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**CITY OF SEATTLE**  
**ORDINANCE \_\_\_\_\_**  
**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to land use and zoning, amending Section 23.47A.004 of the Seattle Municipal Code to allow for the expansion of up to 20,000 square feet of existing medical services uses in Neighborhood Commercial 1 zones.

WHEREAS, community health care providers are critical to the provision of adequate health care for Seattle’s lower-income population; and

WHEREAS, the ability of these health care providers to continue to operate in neighborhood business districts benefits the clients of these facilities while providing good business anchors for small commercial areas; and

WHEREAS, allowing the minor expansion of these operations in urban centers and villages to provide greater health care services to the community allows for efficient land use as access to related services and transit is maintained; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. Section 23.47A.004 of the Seattle Municipal Code, which section was last amended by Ordinance 124843, is amended as follows:

**23.47A.004 Permitted and prohibited uses**

\* \* \*

I. The terms of Table A for 23.47A.004 are subject to any applicable exceptions or contrary provisions expressly ~~((set forth))~~ provided for in this Title 23.

| <b>Table A for 23.47A.004<br/>Uses in Commercial Zones</b> |            |            |            |           |           |
|--|------------|------------|------------|-----------|-----------|
| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>            |            |            |            |           |           |
| <b>USES</b>  | <b>NC1</b> | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b> |
| <b>A.<br/>AGRICULTURAL<br/>USES</b>                        |            |            |            |           |           |
| A.1. Animal husbandry                                      | A          | A          | A          | A         | P         |
| A.2. Aquaculture   | 10         | 25         | P          | P         | P         |
| A.3. Community garden                                      | P          | P          | P          | P         | P         |
| A.4. Horticulture  | 10         | 25         | P          | P         | P         |
| A.5. Urban farm  | P          | P          | P          | P         | P         |
| <b>B. CEMETERIES</b>                                       | X          | X          | X          | X         | X         |
| <b>C. COMMERCIAL<br/>USES(((49)))(2)</b>                   |            |            |            |           |           |
| C.1. Animal shelters and kennels                           | X          | X          | X          | X         | P         |
| C.2. Eating and drinking establishments                    |            |            |            |           |           |
| C.2.a. Drinking establishments                             | CU-10      | CU-25      | P          | P         | P         |
| C.2.b. Restaurants   | 10         | 25         | P          | P         | P         |
| C.3. Entertainment uses                                    |            |            |            |           |           |
| C.3.a. Cabarets, adult (((47)))(3)                         | X          | P          | P          | P         | P         |
| C.3.b. Motion picture theaters, adult                      | X          | X          | X          | X         | X         |
| C.3.c. Panorams, adult                                     | X          | X          | X          | X         | X         |
| C.3.d. Sports and recreation, indoor                       | 10         | 25         | P          | P         | P         |

| <b>Table A for 23.47A.004<br/>Uses in Commercial Zones</b> |                                |                                   |                               |                                |                                     |
|--|--------------------------------|-----------------------------------|-------------------------------|--------------------------------|-------------------------------------|
| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>            |                                |                                   |                               |                                |                                     |
| <b>USES</b>  | <b>NC1</b>                     | <b>NC2</b>                        | <b>NC3</b>                    | <b>C1</b>                      | <b>C2</b>                           |
| C.3.e. Sports and recreation, outdoor                      | X                              | X                                 | X <del>((2))</del> <u>(4)</u> | P                              | P                                   |
| C.3.f. Theaters and spectator sports facilities            | X                              | 25                                | P                             | P                              | P                                   |
| C.4. Food processing and craft work                        | 10                             | 25                                | 25                            | P                              | P                                   |
| C.5. Laboratories, research and development                | 10                             | 25                                | P                             | P                              | P                                   |
| C.6. Lodging uses  | X <del>((3))</del> <u>(5)</u>  | CU-25 <del>((3))</del> <u>(5)</u> | P                             | P                              | P                                   |
| C.7. Medical services <del>((4))</del> <u>(6)</u>          | 10 <u>(7)</u>                  | 25                                | P                             | P                              | P                                   |
| C.8. Offices   | 10                             | 25                                | P                             | 35 <del>((5))</del> <u>(8)</u> | 35 <del>((5))</del> <u>(8)</u><br>2 |
| C.9. Sales and services, automotive                        |                                |                                   |                               |                                |                                     |
| C.9.a. Retail sales and services, automotive               | 10 <del>((6))</del> <u>(9)</u> | 25 <del>((6))</del> <u>(9)</u>    | P <del>((6))</del> <u>(9)</u> | P                              | P                                   |
| C.9.b. Sales and rental of motorized vehicles              | X                              | 25                                | P                             | P                              | P                                   |
| C.9.c. Vehicle repair, major automotive                    | X                              | 25                                | P                             | P                              | P                                   |
| C.10. Sales and services, general                          |                                |                                   |                               |                                |                                     |

