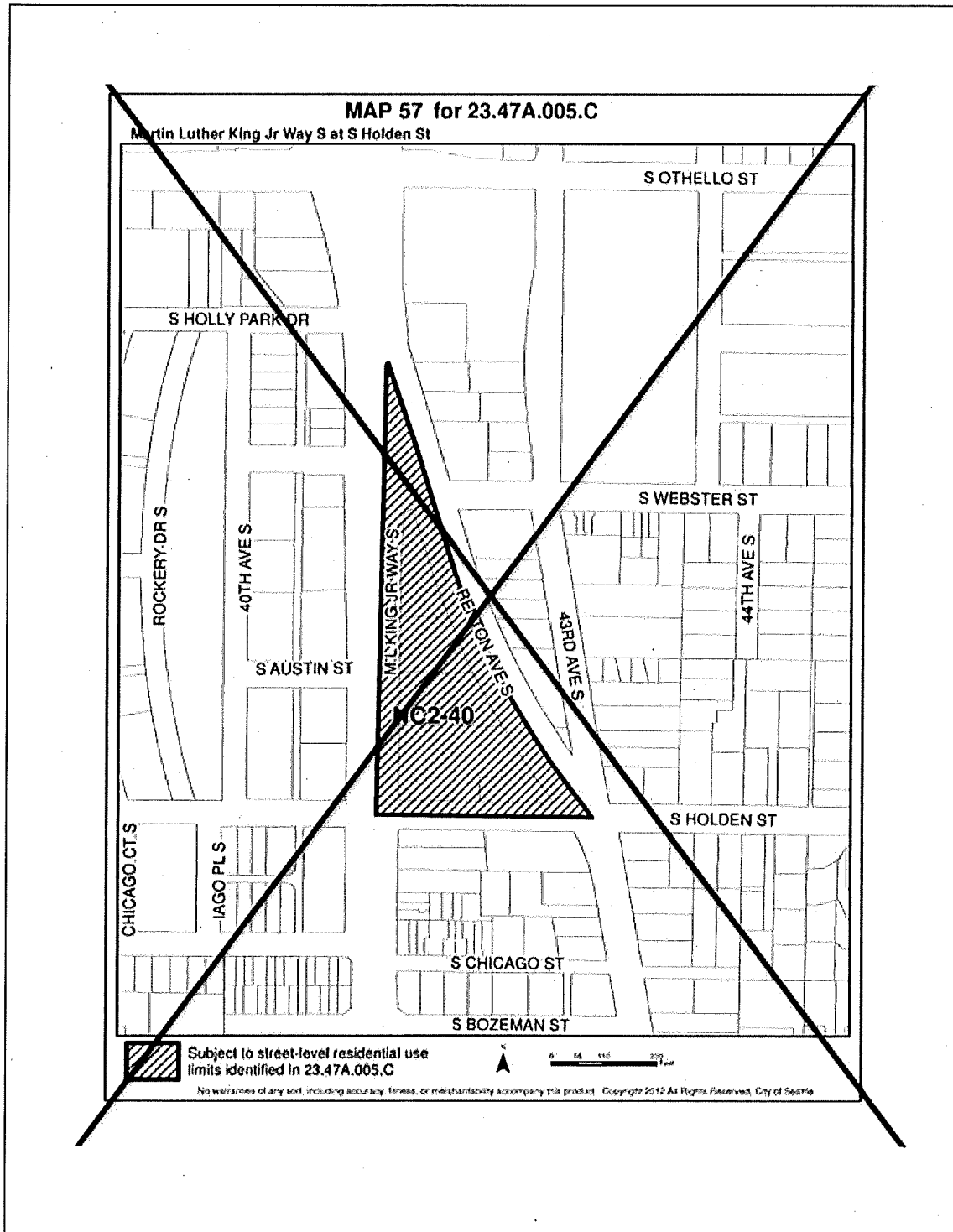


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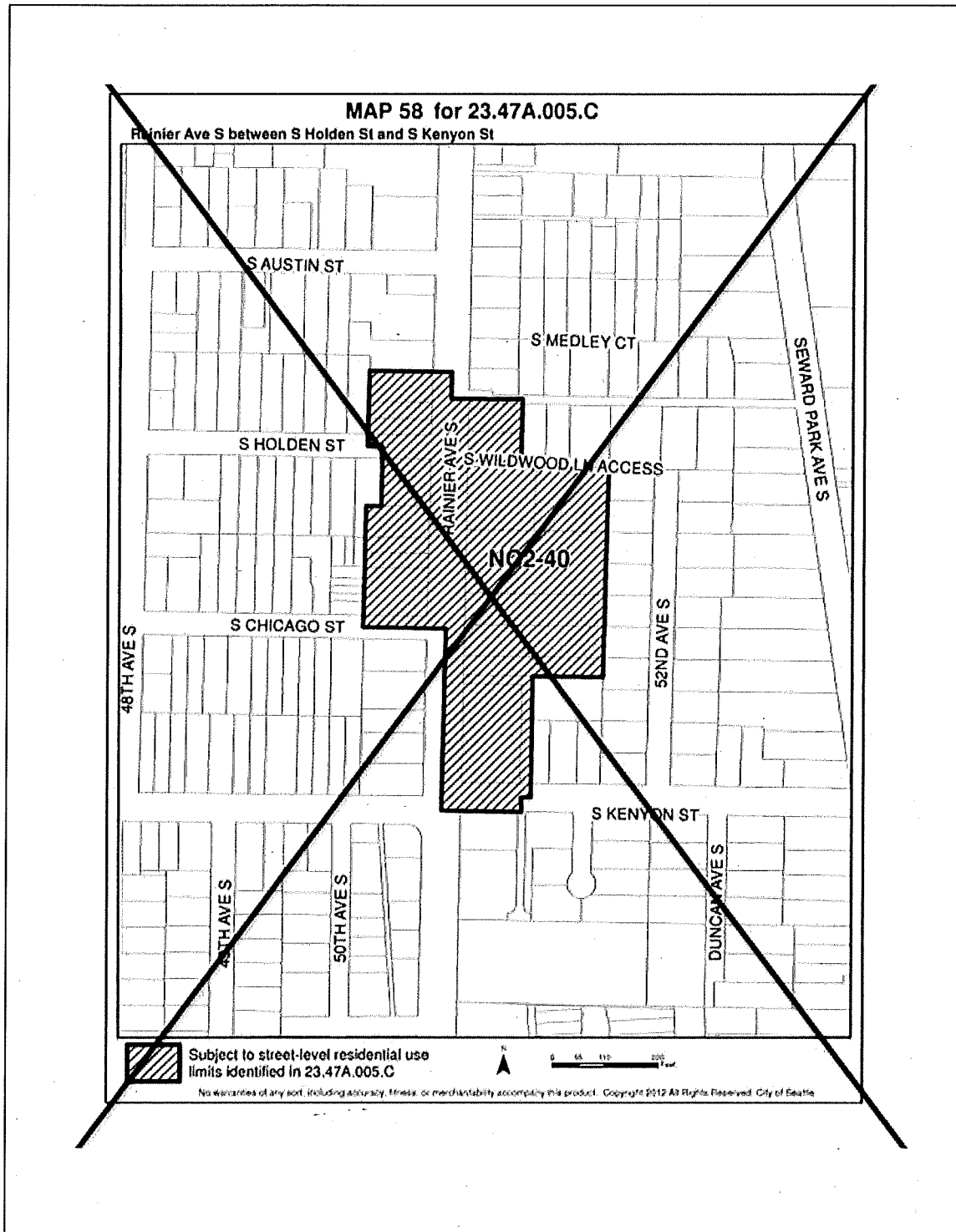




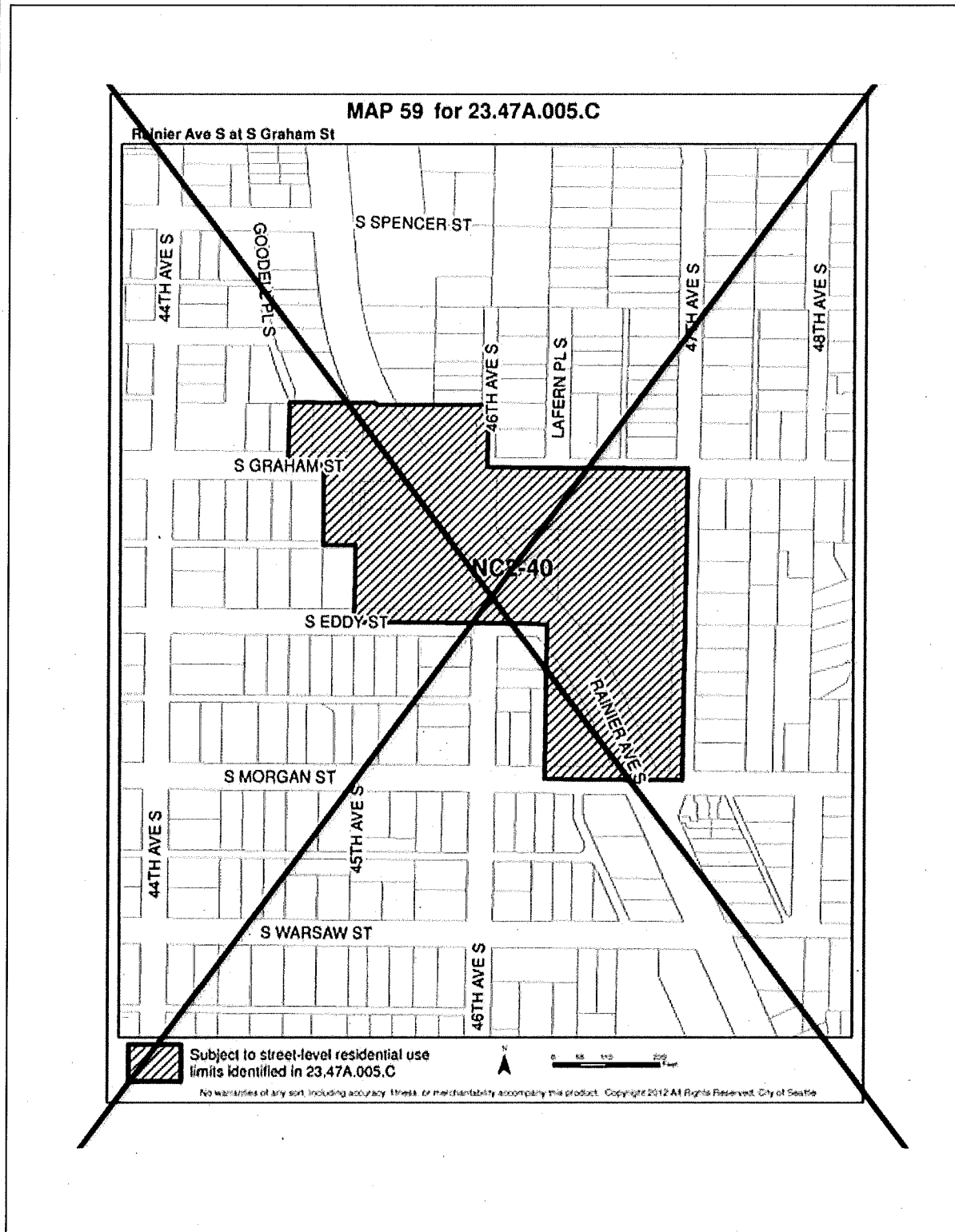
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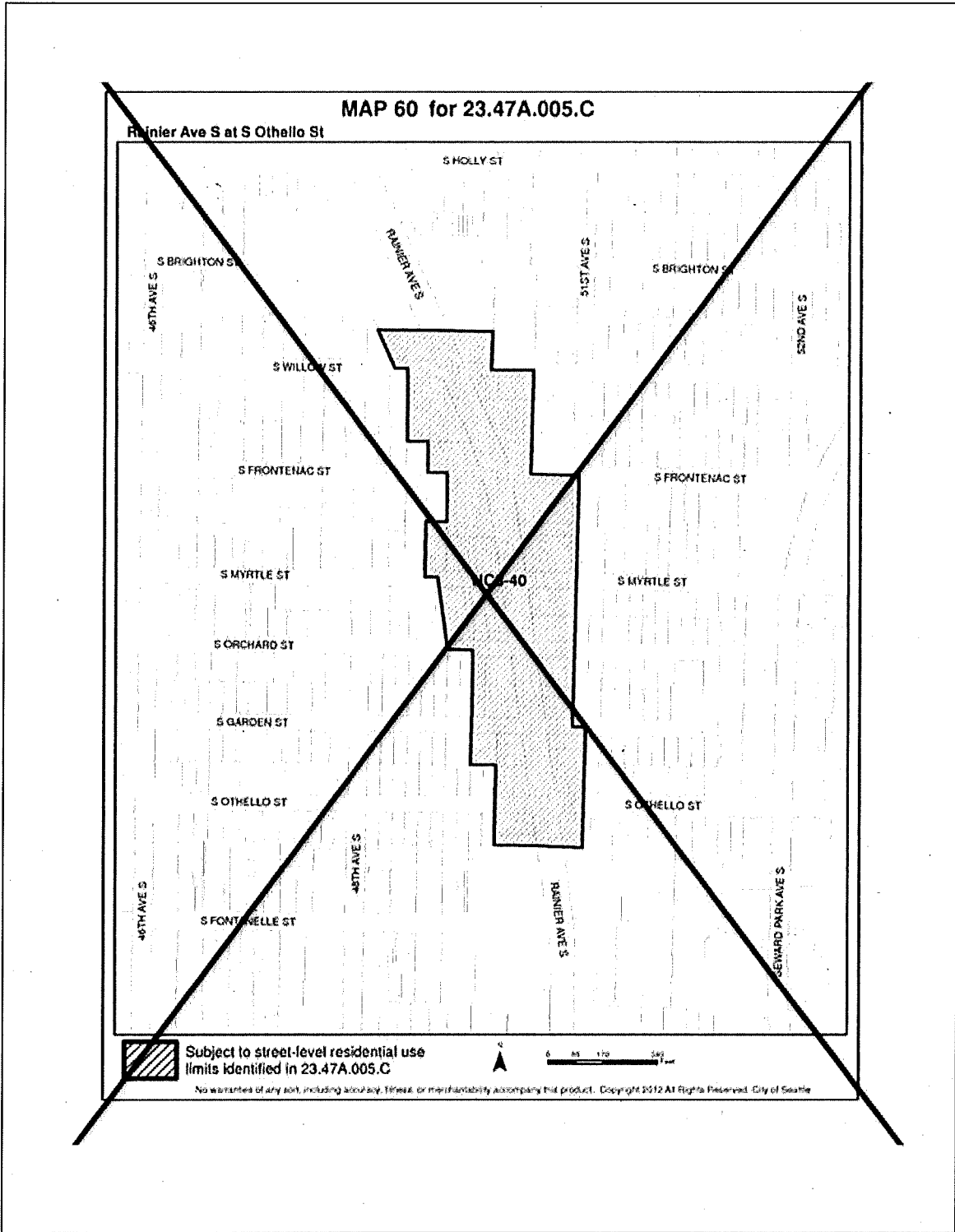
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1 Section 9. Section 23.54.015 of the Seattle Municipal Code, last amended by Ordinance
2 124747, is amended as follows:

3 **23.54.015 Required parking**

4 * * *

5 D. Parking waivers for non-residential uses((:-))

6 1. ~~((In pedestrian designated zones, parking is waived for uses listed on Table D~~
7 ~~for 23.54.015. The parking waivers permitted in Table D for 23.54.015 apply to each business~~
8 ~~establishment on a lot.~~

9 a. ~~Additional parking waivers beyond those in Table D for 23.54.015 may~~
10 ~~be permitted as a special exception for the following uses:~~

11 1) ~~Eating and drinking establishments, up to a maximum waiver of~~
12 ~~5,000 square feet; and~~

13 2) ~~Motion picture theaters and performing arts theaters, up to a~~
14 ~~maximum waiver of 300 seats.~~

15 b. ~~The following factors shall be considered by the Director in~~
16 ~~determining whether to permit additional parking waivers:~~

17 1) ~~Anticipated parking demand for the proposed use;~~

18 2) ~~The extent to which an additional parking waiver is likely to~~
19 ~~create or add significantly to spillover parking in adjacent residential areas;~~

20 3) ~~The availability of shared parking within 800 feet of the~~
21 ~~business; and~~

22 4) ~~Whether land is available for parking without demolishing an~~
23 ~~existing commercial structure, displacing a commercial use, or rezoning property to commercial.~~

1 2.) In all (~~other~~) commercial zones and in pedestrian-designated zones (~~for~~
2 uses not listed in ~~Table D for 23.54.015~~), no parking is required for the first 1,500 square feet of
3 each business establishment or the first 15 fixed seats for motion picture and performing arts
4 theaters.

5 (3)2. In all other zones, no parking is required for the first 2,500 square feet of
6 gross floor area of non-residential uses in a structure, except for the following:

- 7 a. structures or portions of structures occupied by restaurants with drive-
8 in lanes,
- 9 b. motion picture theaters,
- 10 c. offices, or
- 11 d. institution uses, including Major Institution uses.

12 When two or more uses with different parking ratios occupy a structure, the 2,500 square foot
13 waiver is prorated based on the area occupied by the non-residential uses for which the parking
14 waiver is permitted.

15 * * *

16 K. Bicycle parking. The minimum number of off-street parking spaces for bicycles
17 required for specified uses is set forth in ~~Table (E)D for 23.54.015~~. In the case of a use not
18 shown on ~~Table (E)D for 23.54.015~~, there is no minimum bicycle parking requirement. The
19 minimum requirements are based upon gross floor area of the use in a structure, or the square
20 footage of the use when located outside of an enclosed structure, or as otherwise specified.

- 21 1. After the first (~~fifty~~)50(~~)~~ spaces for bicycles are provided, additional
22 spaces are required at (~~one-half~~)½(~~)~~ the ratio shown in ~~Table (E)D for 23.54.015~~, except

1 for rail transit facilities; passenger terminals; and park and ride lots. Spaces within dwelling units
2 or on balconies do not count toward the bicycle parking requirement.

3 * * *

4 3. Long-term parking for bicycles shall be for bicycles parked four ~~((4))~~ hours
5 or more. Short-term parking for bicycles shall be for bicycles parked less than four ~~((4))~~ hours.

6 4. Bicycle parking required for residential uses must be located on-site.

7 * * *

8 7. Bicycle parking facilities required for non-residential uses shall be located on
9 the lot or in a shared bicycle parking facility within ~~((one hundred (100)))~~ feet of the lot,
10 except as provide in subsection ~~((7))~~ 23.54.015.K.8 below.

11 8. Bicycle parking may be located in a facility within ~~((one hundred (100)))~~
12 feet of the lot that is not a shared bicycle parking facility, or the applicant may make a payment
13 to the City to fund public bicycle parking in lieu of providing required on-site bicycle parking, if
14 the Director determines that:

15 a. Safe, accessible, and convenient bicycle parking accessory to a non-
16 residential use cannot be provided on-site or in a shared bicycle parking facility within ~~((one
17 hundred (100)))~~ feet of the lot, without extraordinary physical or financial difficulty;

18 * * *

((Table D for 23.54.015	
PARKING WAIVERS FOR PEDESTRIAN DESIGNATED ZONES	
Use	Parking waivers (1)

A.	General sales and service uses; Medical service uses; Lodging uses; and Entertainment uses, except motion picture theaters and performing arts theaters	NC1 zones — Parking waived for first 4,000 square feet of each business establishment NC2 and NC3 zones — Parking waived for first 5,000 square feet of each business establishment
B.	Motion picture theaters; and performing arts theaters	Parking waived for first 150 seats
C.	Eating and drinking establishments	NC1, NC2 and NC3 — Parking waived for first 2,500 square feet of each business establishment

1 (1) — Additional parking waiver up to the limits in
 2 subsection 23.54.015.D.1.a may be permitted as a special exception according to criteria of
 3 subsection 23.54.015.D.1.b.))

Table ((E))D for 23.54.015 Parking for Bicycles¹		
Bike parking requirements		
Use	Long-term	Short-term
* * *		
Footnotes to Table ((E))D for 23.54.015: ¹ If a use is not shown on this Table ((E))D for 23.54.015, there is no minimum		

bicycle parking requirement.

² For the purposes of this Table ((E))D for 23.54.015, UC/SAO means urban centers or the Station Area Overlay District.

³ For congregate residences that are owned by a not-for-profit entity or charity, or that are licensed by the State and provide supportive service for seniors or persons with disabilities, the Director shall have the discretion to reduce the amount of required bicycle parking if it can be demonstrated that residents are less likely to travel by bicycle.

⁴ The Director may require more bicycle parking spaces based on the following factors: Area topography; pattern and volume of expected bicycle users; nearby residential and employment density; proximity to Urban Trails system and other existing and planned bicycle facilities; projected transit ridership and expected access to transit by bicycle; and other relevant transportation and land use information.

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* * *

Section 10. Section 23.54.020 of the Seattle Municipal Code, last amended by Ordinance 123939, is amended as follows:

23.54.020 Parking quantity exceptions

* * *

E. ~~((Reductions to required parking in pedestrian-designated zones are permitted according to the provisions of Section 23.54.015 Table D))~~RESERVED

* * *

Section 11. Section 23.84A.048 of the Seattle Municipal Code, last amended by Ordinance 124513, is amended as follows:

23.84A.048 "Z"

* * *

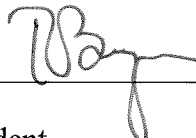
1 "Zone, pedestrian-designated" means a Neighborhood Commercial 1P (NC1P),
2 Neighborhood Commercial 2P (NC2P), ~~((or))~~ Neighborhood Commercial 3P (NC3P),
3 Commercial 1P (C1P), or Commercial 2P (C2P) zone designated on the Official Land Use
4 (Zoning) map.

5 * * *

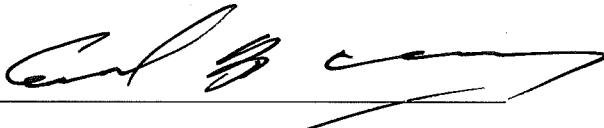
6 Section 12. This ordinance shall take effect and be in force 30 days after its approval by
7 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
8 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

9


1 Passed by the City Council the 11th day of May, 2015, and
2 signed by me in open session in authentication of its passage this
3 11th day of May, 2015.

4
5 
6 President _____ of the City Council

7
8 Approved by me this 15th day of May, 2015.

9
10 
11 Edward B. Murray, Mayor

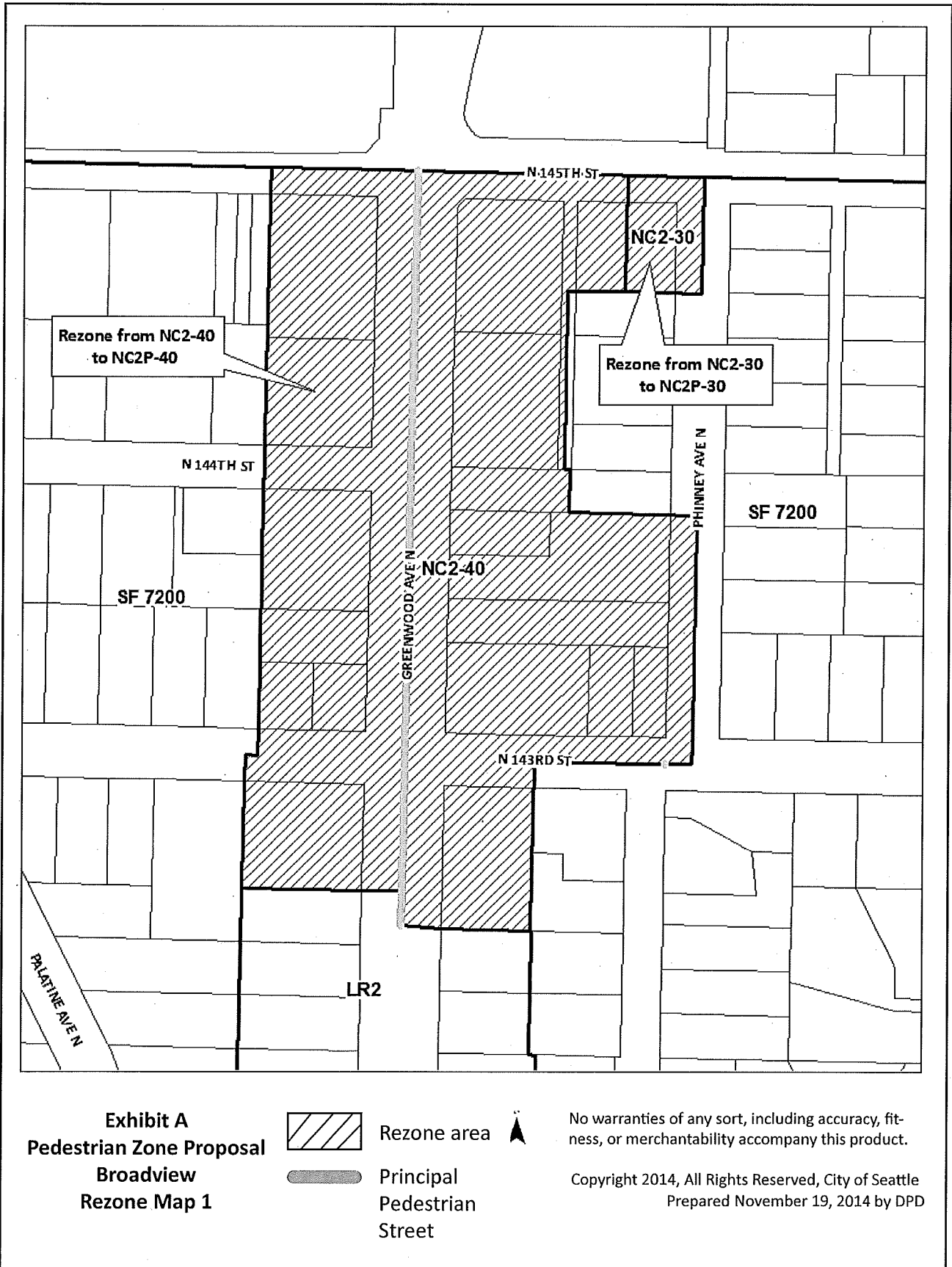
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13 Filed by me this 15th day of May, 2015.

14
15 
16 for _____
17 Monica Martinez Simmons, City Clerk

18
19 (Seal)

- 1 Attachments:
- 2 Exhibit A: Broadview Rezone Map 1
- 3 Exhibit B: Aurora Ave N - S of N 80th St Rezone Map 2
- 4 Exhibit C: North Green Lake Rezone Map 3
- 5 Exhibit D: Green Lake Rezone Map 4
- 6 Exhibit E: Stone Way Rezone Map 5
- 7 Exhibit F: Fremont Rezone Map 6
- 8 Exhibit G: Fremont Ave N - S of N 45th St Rezone Map 7
- 9 Exhibit H: Phinney Ridge Rezone Map 8
- 10 Exhibit I: NW 65th St – W of 4th Ave NW Rezone Map 9
- 11 Exhibit J: 15th Ave NW Rezone Map 10
- 12 Exhibit K: Loyal Heights Rezone Map 11
- 13 Exhibit L: 15th Ave NE Rezone Map 12
- 14 Exhibit M: 25th Ave NE at NE 55th St Rezone Map 13
- 15 Exhibit N: Wedgwood Rezone Map 14
- 16 Exhibit O: 40th Ave NE at NE 55th St Rezone Map 15
- 17 Exhibit P: Maple Leaf Rezone Map 16
- 18 Exhibit Q: Ravenna (NE 65th St) Rezone Map 17
- 19 Exhibit R: Sand Point Way NE at 36th Ave NE Rezone Map 18
- 20 Exhibit S: Sand Point Way NE at 50th Ave NE Rezone Map 19
- 21 Exhibit T: 21st Ave W at W Dravus St Rezone Map 20
- 22 Exhibit U: Magnolia Rezone Map 21
- 23 Exhibit V: Dexter Ave N at Garfield St Rezone Map 22
- 24 Exhibit W: Upper Queen Anne Rezone Map 23

- 1 Exhibit X: E Madison St Rezone Map 24
- 2 Exhibit Y: S Jackson St Rezone Map 25
- 3 Exhibit Z: Delridge Way SW Rezone Map 26
- 4 Exhibit AA: 35th Ave SW Corridor Rezone Map 27
- 5 Exhibit BB: Westwood Park Rezone Map 28
- 6 Exhibit CC: South Park Rezone Map 29
- 7 Exhibit DD: Beacon Ave S at S Columbian Way Rezone Map 30
- 8 Exhibit EE: Aurora-Licton Springs Rezone Map 31
- 9 Exhibit FF: Admiral Rezone Map 32
- 10 Exhibit GG: West Seattle Triangle Rezone Map 33
- 11 Exhibit HH: Greenwood Rezone Map 34
- 12 Exhibit II: South Wallingford Rezone Map 35
- 13 Exhibit JJ: 23rd and Jackson Rezone Map 36



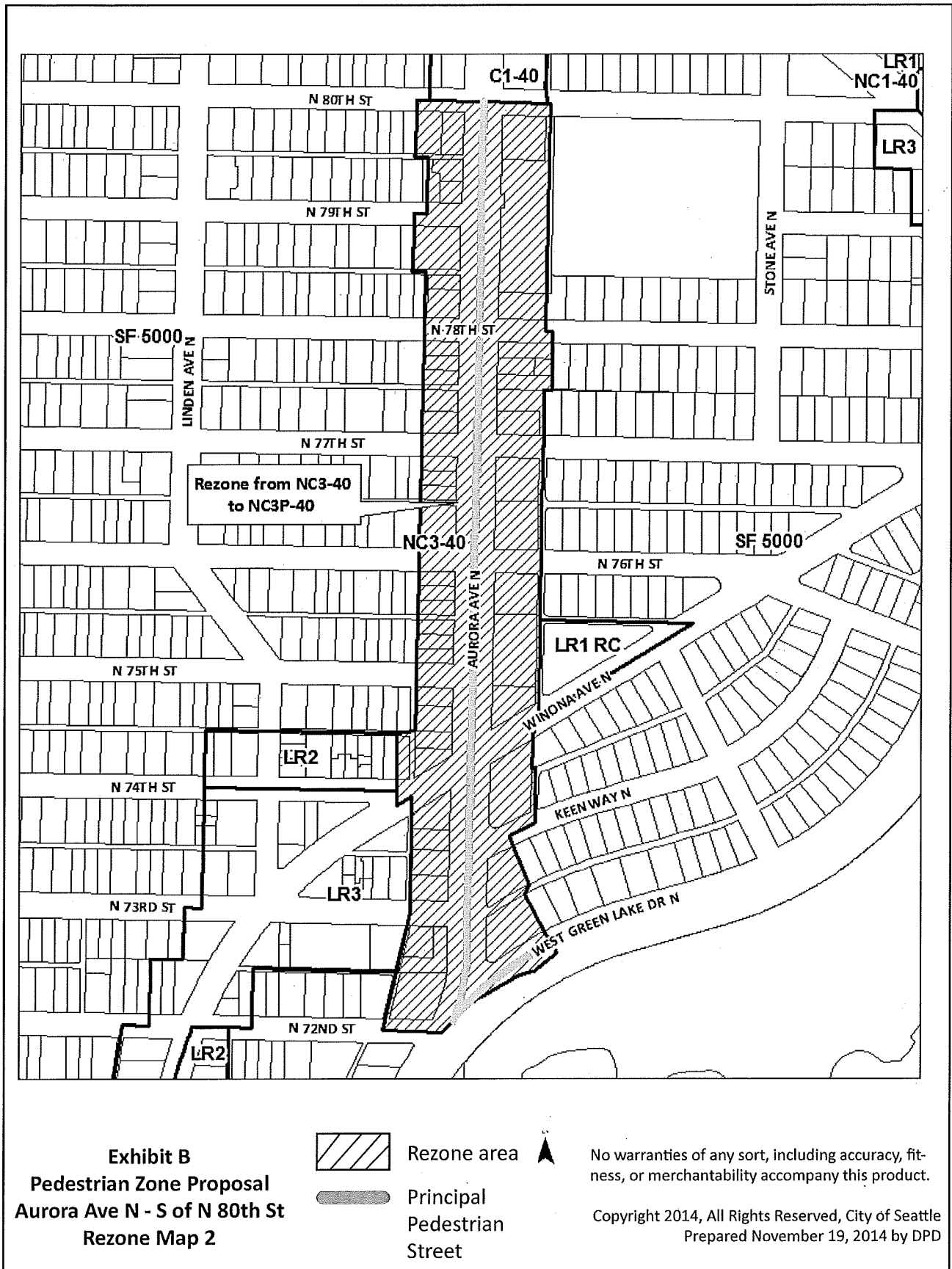




Exhibit B
Pedestrian Zone Proposal
Aurora Ave N - S of N 80th St
Rezoning Map 2

-  Rezoning area
-  Principal Pedestrian Street



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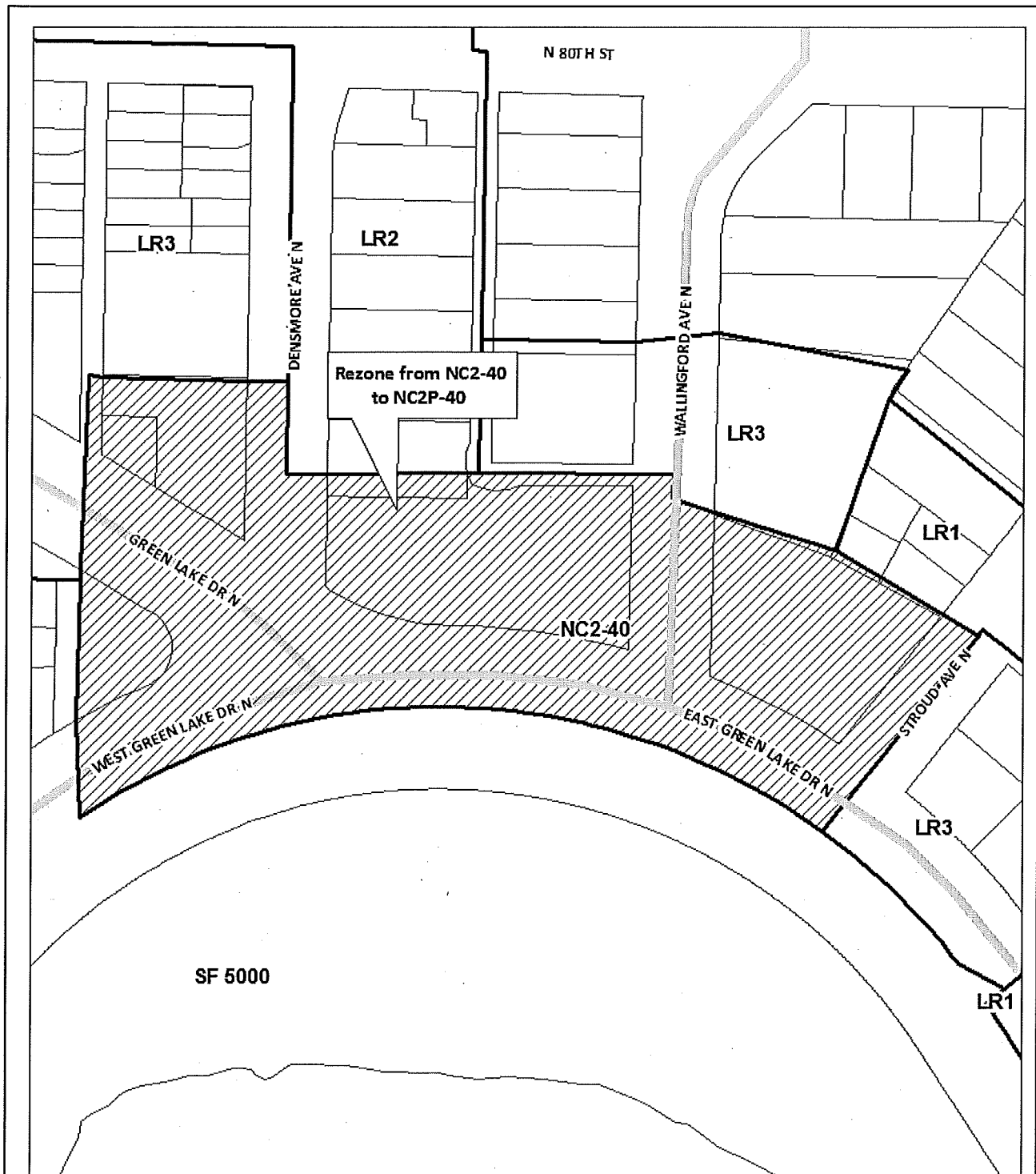