| <b>Table A for 23.47A.004<br/>Uses in Commercial Zones</b>          |                          |            |            |           |           |
|---|--------------------------|------------|------------|-----------|-----------|
| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>                     |                          |            |            |           |           |
| <b>USES</b>   | <b>NC1</b>               | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b> |
| C.10.a. Retail sales and services, general                          | 10                       | 25         | P          | P         | P         |
| C.10.b. Retail sales, multipurpose                                  | 10( <del>(7)</del> )(10) | 50         | P          | P         | P         |
| C.11. Sales and services, heavy                                     |                          |            |            |           |           |
| C.11.a. Commercial sales, heavy                                     | X                        | X          | 25         | P         | P         |
| C.11.b. Commercial services, heavy                                  | X                        | X          | X          | P         | P         |
| C.11.c. Retail sales, major durables                                | 10                       | 25         | P          | P         | P         |
| C.11.d. Retail sales and services, non-household                    | 10                       | 25         | P          | P         | P         |
| C.11.e. Wholesale showrooms   | X                        | X          | 25         | 25        | P         |
| C.12. Sales and services, marine                                    |                          |            |            |           |           |
| C.12.a. Marine service stations                                     | 10                       | 25         | P          | P         | P         |
| C.12.b. Sales and rental of large boats                             | X                        | 25         | P          | P         | P         |
| C.12.c. Sales and rental of small boats, boat parts and accessories | 10                       | 25         | P          | P         | P         |
| C.12.d. Vessel repair, major  | X                        | X          | X          | S         | S         |

| <b>Table A for 23.47A.004<br/>Uses in Commercial Zones</b>         |            |            |            |           |           |
|--|------------|------------|------------|-----------|-----------|
| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>                    |            |            |            |           |           |
| <b>USES</b>  | <b>NC1</b> | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b> |
| C.12.e. Vessel repair, minor                                       | 10         | 25         | P          | P         | P         |
| <b>D. HIGH-IMPACT USES</b>   | X          | X          | X          | X         | X         |
| <b>E. INSTITUTIONS</b>   |            |            |            |           |           |
| 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         |
| <b>F. LIVE-WORK UNITS((8))(11)</b>                                 | P          | P          | P          | P         | P         |
| <b>G. MANUFACTURING USES</b>                                       |            |            |            |           |           |
| G.1. Manufacturing, light  | X          | 10         | 25         | P         | P         |
| G.2. Manufacturing, general  | X          | X          | X          | P         | P         |
| G.3. Manufacturing, heavy  | X          | X          | X          | X         | X         |
| <b>H. PARKS AND OPEN SPACE</b>                                     | P          | P          | P          | P         | P         |
| <b>I. PUBLIC FACILITIES</b>  |            |            |            |           |           |