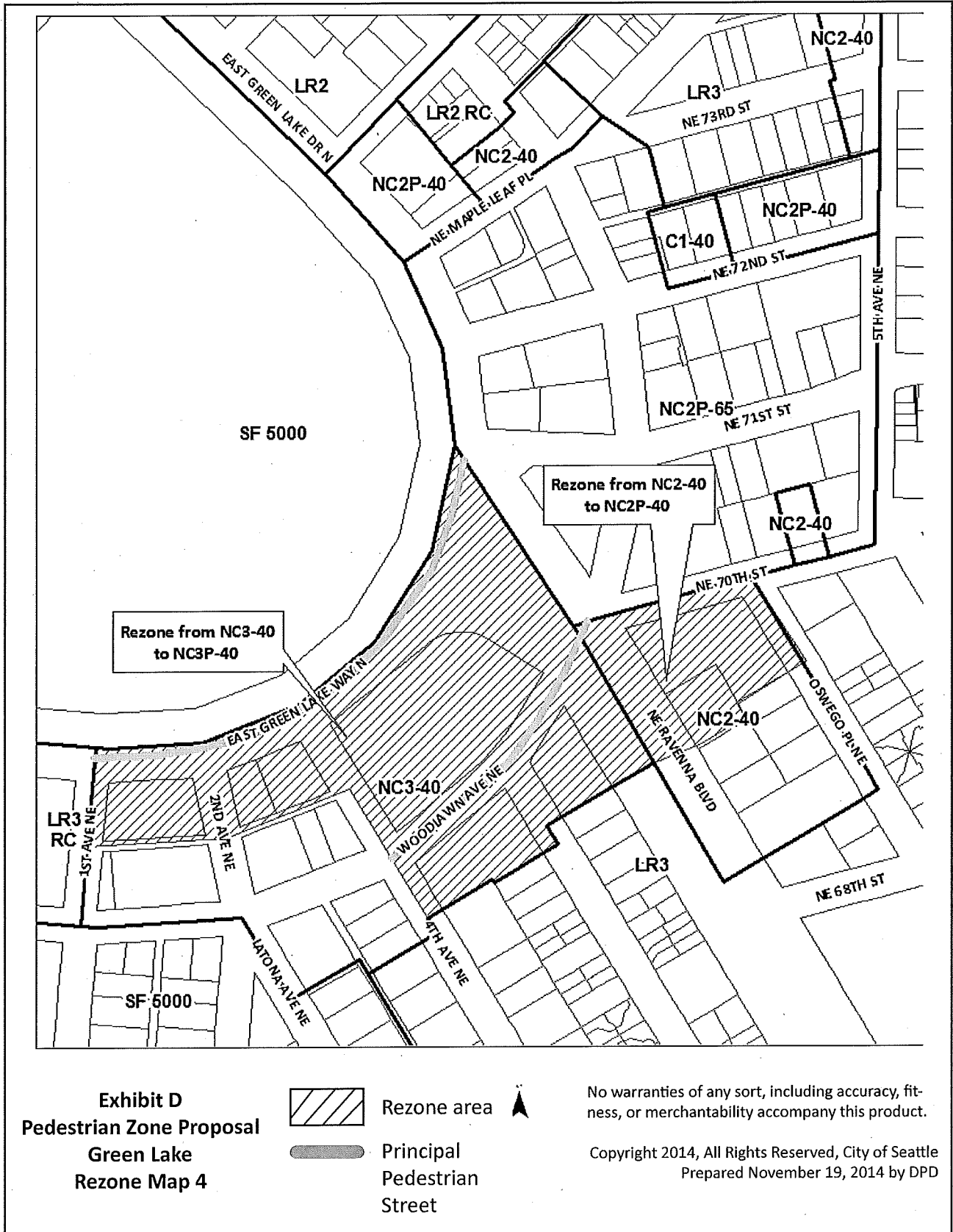


Exhibit C
Pedestrian Zone Proposal
North Green Lake
Rezoning Map 3

-  Rezoning area
-  Principal Pedestrian Street

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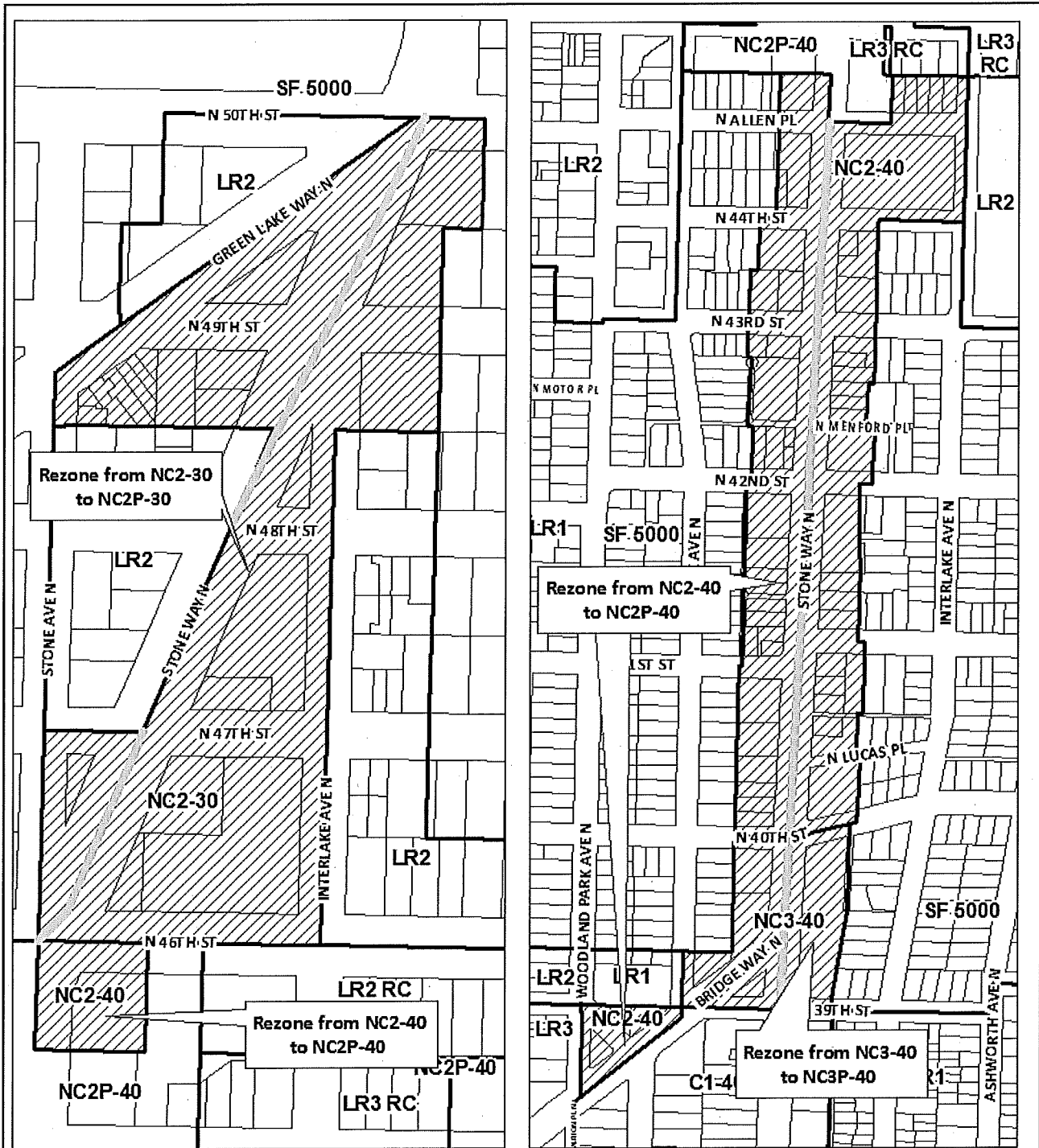
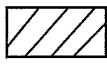



Exhibit E
Pedestrian Zone Proposal
Stone Way
Rezoning Map 5

-  Rezoning area
-  Principal Pedestrian Street

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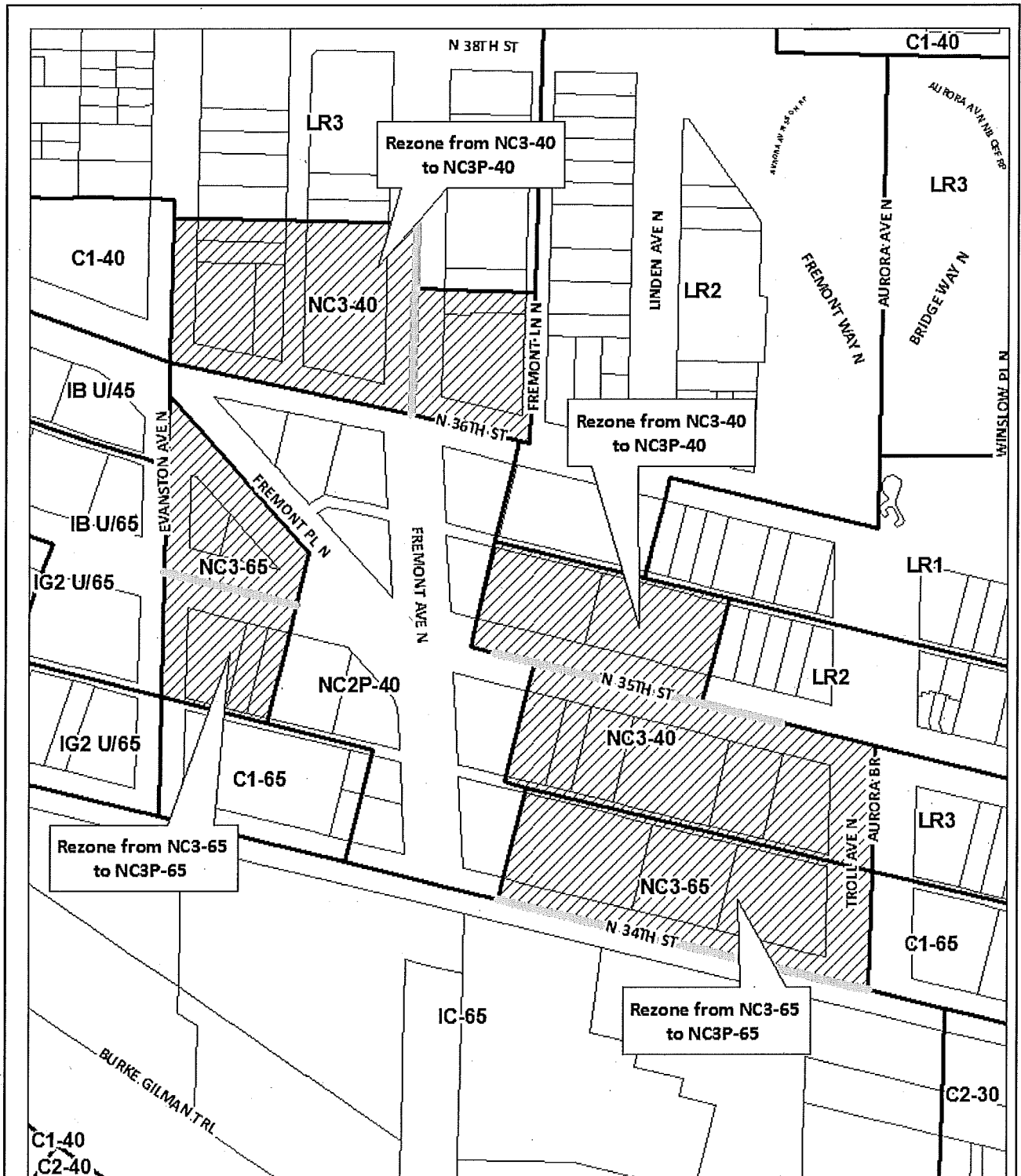


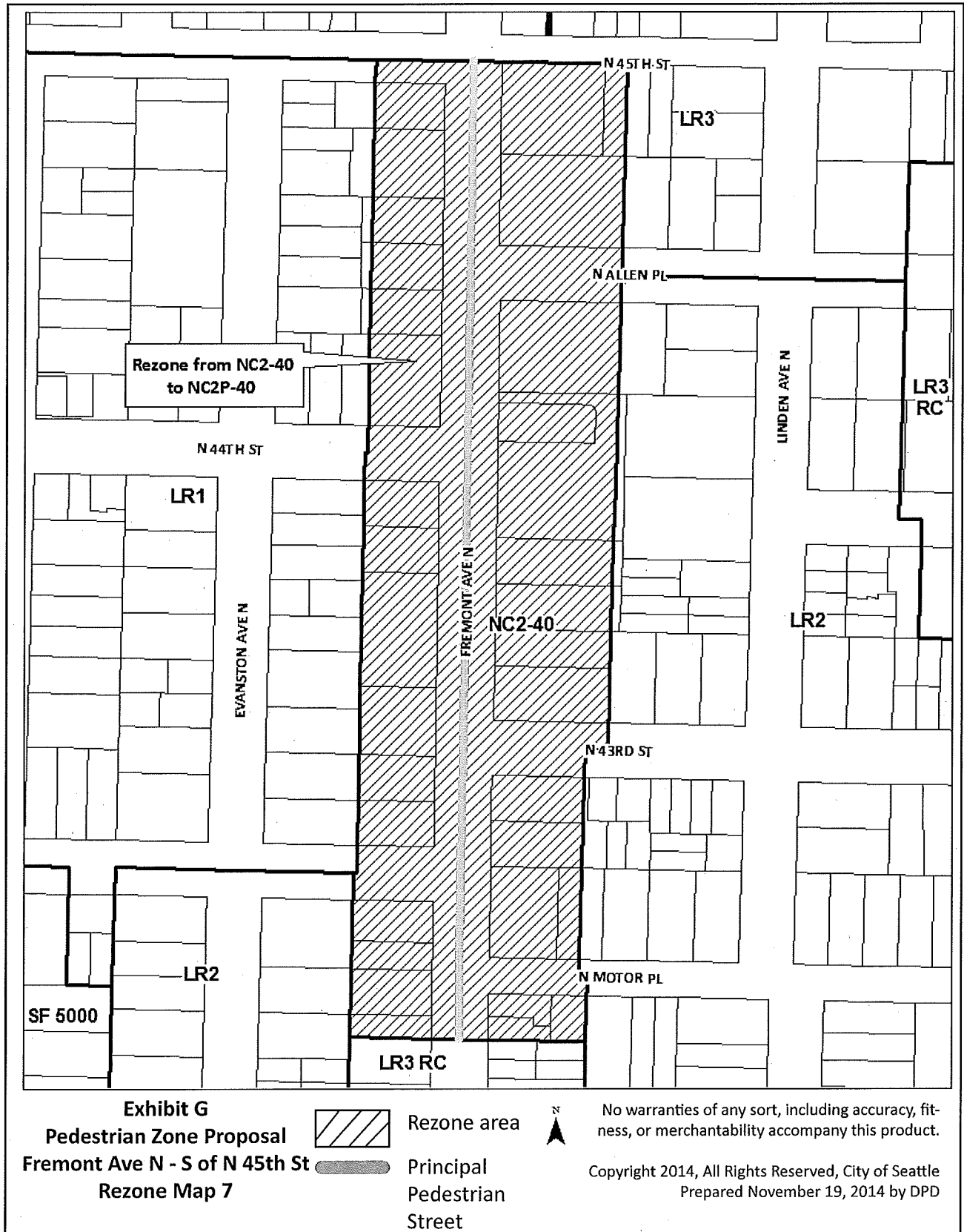


Exhibit F
Pedestrian Zone Proposal
Fremont
Rezone Map 6

-  Rezone area
-  Principal Pedestrian Street

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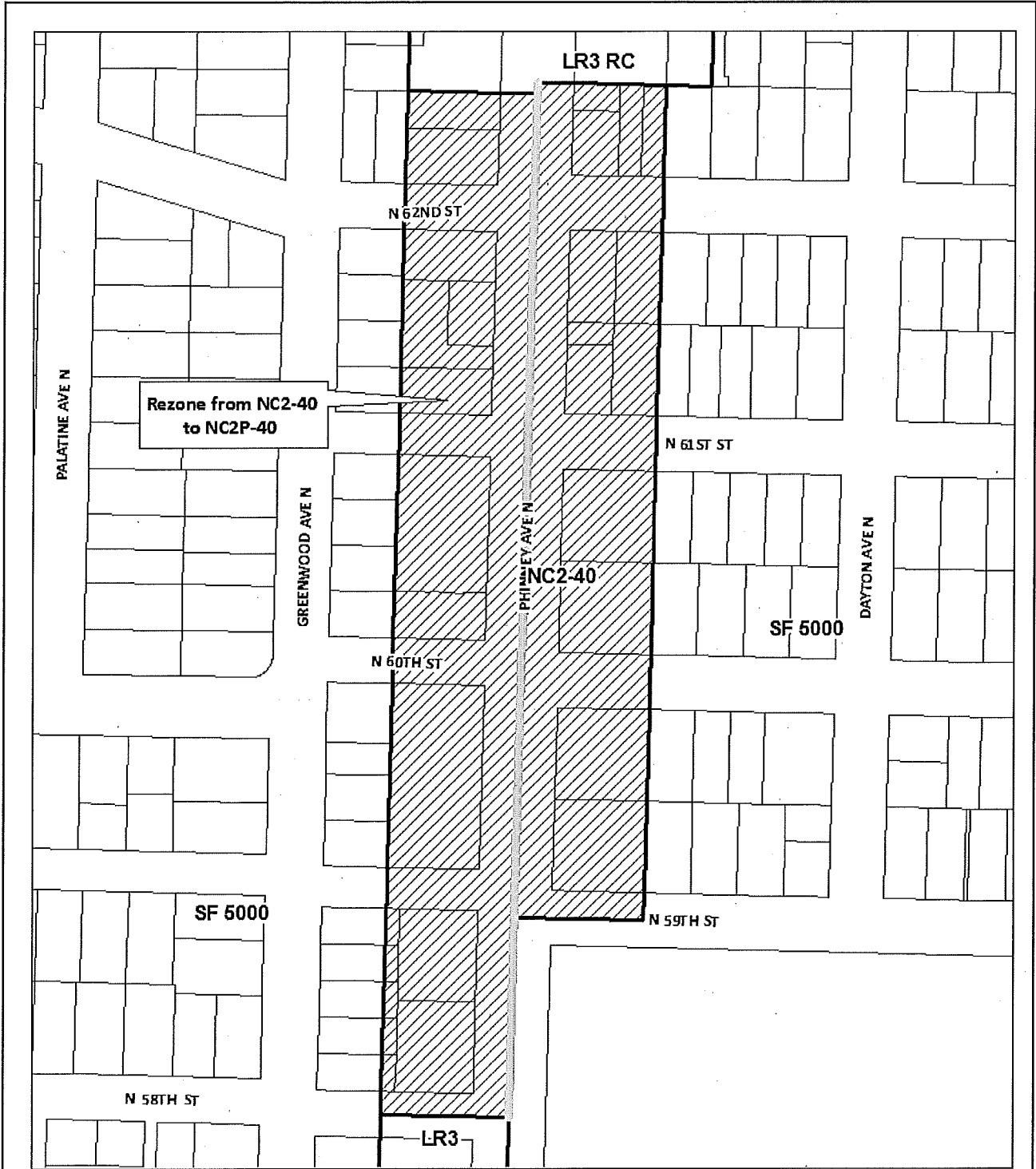
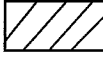



Exhibit H
Pedestrian Zone Proposal
Phinney Ridge
Rezoning Map 8

-  Rezoning area
-  Principal Pedestrian Street



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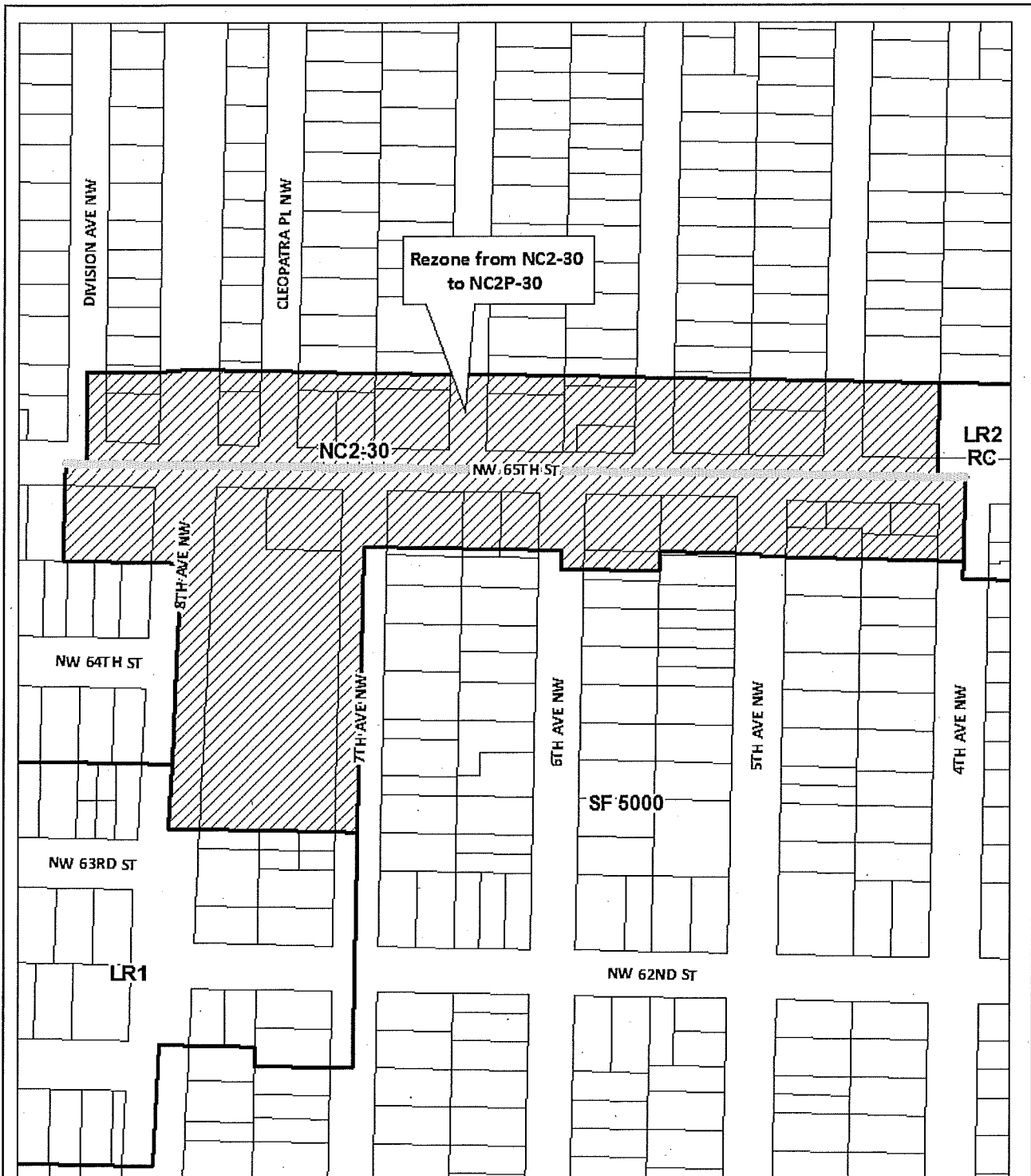
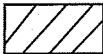

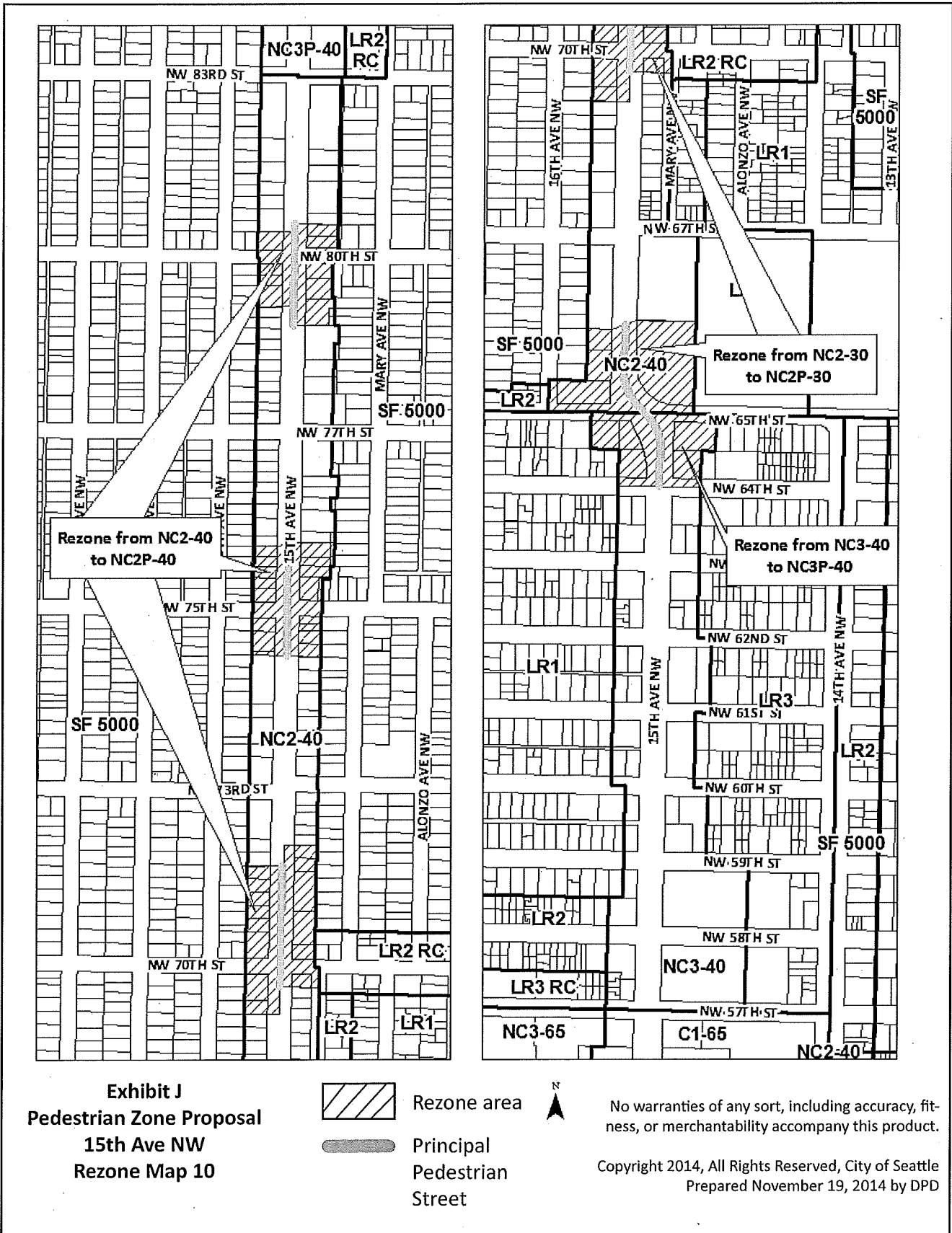


Exhibit I
Pedestrian Zone Proposal
NW 65th St - W of 4th Ave NW
Rezoning Map 9

-  Rezoning area
-  Principal Pedestrian Street



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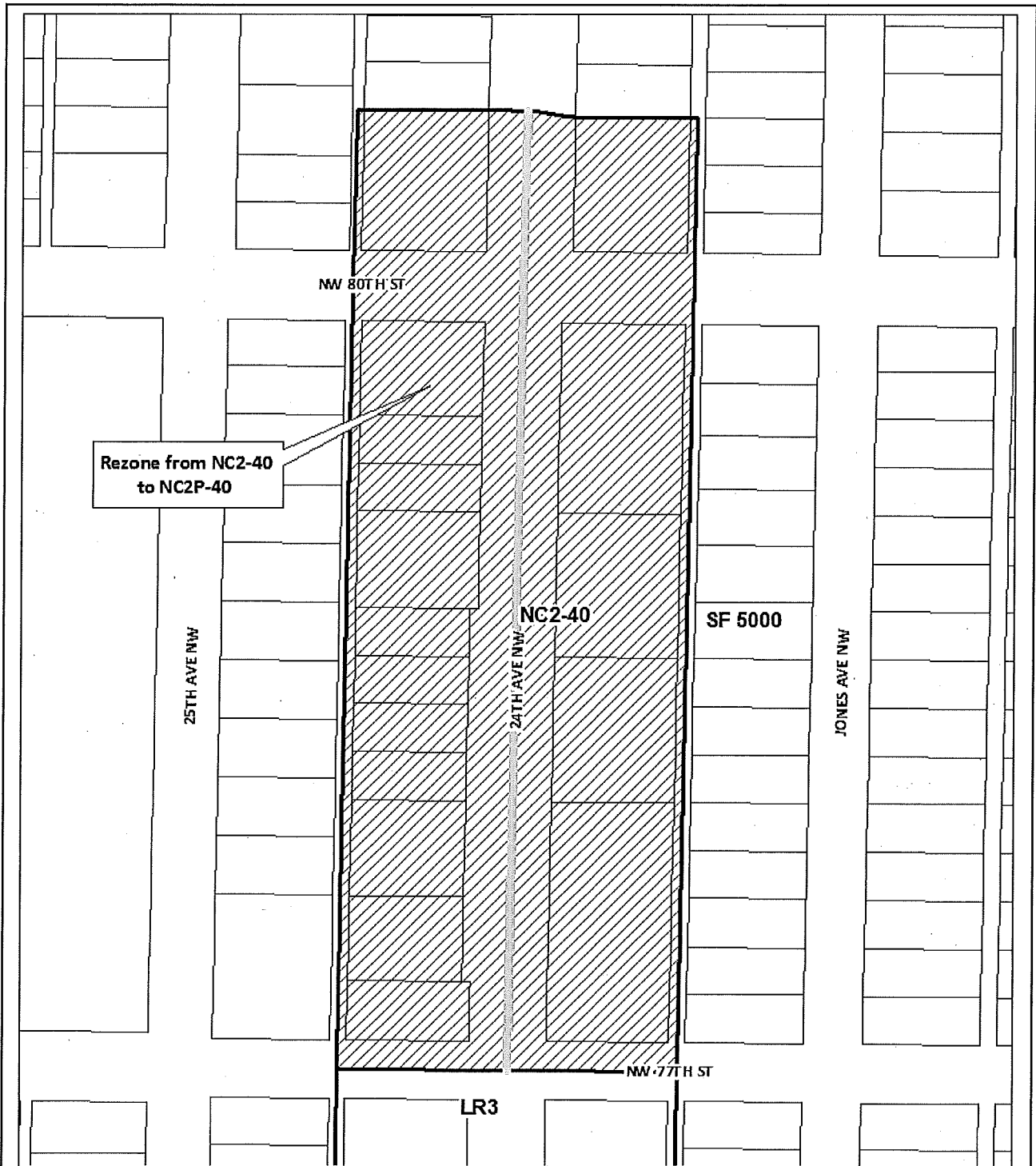
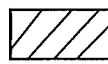



Exhibit K
Pedestrian Zone Proposal
Loyal Heights
Rezone Map 11

-  Rezone area
-  Principal Pedestrian Street



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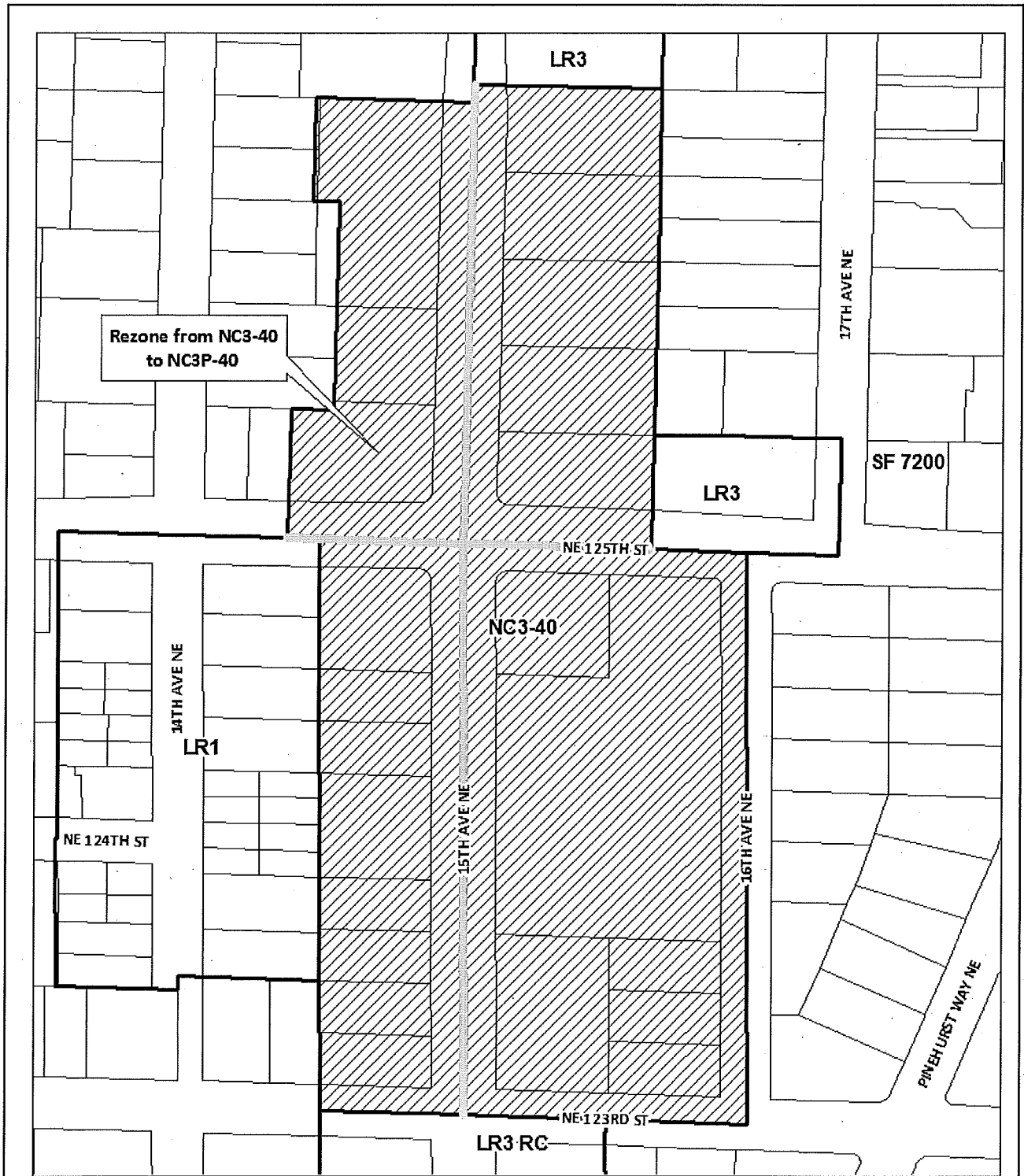
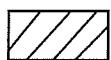



Exhibit L
Pedestrian Zone Proposal
15th Ave NE
Rezoning Map 12

-  Rezone area
-  Principal Pedestrian Street



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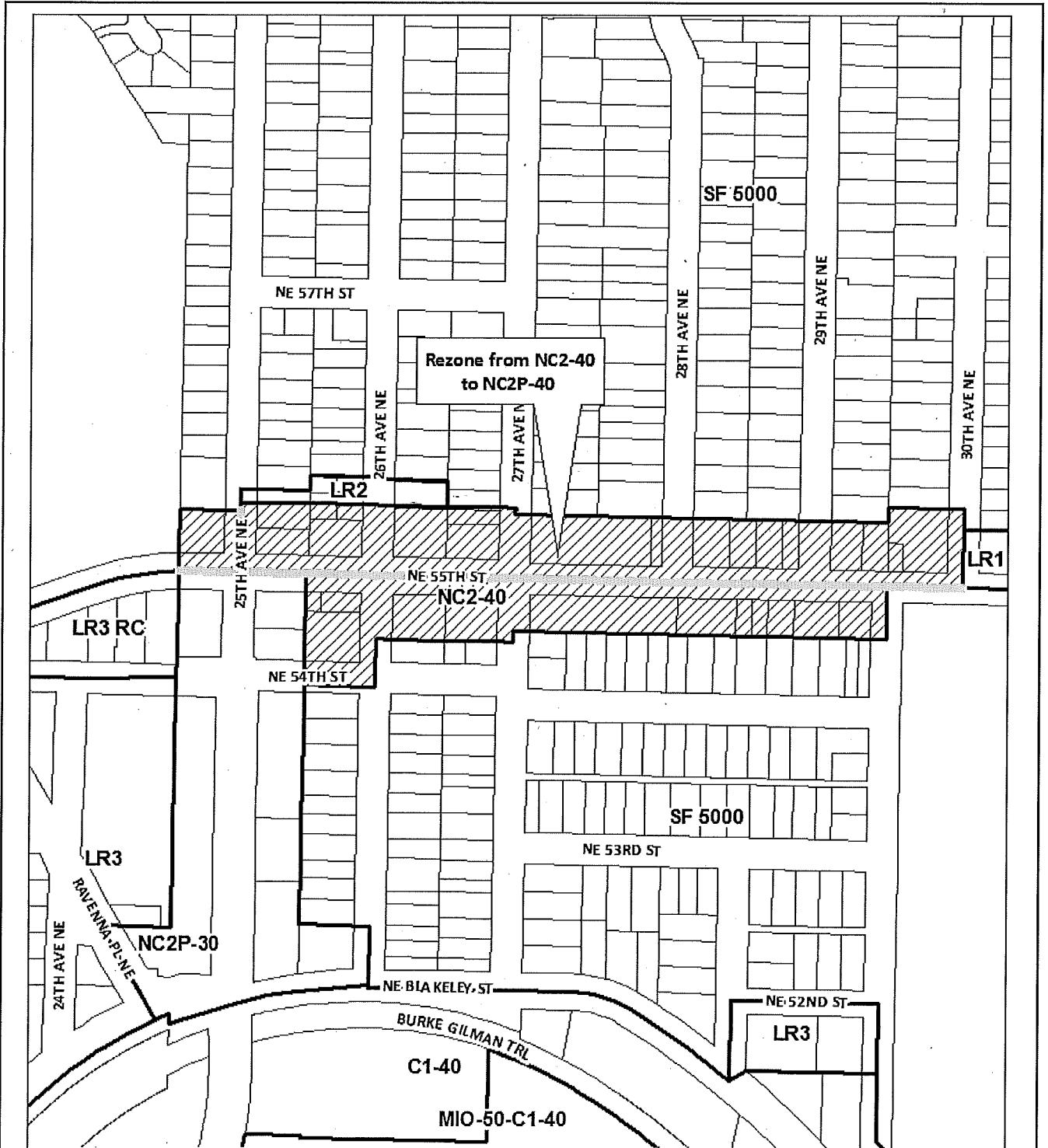




Exhibit M
Pedestrian Zone Proposal
25th Ave NE at NE 55th St
Rezone Map 13

-  Rezone area
-  Principal Pedestrian Street



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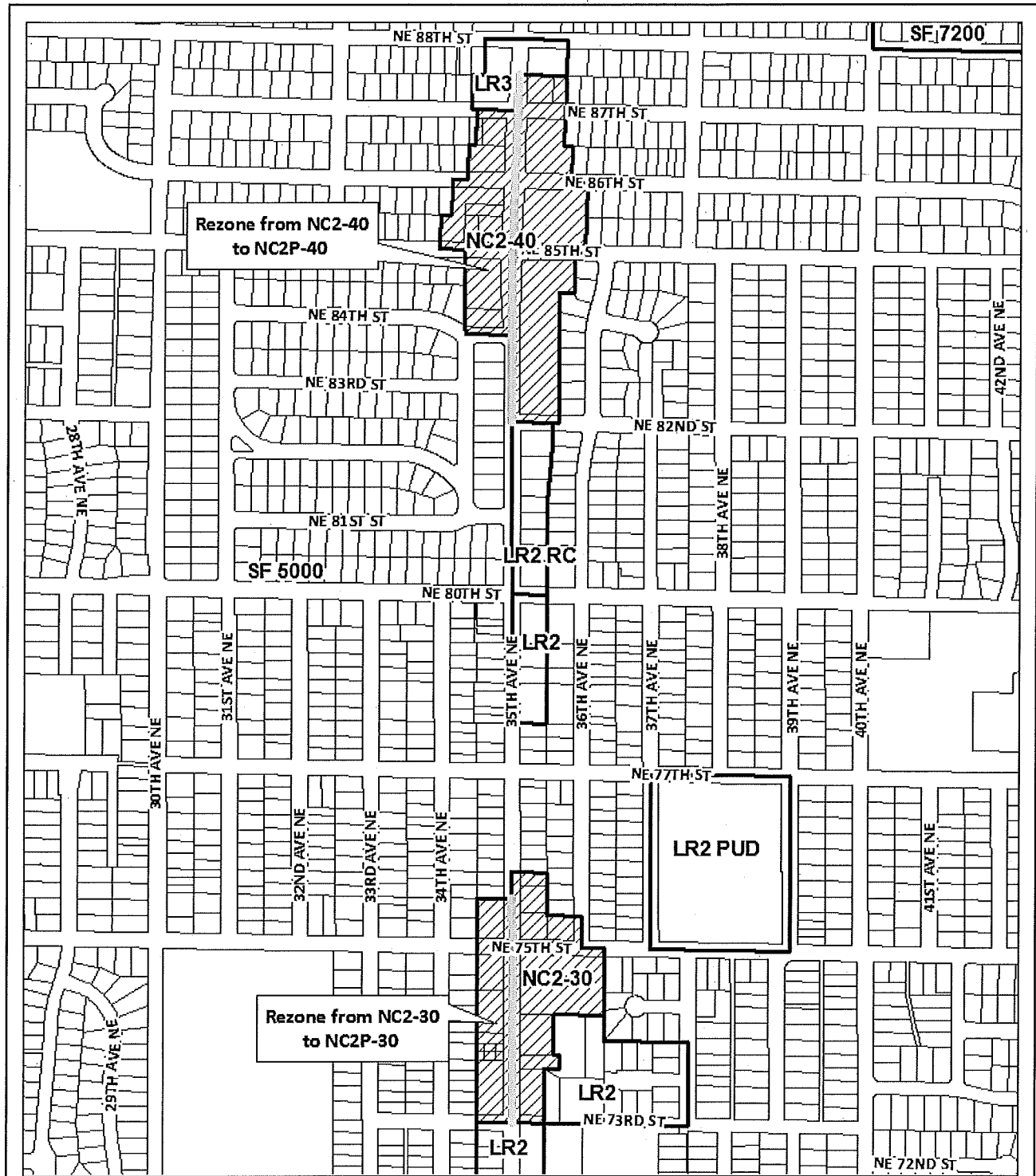