| <b>Table A for 23.47A.004<br/>Uses in Commercial Zones</b> |                              |                              |                              |                              |                              |
|--|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|
| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>            |                              |                              |                              |                              |                              |
| <b>USES</b>  | <b>NC1</b>                   | <b>NC2</b>                   | <b>NC3</b>                   | <b>C1</b>                    | <b>C2</b>                    |
| I.1. Jails   |                              |                              |                              |                              |                              |
| I.1.a. Youth Service Centers                               | X                            | X                            | P( <del>((20))</del> )(12)   | X                            | X                            |
| I.1.b. All other jails                                     | X                            | X                            | X                            | X                            | X                            |
| I.2. Work-release centers                                  | CCU-10                       | CCU-25                       | CCU                          | CCU                          | CCU                          |
| J. RESIDENTIAL USES( <del>((9))</del> )(13)                |                              |                              |                              |                              |                              |
| J.1. Residential uses not listed below                     | P                            | P                            | P                            | P                            | CU( <del>((10))</del> )(14)  |
| J.2. Caretaker's quarters                                  | P                            | P                            | P                            | P                            | P                            |
| J.3. Congregate residence                                  | X/P( <del>((11))</del> )(15) | X/P( <del>((11))</del> )(15) | P/X( <del>((12))</del> )(16) | P/X( <del>((12))</del> )(16) | P/X( <del>((12))</del> )(16) |
| K. STORAGE USES  |                              |                              |                              |                              |                              |
| K.1. Mini-warehouses                                       | X                            | X                            | 25                           | 40                           | P                            |
| K.2. Storage, outdoor                                      | X                            | X                            | X( <del>((13))</del> )(17)   | P                            | P                            |
| K.3. Warehouses  | X                            | X                            | 25                           | 25                           | P                            |
| L. TRANSPORTATION FACILITIES                               |                              |                              |                              |                              |                              |
| L.1. Cargo terminals                                       | X                            | X                            | X                            | S                            | P                            |
| L.2. Parking and moorage                                   |                              |                              |                              |                              |                              |
| L.2.a. Boat moorage  | S                            | S                            | S                            | S                            | S                            |
| L.2.b. Dry boat storage                                    | X                            | 25                           | P                            | P                            | P                            |

| <b>Table A for 23.47A.004<br/>Uses in Commercial Zones</b>                   |                          |            |            |           |           |
|--|--------------------------|------------|------------|-----------|-----------|
| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>                              |                          |            |            |           |           |
| <b>USES</b>  | <b>NC1</b>               | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b> |
| L.2.c. Parking, principal use, except as listed below( <del>(14)</del> )(18) | X                        | 25         | P          | P         | P         |
| L.2.c.i. Park and pool lots( <del>(14)</del> )(18)                           | P( <del>(15)</del> )(19) | P          | P          | P         | P         |
| L.2.c.ii. Park and ride lots( <del>(14)</del> )(18)                          | X                        | X          | CU         | CU        | CU        |
| L.2.d. Towing services   | X                        | X          | X          | P         | P         |
| L.3. Passenger terminals   | X                        | X          | 25         | P         | P         |
| L.4. Rail transit facilities   | P                        | P          | P          | P         | P         |
| L.5. Transportation facilities, air  |                          |            |            |           |           |
| L.5.a. Airports (land-based)   | X                        | X          | X          | X         | X         |
| L.5.b. Airports (water-based)  | X                        | X          | X          | X         | S         |
| L.5.c. Heliports   | X                        | X          | X          | X         | X         |
| L.5.d. Helistops   | X                        | X          | CCU        | CCU       | CU        |
| L.6. Vehicle storage and maintenance   |                          |            |            |           |           |
| L.6.a. Bus bases   | X                        | X          | X          | CCU       | CCU       |
| L.6.b. Railroad switchyards  | X                        | X          | X          | X         | X         |
| L.6.c. Railroad switchyards with a mechanized hump                           | X                        | X          | X          | X         | X         |

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

| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>                      |            |            |            |           |                                     |
|--|------------|------------|------------|-----------|-------------------------------------|
| <b>USES</b>  | <b>NC1</b> | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b>                           |
| L.6.d.<br>Transportation<br>services, personal                       | X          | X          | P          | P         | P                                   |
| <b>M. UTILITY USES</b>   |            |            |            |           |                                     |
| M.1.<br>Communication<br>utilities,<br>major( <del>(16)</del> )(20)  | X          | X          | X          | CCU       | CCU                                 |
| M.2.<br>Communication<br>utilities, minor<br>( <del>(16)</del> )(20) | P          | P          | P          | P         | P                                   |
| M.3. Power plants  | X          | X          | X          | X         | X                                   |
| M.4. Recycling   | X          | X          | X          | P         | P/CU<br>( <del>(18)</del> )(21<br>) |
| M.5. Sewage<br>treatment plants                                      | X          | X          | X          | X         | X                                   |
| M.6. Solid waste<br>management                                       | X          | X          | X          | X         | X                                   |
| M.7. Utility<br>services uses  | 10         | 25         | P          | P         | P                                   |