Exhibit N
Pedestrian Zone Proposal
Wedgwood
Rezone Map 14

-  Rezone area
-  Principal Pedestrian Street



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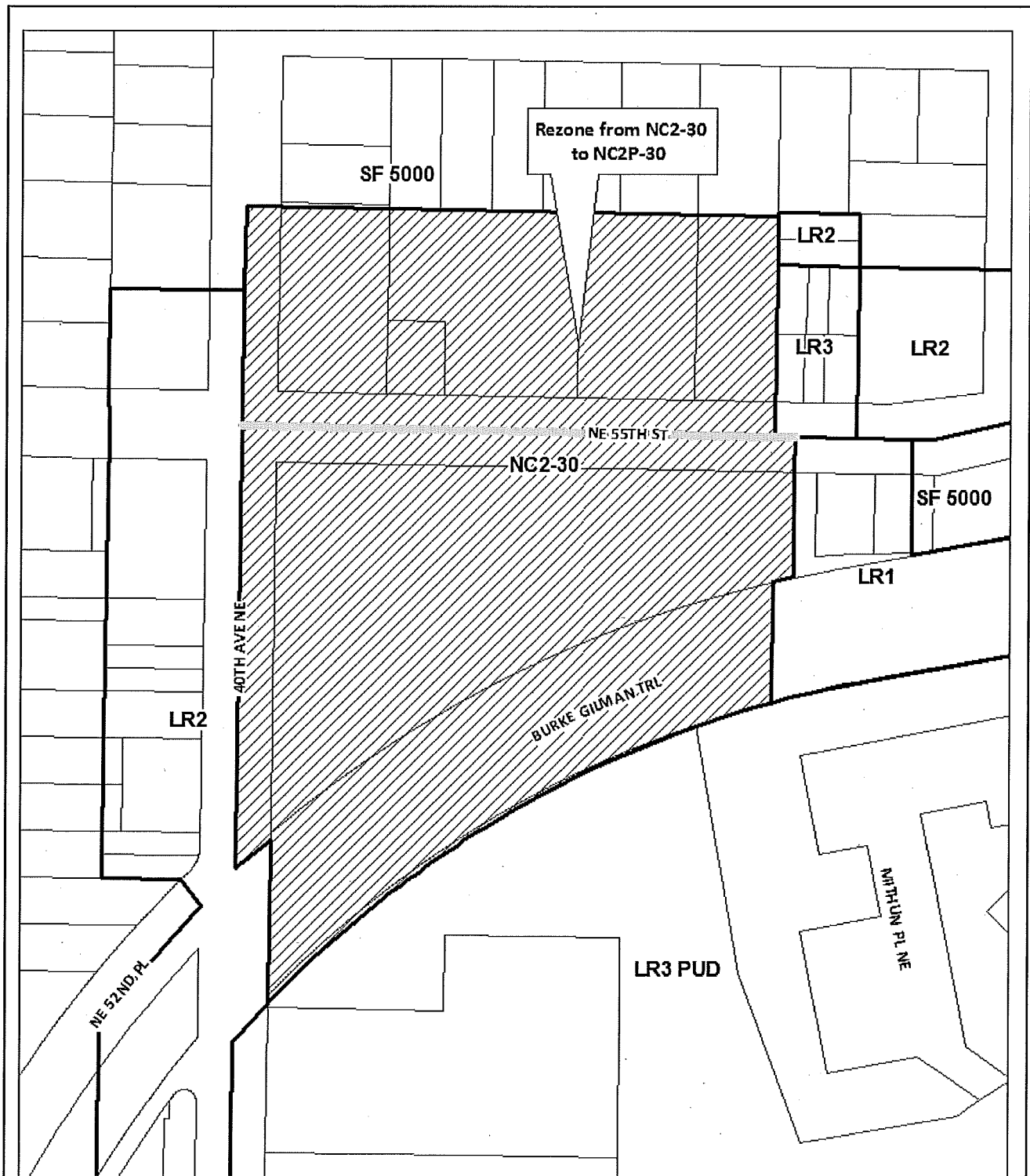



Exhibit O
Pedestrian Zone Proposal
40th Ave NE at NE 55th St
Rezoning Map 15

-  Rezoning area
-  Principal Pedestrian Street



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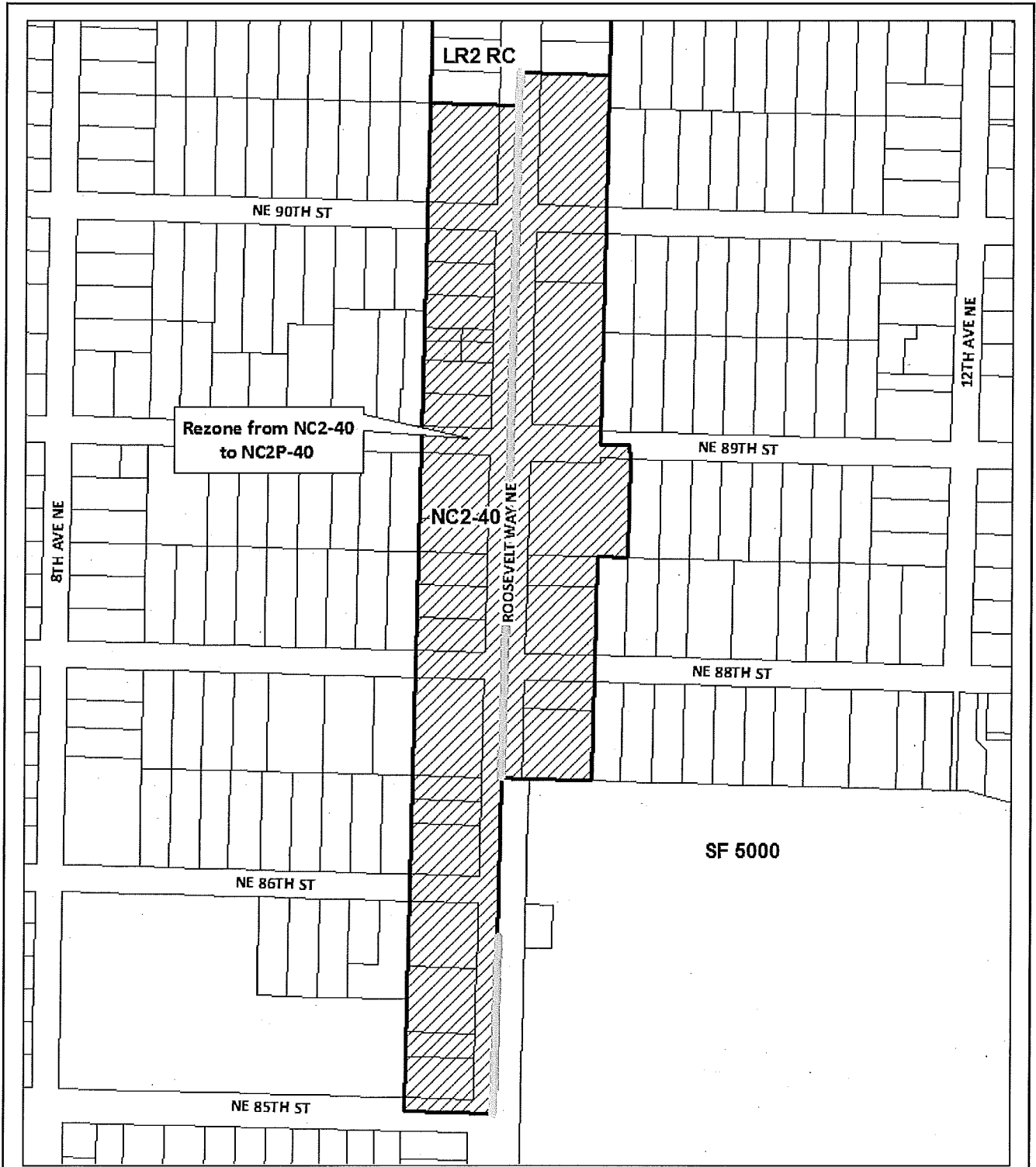




Exhibit P
Pedestrian Zone Proposal
Maple Leaf
Rezoning Map 16

 Rezoning area
 Principal Pedestrian Street



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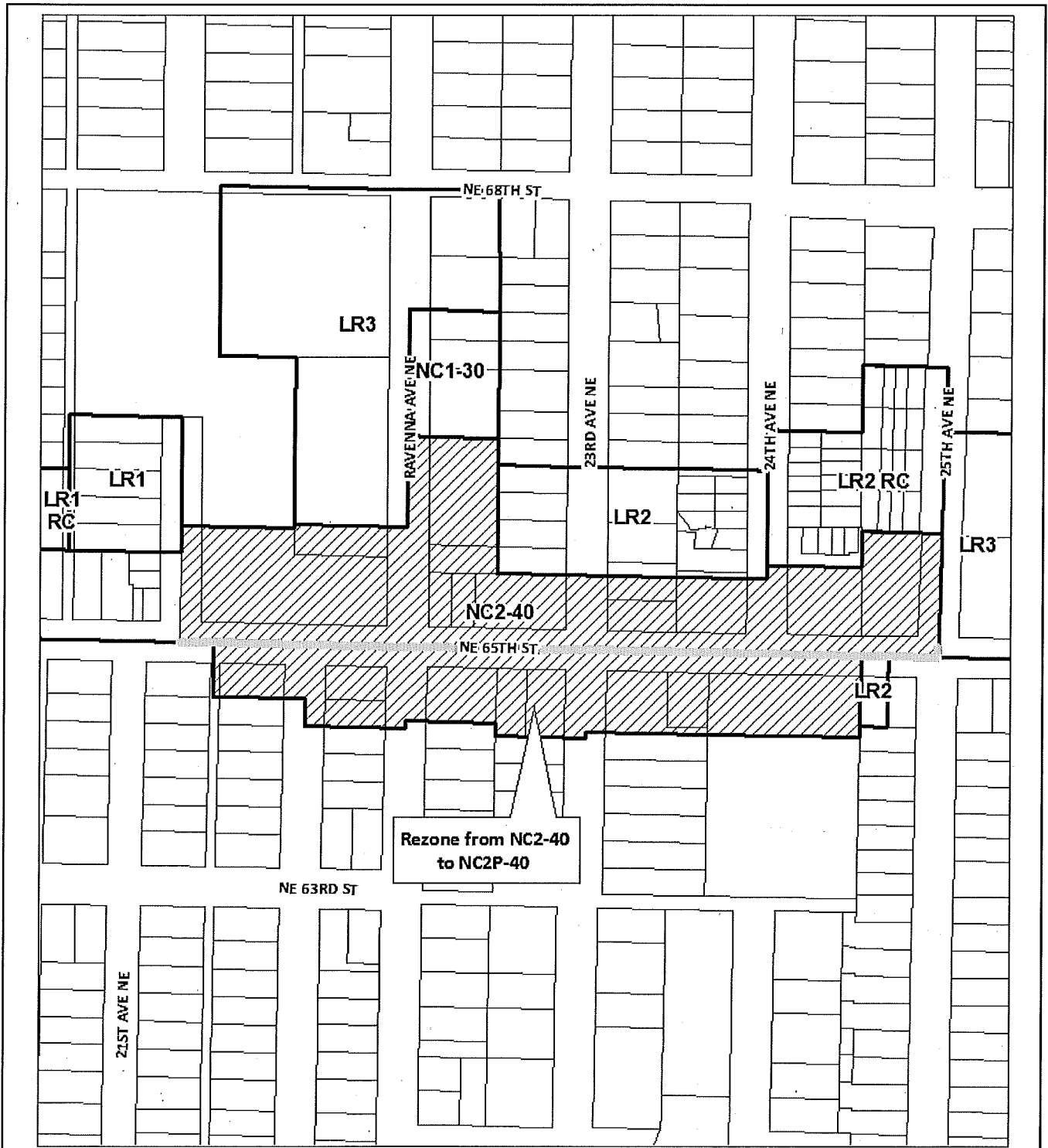
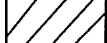



Exhibit Q
Pedestrian Zone Proposal
Ravenna (NE 65th St)
Rezoning Map 17

-  Rezoning area
-  Principal Pedestrian Street



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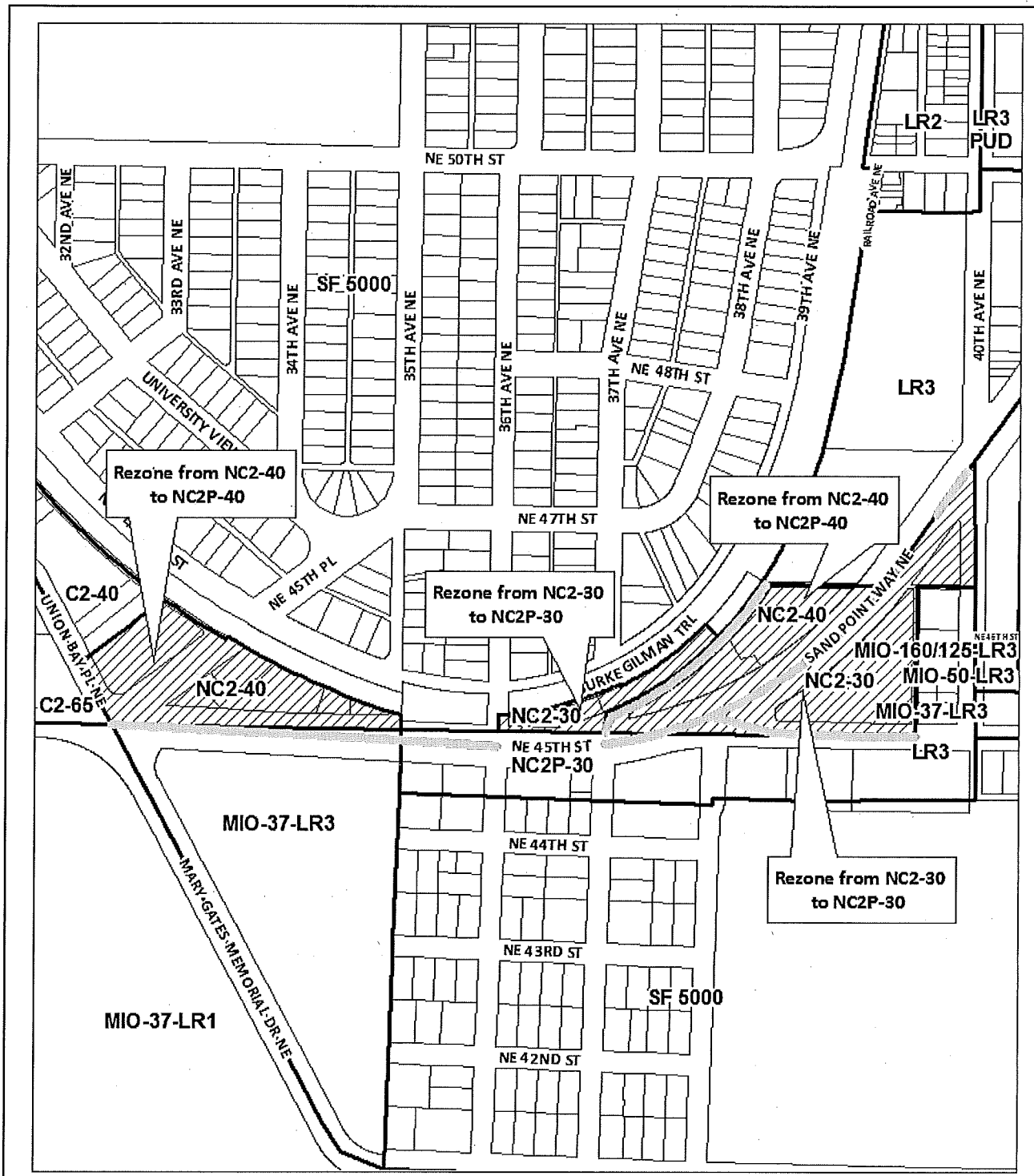
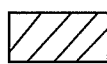



Exhibit R
Pedestrian Zone Proposal
Sand Point Way NE at
36th Ave NE
Rezone Map 18

-  Rezone area
-  Principal Pedestrian Street

⬆️
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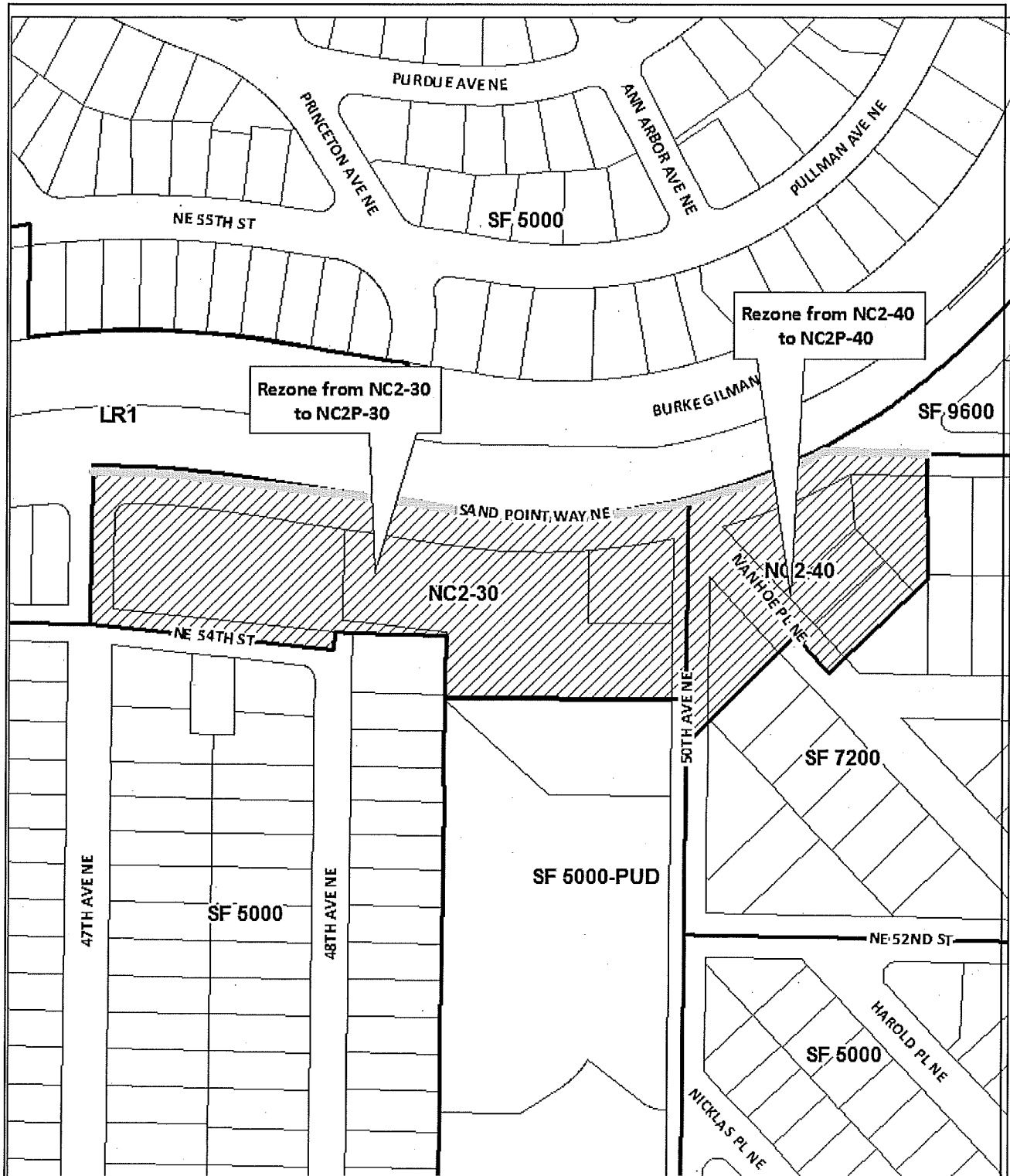




Exhibit S
Pedestrian Zone Proposal
Sand Point Way NE at
50th Ave NE
Rezoning Map 19