**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

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



| <b>Table A for 23.47A.004<br/>Uses in Commercial Zones</b>   |            |            |            |           |           |
|--|------------|------------|------------|-----------|-----------|
| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>  |            |            |            |           |           |
| <b>USES</b>  | <b>NC1</b> | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b> |
| <p>23.47A.010<br/>           35 = Permitted, business establishments limited to 35,000 square feet, pursuant to Section 23.47A.010<br/>           40 = Permitted, business establishments limited to 40,000 square feet, pursuant to Section 23.47A.010<br/>           50 = Permitted, business establishments limited to 50,000 square feet, pursuant to Section 23.47A.010<br/>           Footnotes to Table A for 23.47A.004(⊘)</p> <p>(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).<br/> <u>(2) For commercial uses with drive-in lanes, see Section 23.47A.028.</u><br/> <u>(3) Subject to subsection 23.47A.004.H.</u><br/> <del>((2))</del>(4) Permitted at Seattle Center.<br/> <del>((3))</del>(5) Bed and breakfasts in existing structures are permitted outright with no maximum size limit.<br/> <del>((4))</del>(6) 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.<br/> <u>(7) 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% 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.</u><br/> <del>((5))</del>(8) 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.<br/> <del>((6))</del>(9) 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.<br/> <del>((7))</del>(10) Grocery stores meeting the conditions of subsection 23.47A.010.E are permitted up to 23,000 <del>((sq. ft.))</del> square feet in size.<br/> <del>((8))</del>(11) Subject to subsection 23.47A.004.G.<br/> <u>(12) Permitted pursuant to subsection 23.47A.004.D.7.</u><br/> <del>((9))</del>(13) Residential uses may be limited to 20 percent of a street-level street-facing facade pursuant to subsection 23.47A.005.C.</p> |            |            |            |           |           |

| <b>Table A for 23.47A.004<br/>Uses in Commercial Zones</b>  |            |            |            |           |           |
|---|------------|------------|------------|-----------|-----------|
| <b>PERMITTED AND PROHIBITED USES BY ZONE(1)</b>   |            |            |            |           |           |
| <b>USES</b>   | <b>NC1</b> | <b>NC2</b> | <b>NC3</b> | <b>C1</b> | <b>C2</b> |
| <p><del>((10))</del><u>(14)</u> 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 that subsection 23.47A.006.A.3.</p> <p><del>((11))</del><u>(15)</u> 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.</p> <p><del>((12))</del><u>(16)</u> 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.</p> <p><del>((13))</del><u>(17)</u> Permitted at Seattle Center, see Section 23.47A.011.</p> <p><del>((14))</del><u>(18)</u> In pedestrian-designated zones, surface parking is prohibited adjacent to principal pedestrian streets pursuant to subsection 23.47A.032.B.2.</p> <p><del>((15))</del><u>(19)</u> Permitted only on parking lots existing at least five years prior to the establishment of the park and pool lot.</p> <p><del>((16))</del><u>(20)</u> See Chapter 23.57, Communications regulations, for regulation of communication utilities.</p> <p><del>((17) Subject to subsection 23.47A.004.H.)</del></p> <p><del>((18))</del><u>(21)</u> 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.</p> <p><del>((19) For commercial uses with drive-in lanes, see Section 23.47A.028.</del></p> <p><del>((20) Permitted pursuant to subsection 23.47A.004.D.7.)</del></p> |            |            |            |           |           |

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1           Section 2. 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 \_\_\_\_\_, 2015, and  
5 signed by me in open session in authentication of its passage this  
6 \_\_\_\_ day of \_\_\_\_\_, 2015.

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President \_\_\_\_\_ of the City Council

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11           Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2015.

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Edward B. Murray, Mayor

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16           Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2015.

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Monica Martinez Simmons, City Clerk

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22 (Seal)

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