-  Rezoning area
-  Principal Pedestrian Street



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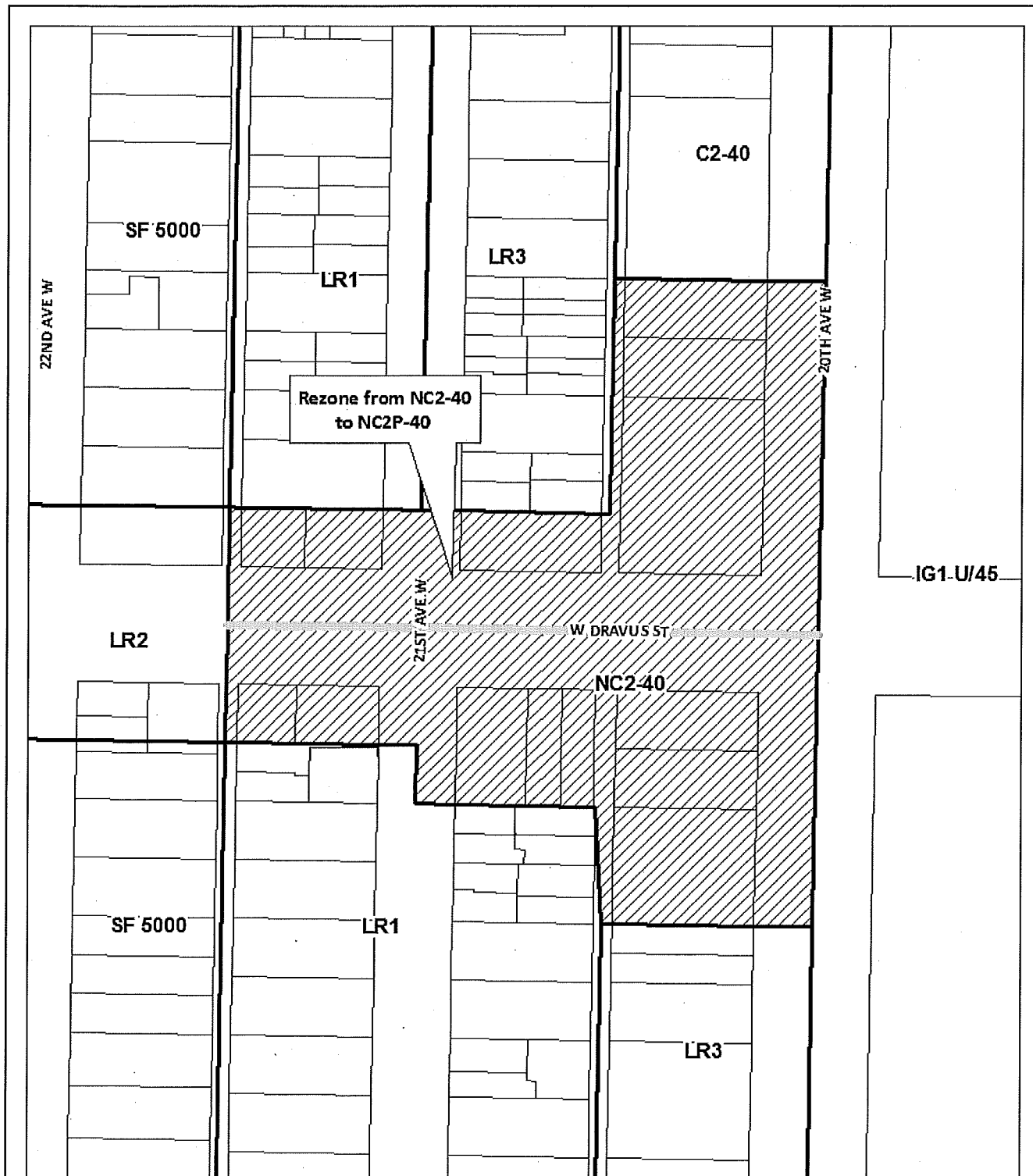


Exhibit T
Pedestrian Zone Proposal
21st Ave W at W Dravus St
Rezone Map 20



Rezoned area



Principal
 Pedestrian
 Street



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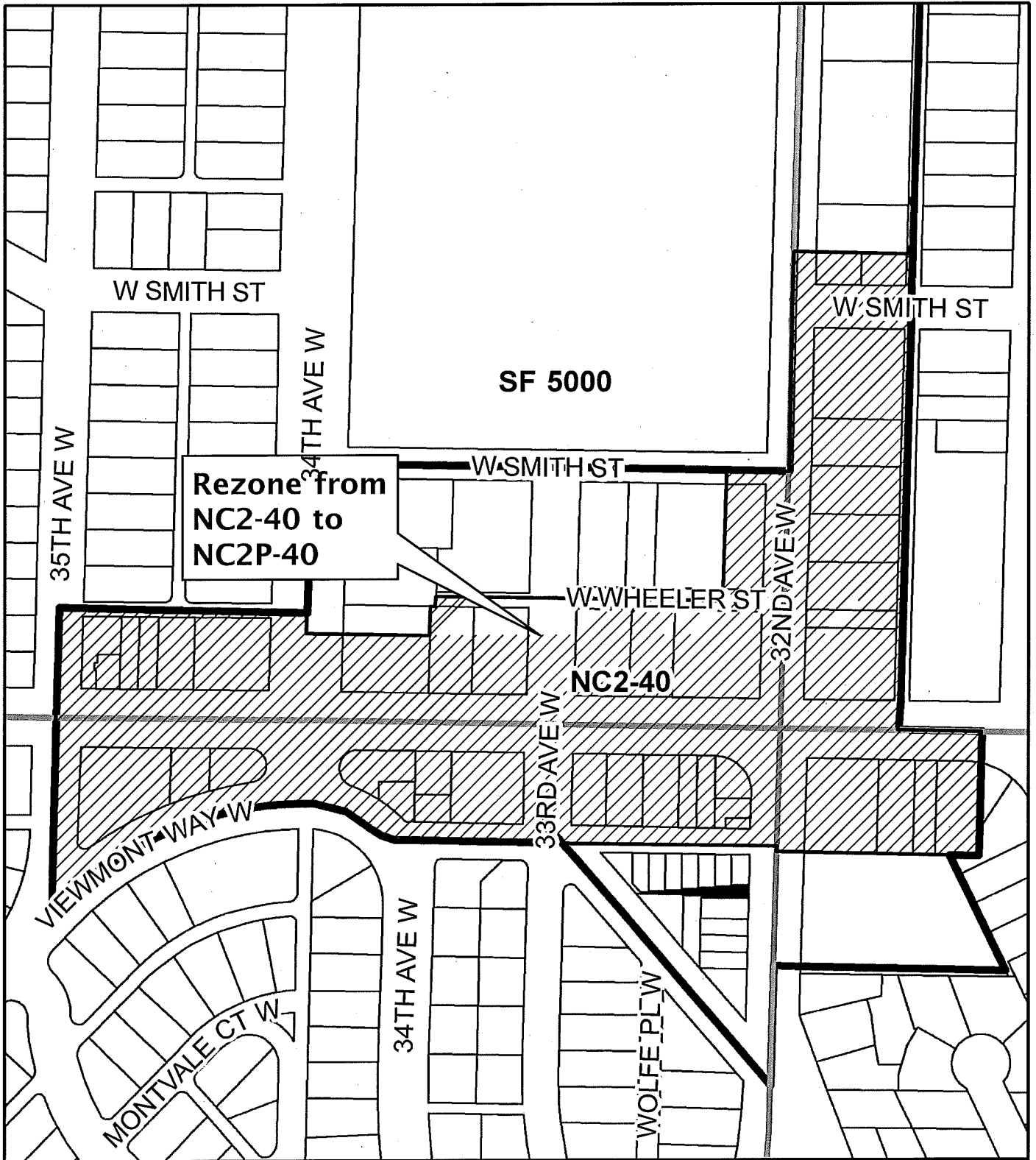




Exhibit U
Pedestrian Zone Proposal
Magnolia
Rezone Map 21

-  Rezone Area
-  Principal Pedestrian Street

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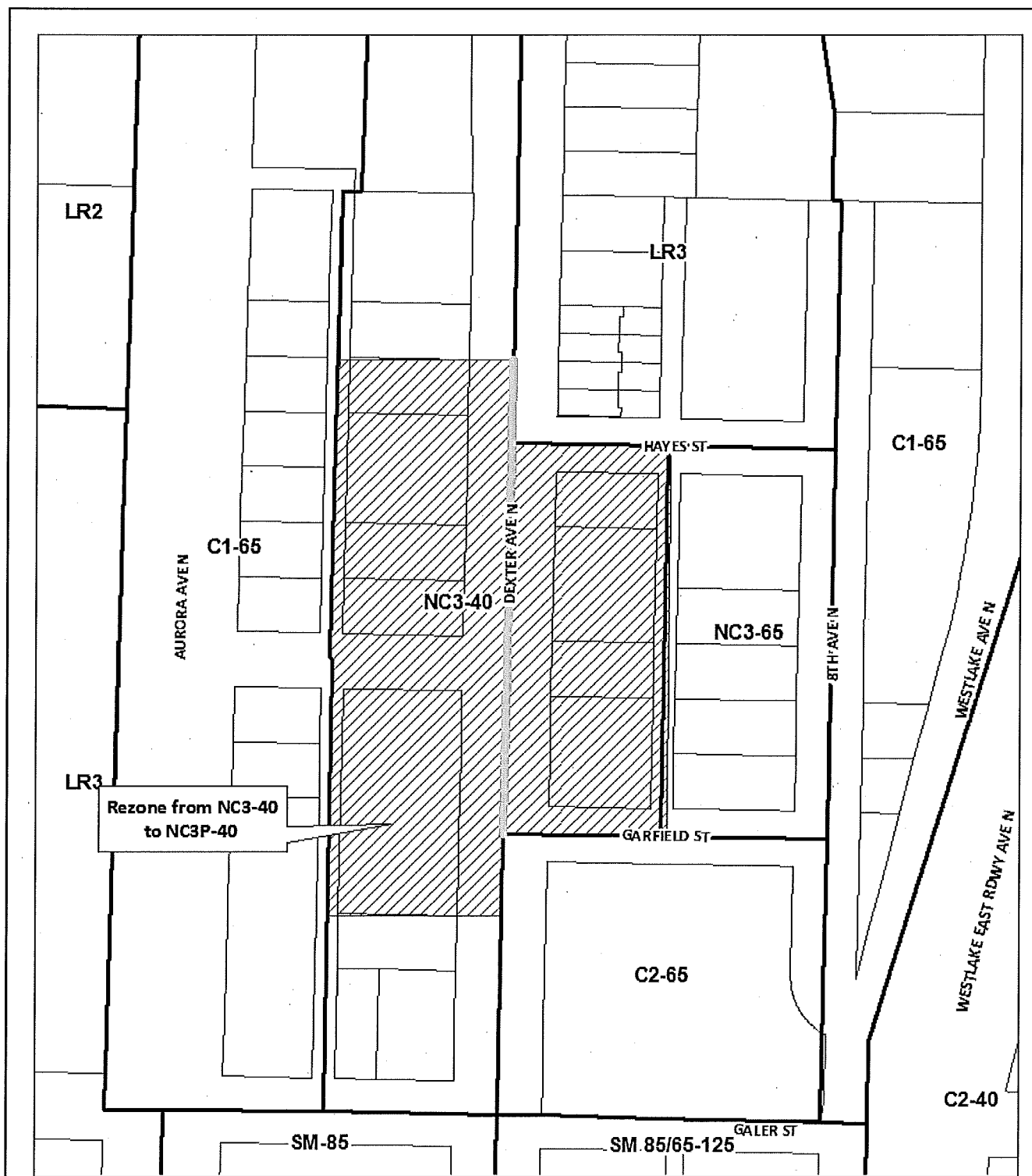
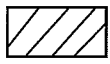



Exhibit V
Pedestrian Zone Proposal
Dexter Ave N at Garfield St
Rezone Map 22

-  Rezone area
-  Principal Pedestrian Street



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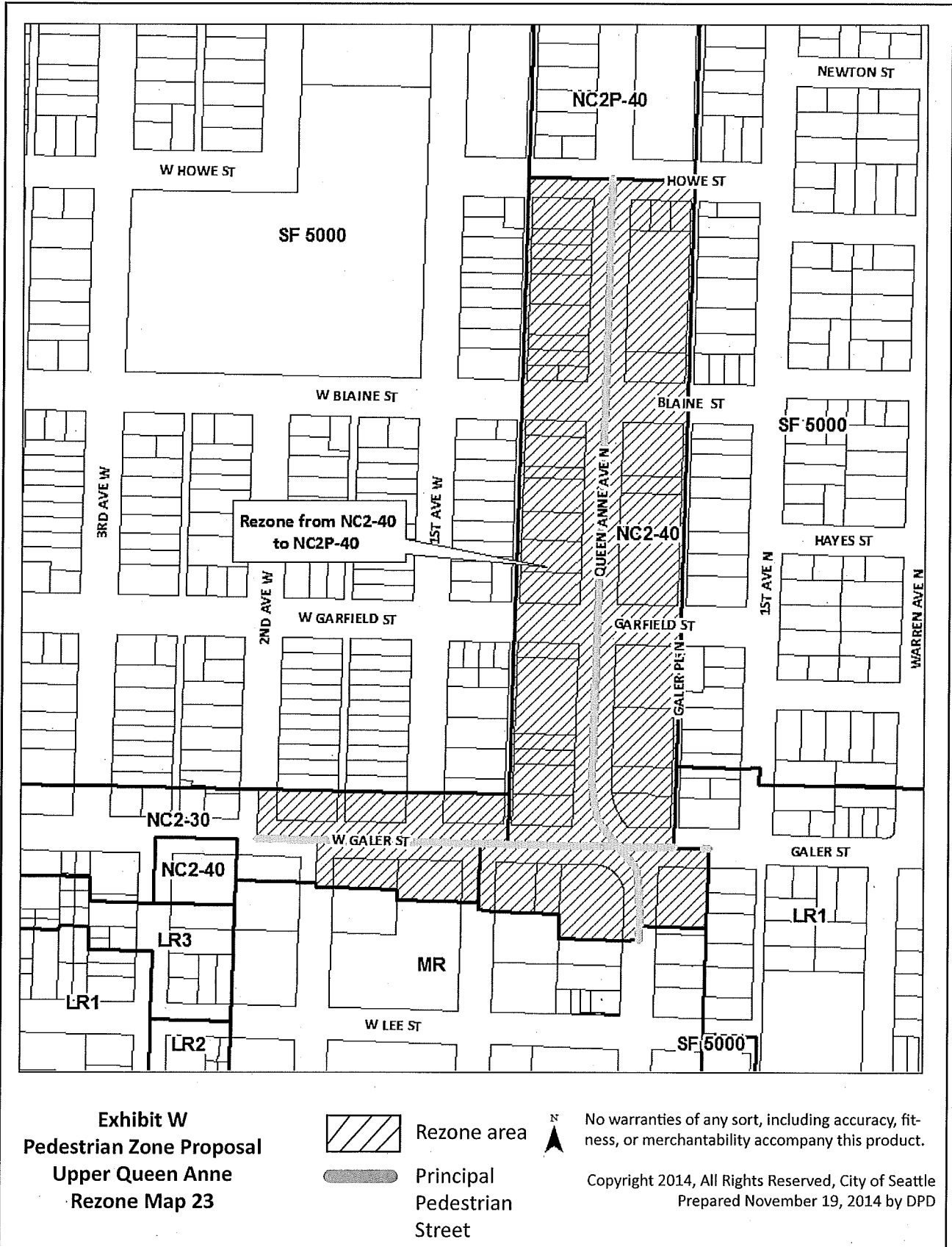
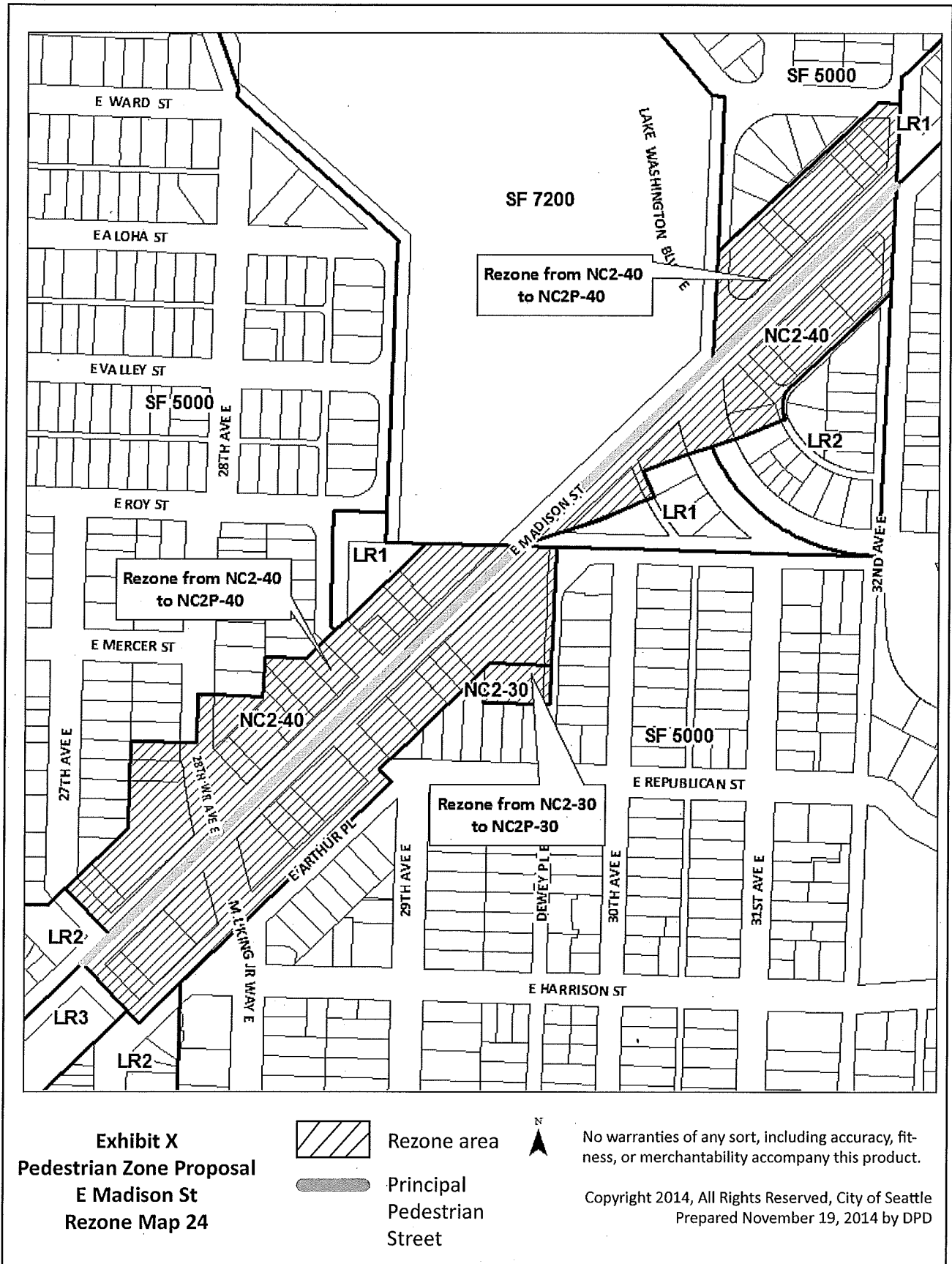


Exhibit W to DPD Pedestrian Zone Ordinance



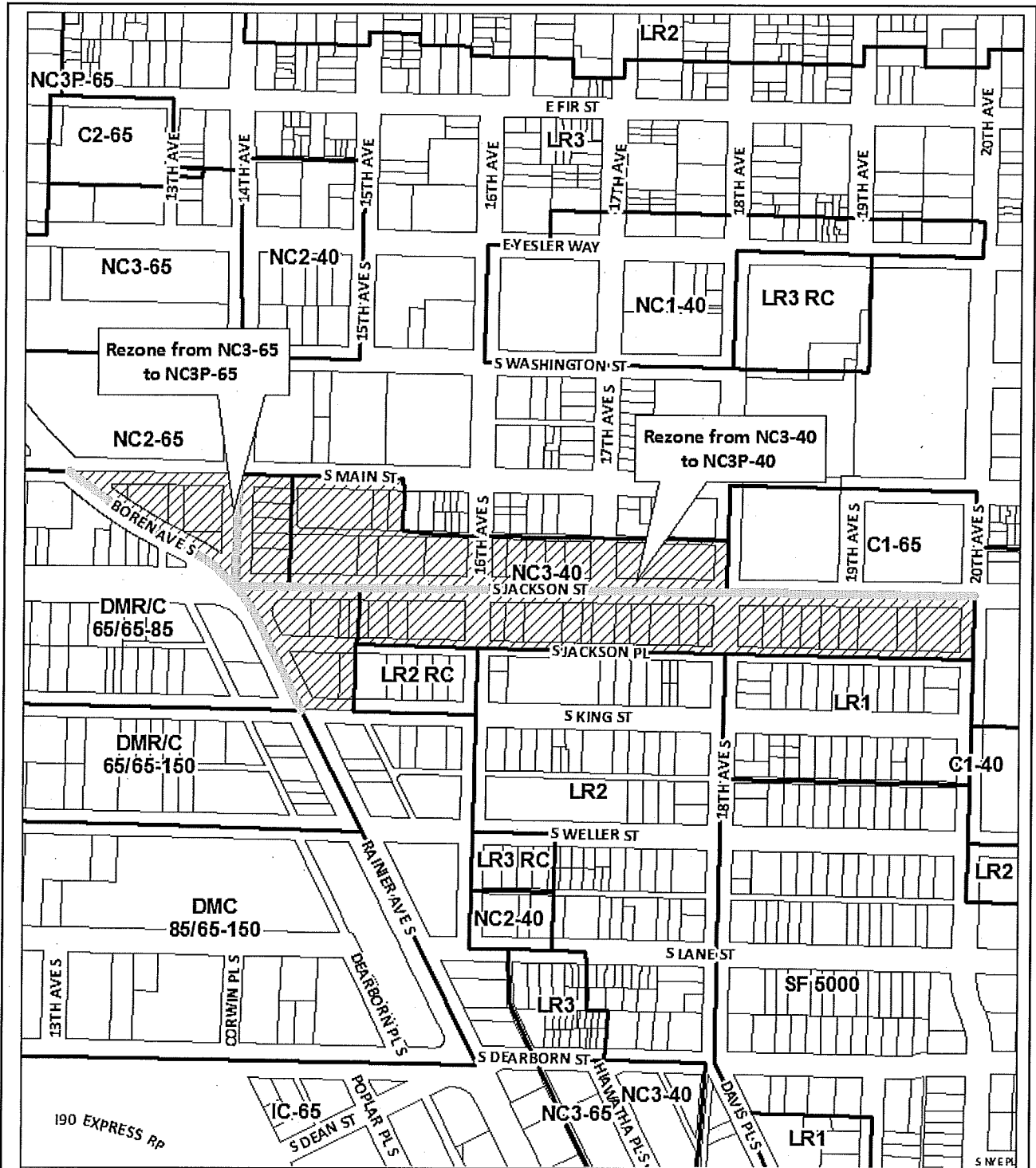




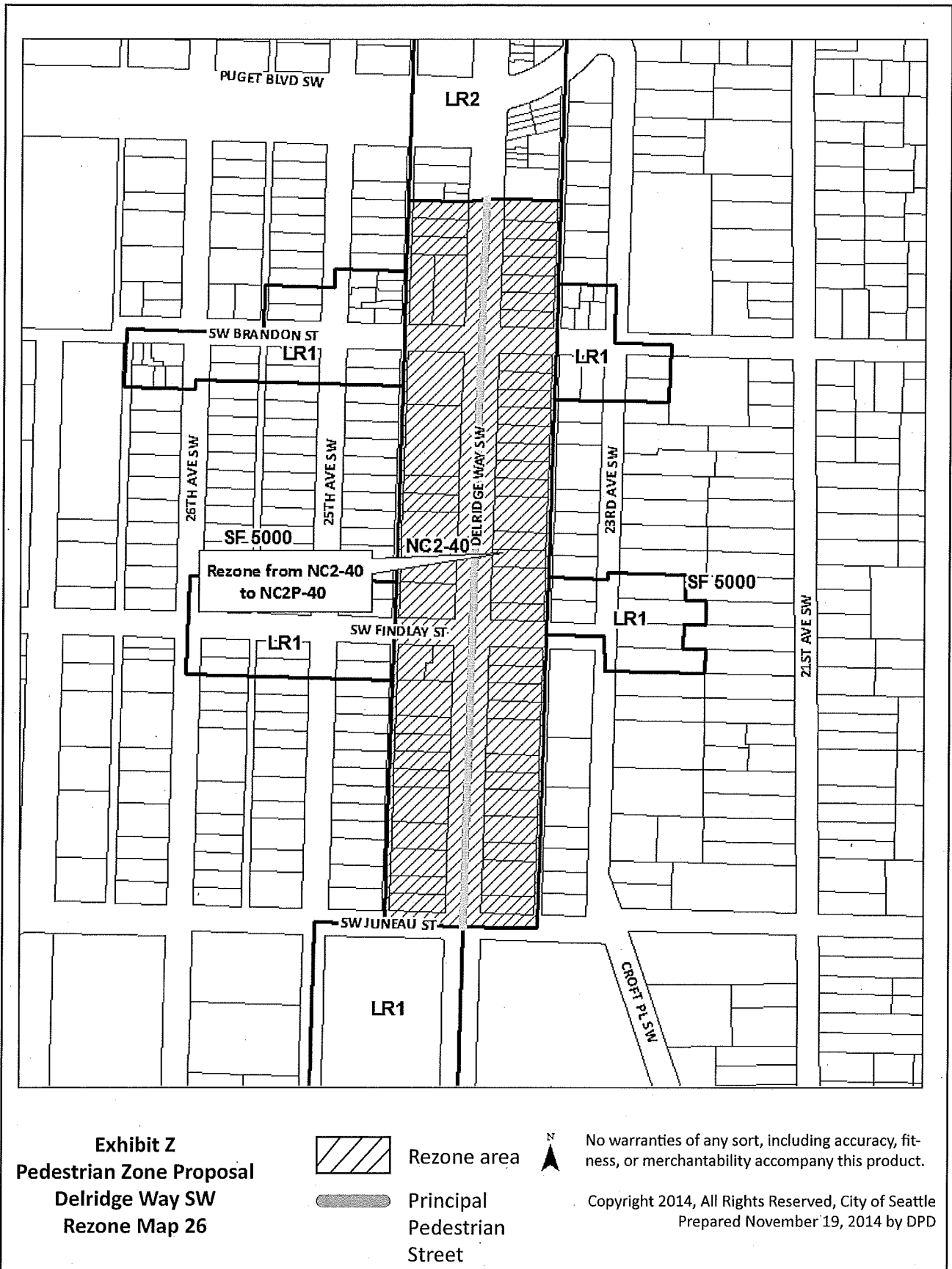
Exhibit Y
Pedestrian Zone Proposal
S Jackson St
Rezoned Map 25

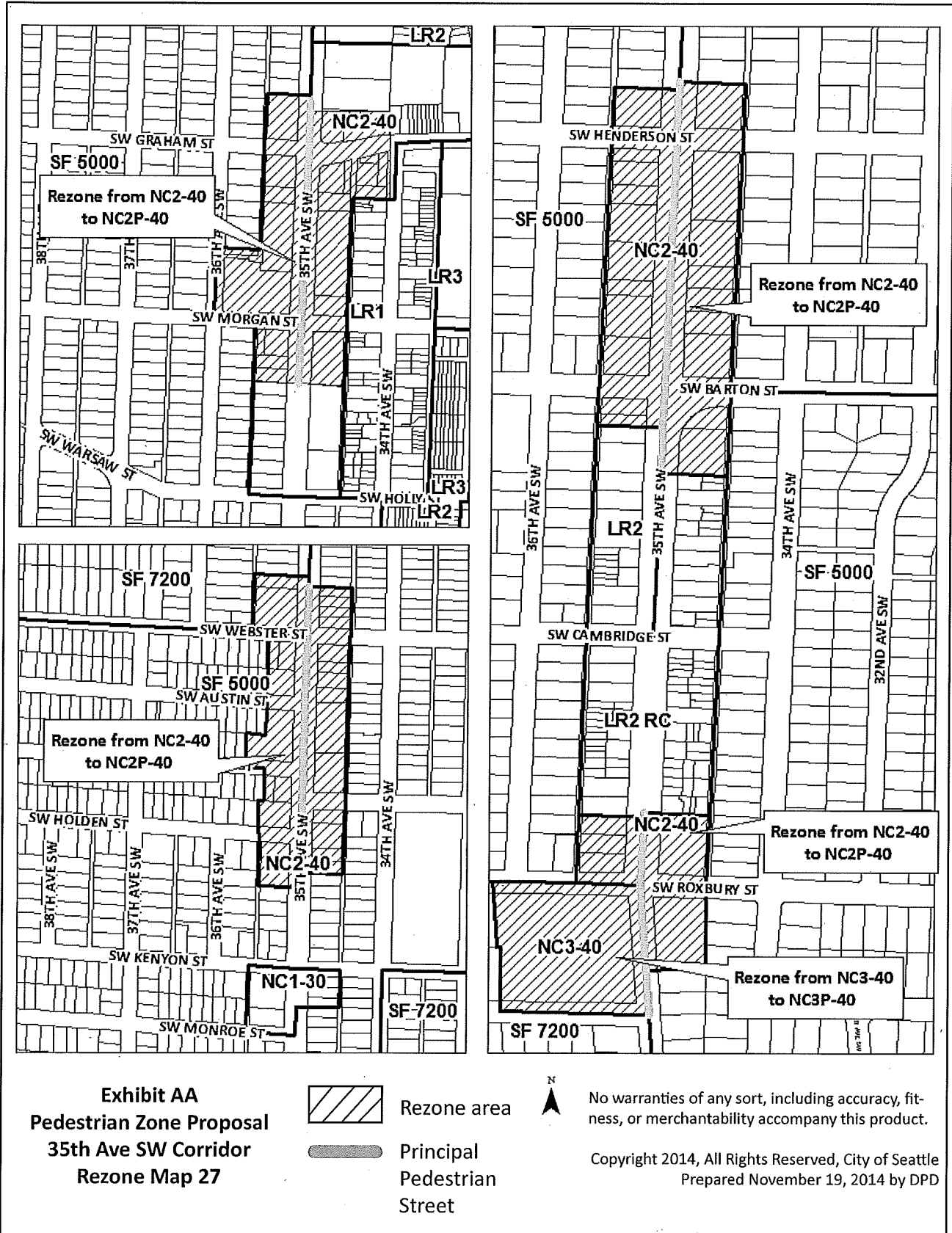
-  Rezoned area
-  Principal Pedestrian Street



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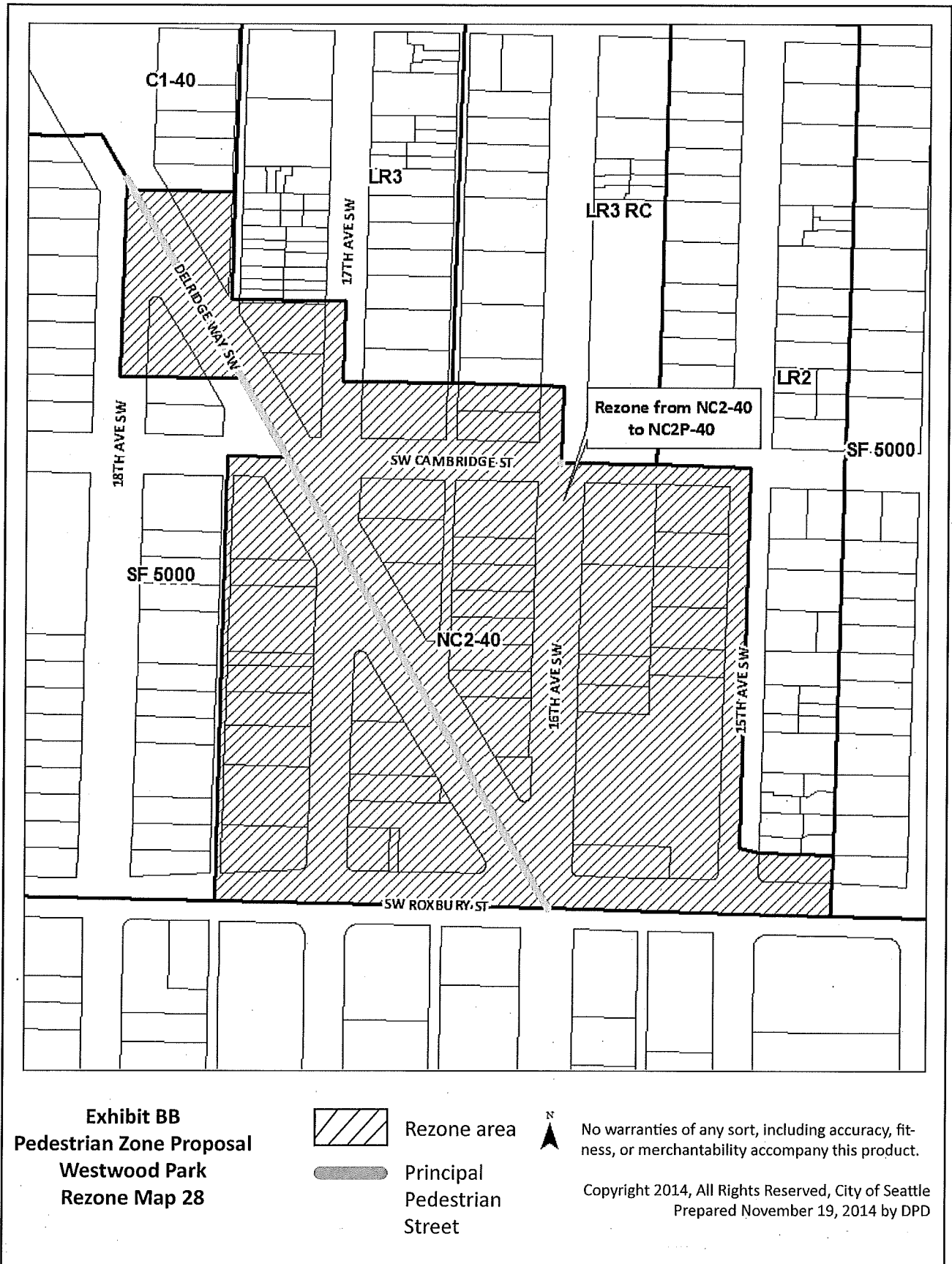




Exhibit BB
Pedestrian Zone Proposal
Westwood Park
Rezoning Map 28

 **Rezoning area**
 **Principal Pedestrian Street**



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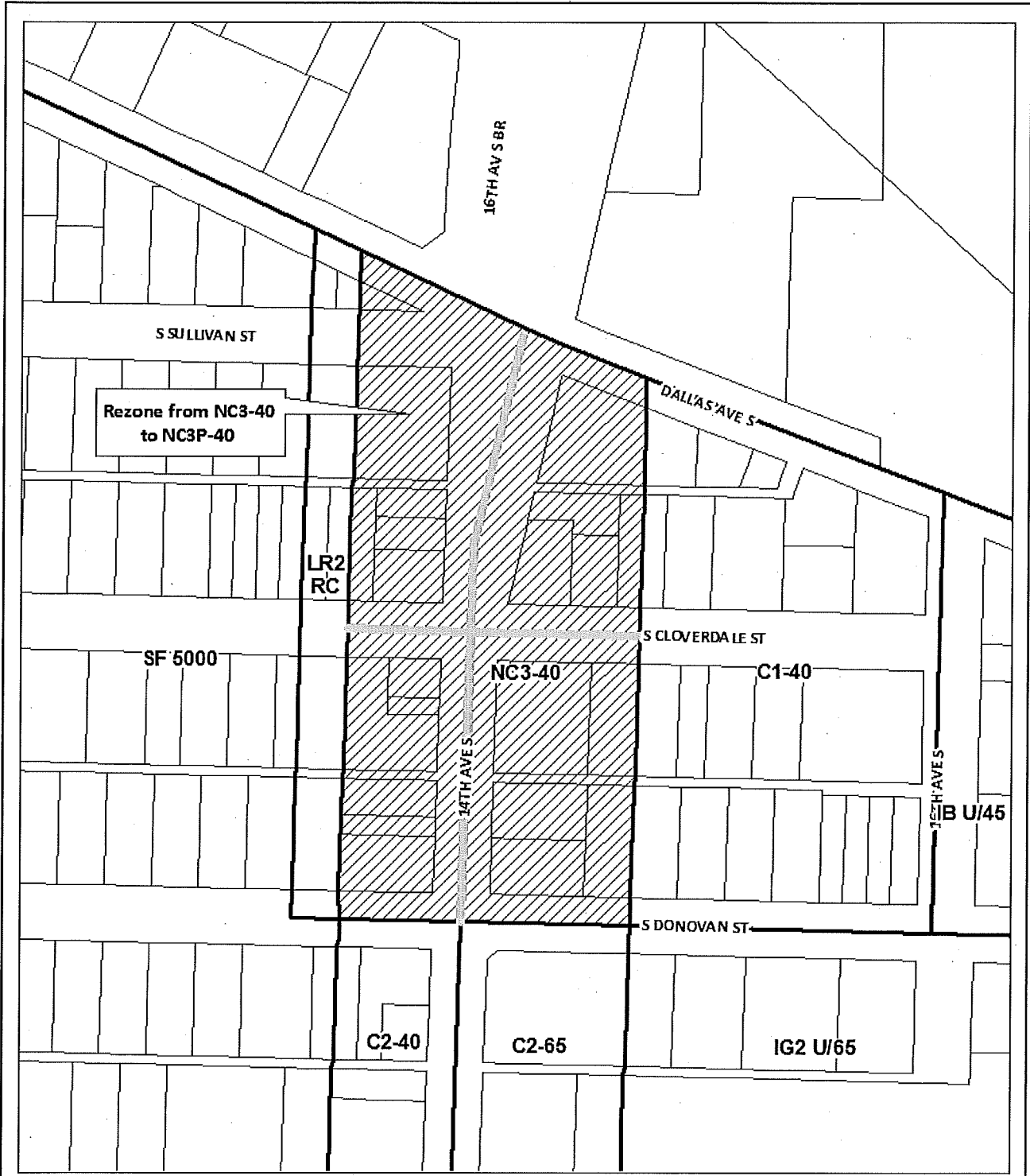
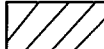



Exhibit CC
Pedestrian Zone Proposal
South Park
Rezoning Map 29

-  Rezoning area
-  Principal Pedestrian Street



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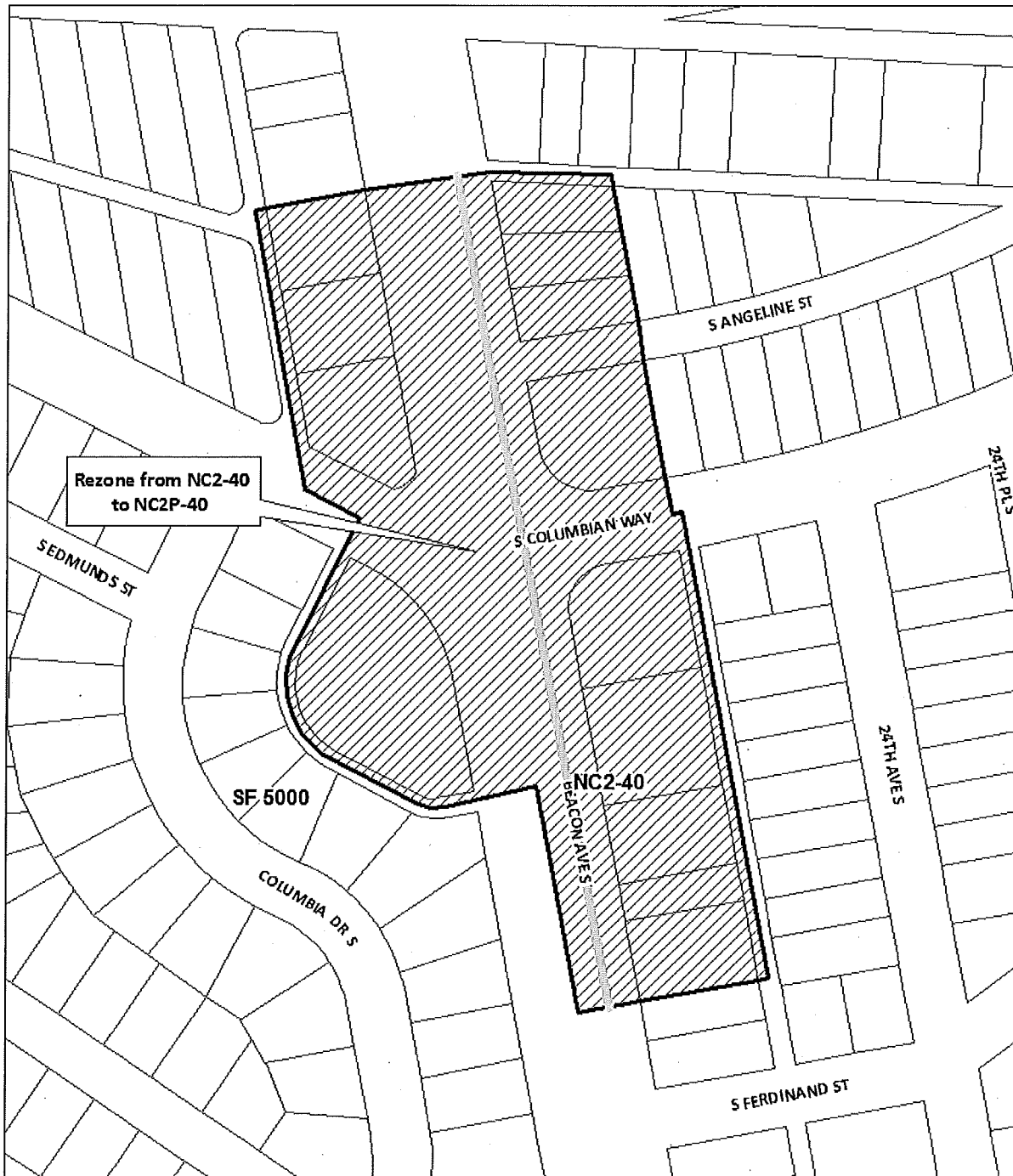


Exhibit DD
Pedestrian Zone Proposal
Beacon Ave S at S
Columbian Way
Rezoning Map 30



Rezoning area



Principal
 Pedestrian
 Street

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Exhibit EE
Pedestrian Zone Proposal
Aurora-Licton Springs
Rezoning Map 31

-  Rezoning area
-  Principal Pedestrian Street



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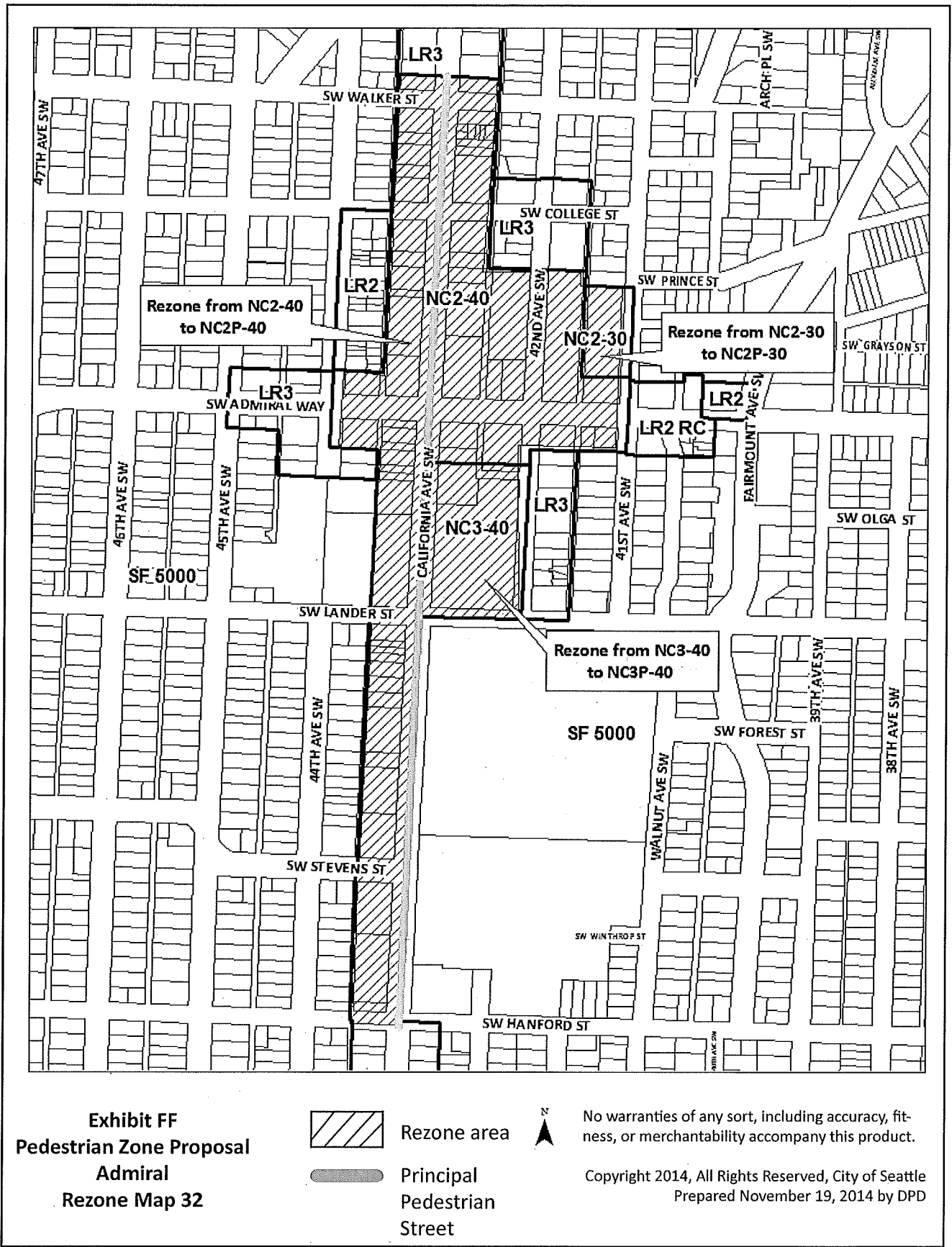




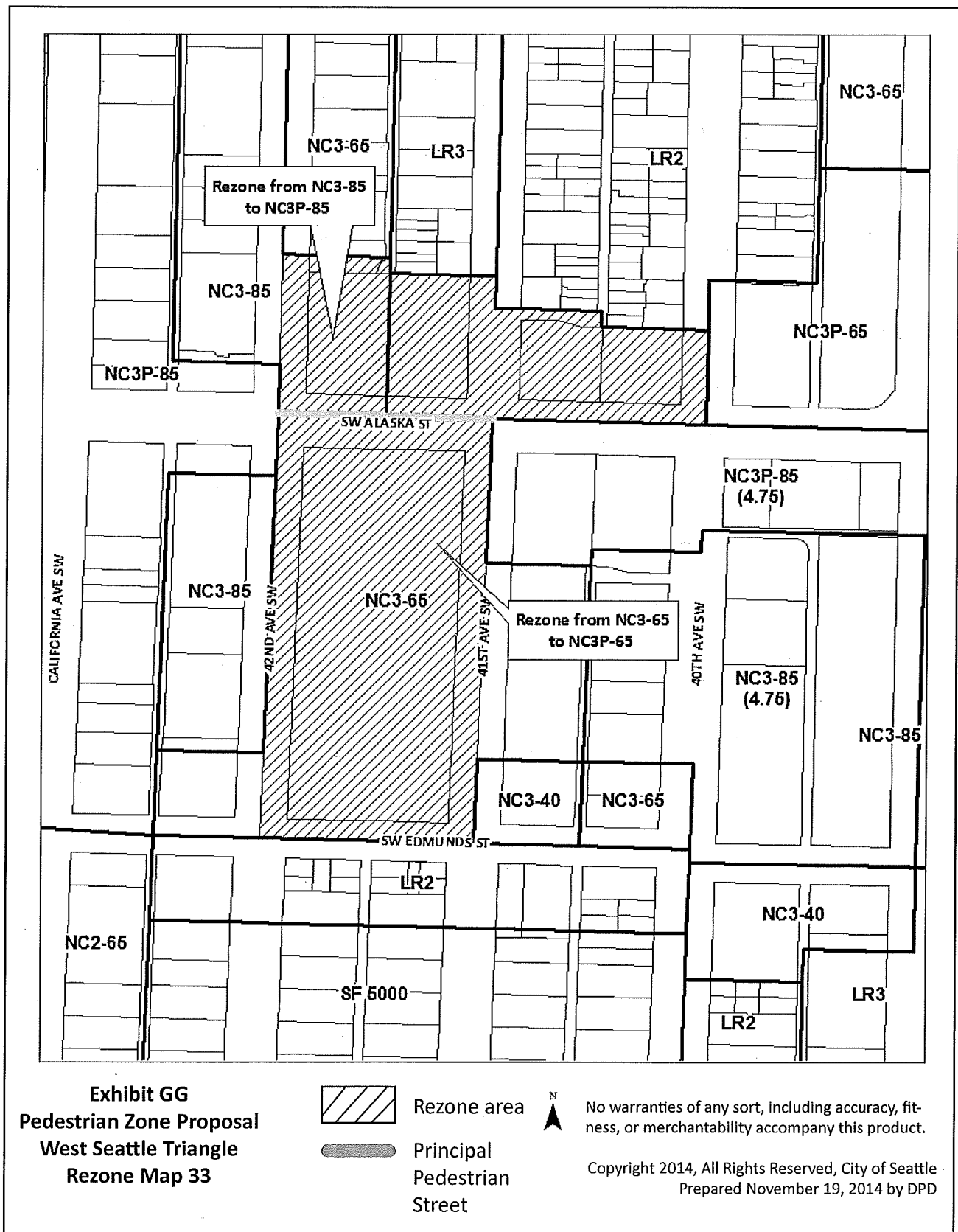
Exhibit FF
Pedestrian Zone Proposal
Admiral
Rezoning Map 32

-  Rezoning area
-  Principal Pedestrian Street



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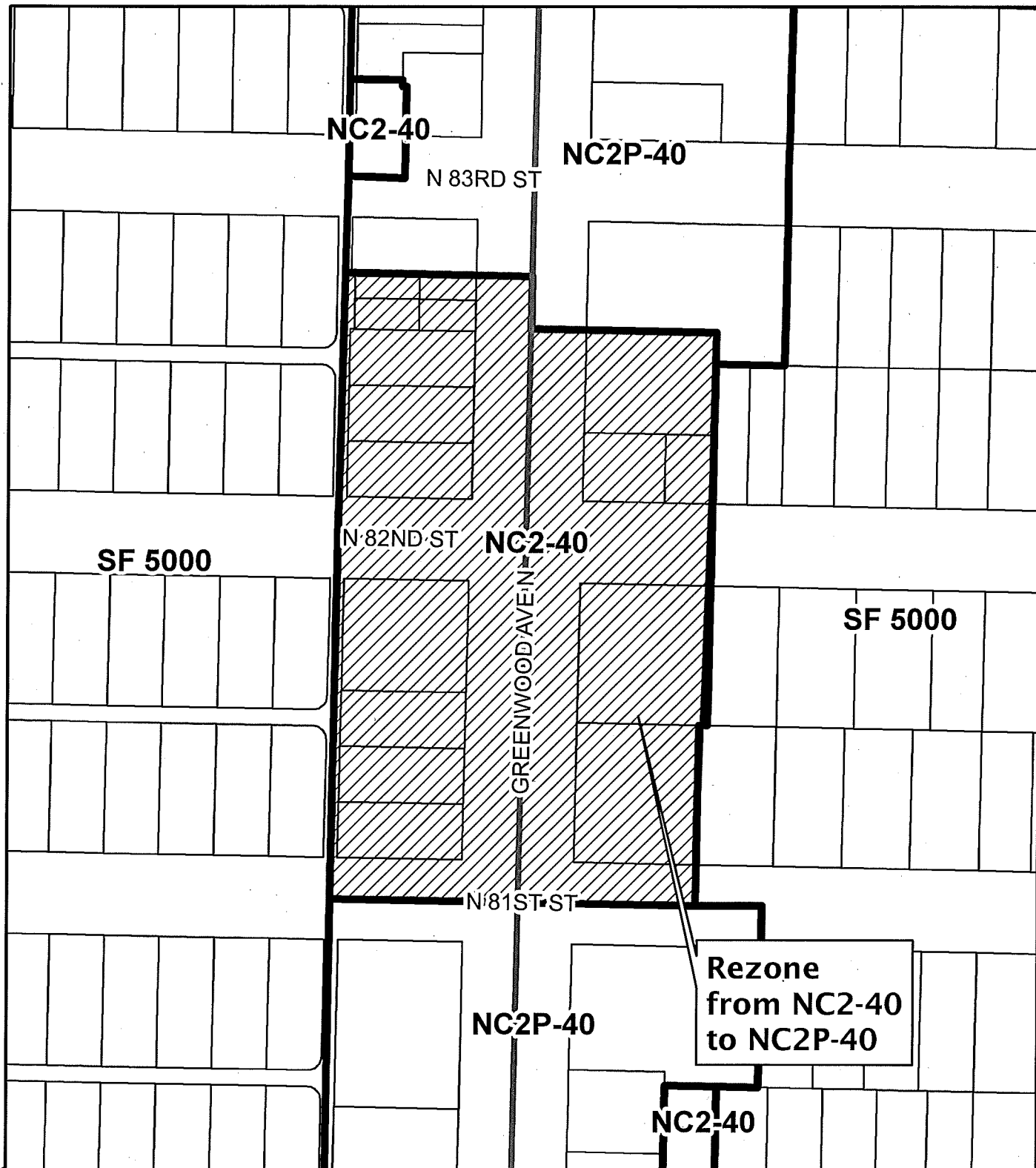




Exhibit HH
Pedestrian Zone Proposal
Greenwood
Rezone Map 34

-  Rezone Area
-  Principal Pedestrian Street

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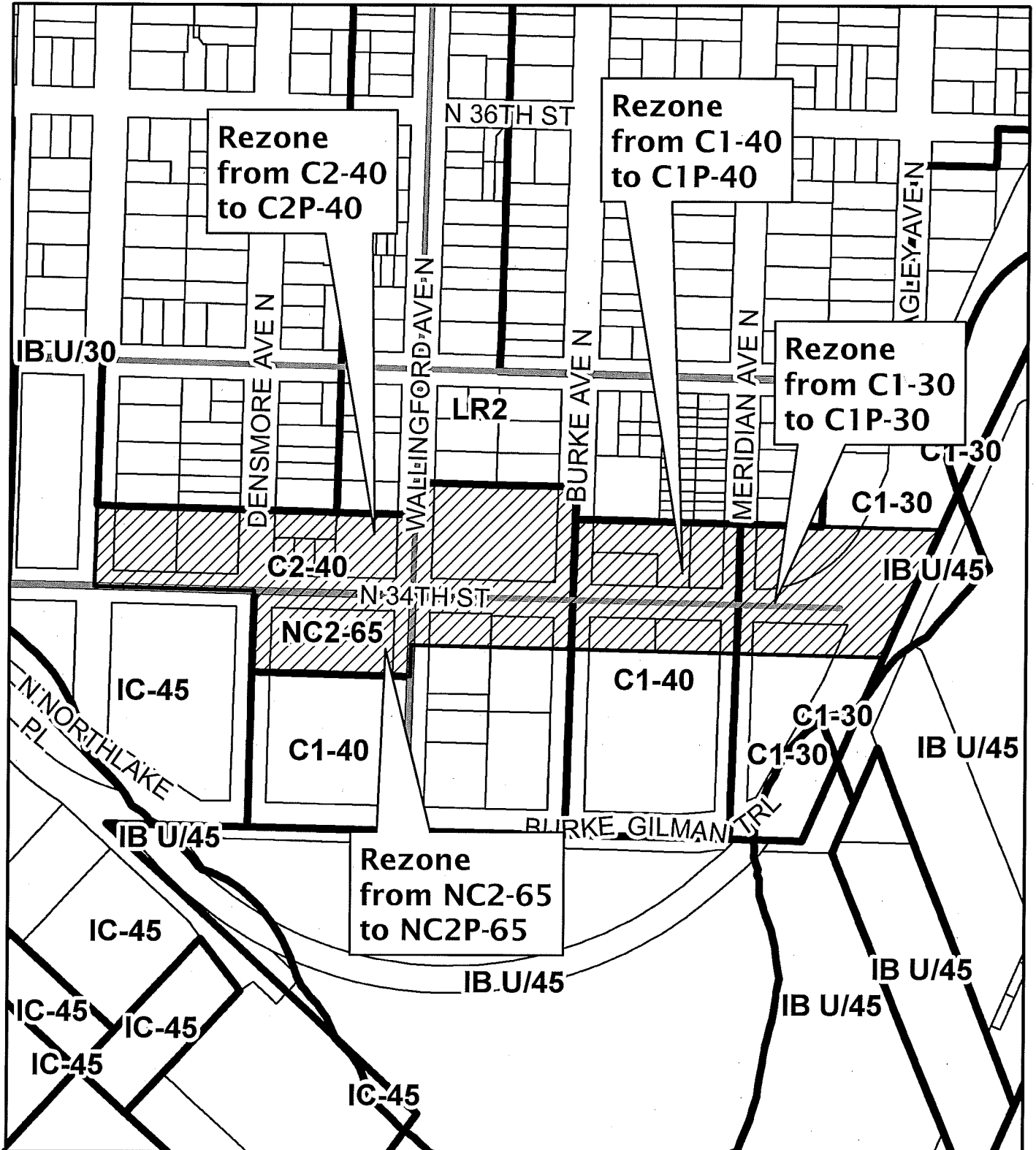


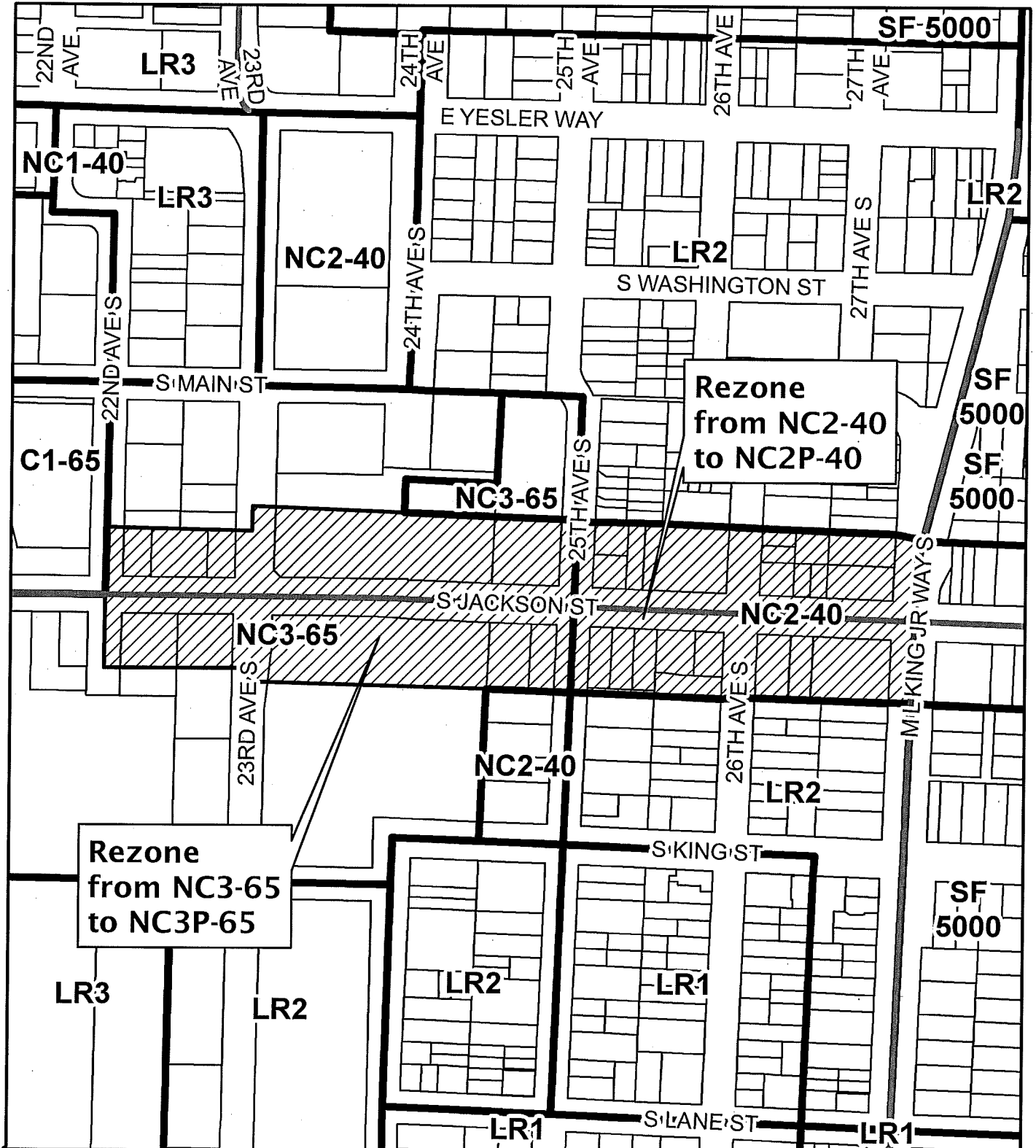


Exhibit II
Pedestrian Zone Proposal
South Wallingford
Rezone Map 35

 Rezone Area
 Principal Pedestrian Street

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N



Rezone
from NC3-65
to NC3P-65

Rezone
from NC2-40
to NC2P-40

Exhibit JJ
Pedestrian Zone Proposal
23rd and Jackson
Rezone Map 36

-  Rezone Area
-  Principal Pedestrian Street

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