

CITY OF SEATTLE
ORDINANCE _____
COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning; amending the Official Land Use Map (Chapter 23.32) to rezone land within the Lake City Urban Village and along Lake City Way; amending subsection 23.47A.005.C of the Seattle Municipal Code to remove certain restrictions on street-level street-facing residential uses; and amending Section 23.47A.009 to adopt development standards for certain properties along Lake City Way.

..body

WHEREAS, throughout 2014 and 2015, City staff worked with community members in the North District Neighborhoods to develop an Urban Design Framework for Lake City; and

WHEREAS, based on that community process, the Seattle City Council passed 2015

Comprehensive Plan annual amendments in Ordinance 124887 that included amendments to the Future Land Use Map for Lake City; and

WHEREAS, the proposed zoning changes and development standards have been prepared to better implement the Comprehensive Plan goals and policies for Lake City; and

WHEREAS, the Mayor and City Council find that the proposed zoning changes and development standards will protect and promote the health, safety, and welfare of the general public;

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone land in Lake City as identified on pages 8, 17, 18, 30, and 31 of the Official Land Use Map, as shown on Exhibits A through D attached to this Ordinance.

Section 2. Subsection 23.47A.005.C of the Seattle Municipal Code, which section was last amended by Ordinance 124770, is amended as follows:

1 **23.47A.005 Street-level uses**

2 * * *

3 C. Residential uses at street level

4 1. In all NC and C zones, residential uses may occupy, in the aggregate, no more
5 than 20 percent of the street-level street-facing facade in the following circumstances or
6 locations:

7 a. In a pedestrian-designated zone, facing a designated principal
8 pedestrian street; or

9 b. In all NC and C1 zones within the Bitter Lake Village Hub Urban
10 Village; or

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

13 ~~((d))~~c. Within a zone that has a height limit of 85 feet or higher, except
14 as provided in subsection 23.47A.005.C.2; or

15 ~~((e))~~d. Within an NC1 zone, except as provided in subsection
16 23.47A.005.C.2; or

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

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

21 2. Subsection 23.47A.005.C.1 notwithstanding, there is no restriction on the
22 location of residential uses in the following circumstances:

1 a. Within a very low-income housing project existing as of May 1, 2006,
2 or within a very low-income housing project replacing a very low-income housing project
3 existing as of May 1, 2006, on the same site; or

4 b. The residential use is an assisted living facility or nursing home and
5 private living units are not located at street level; or

6 c. Within the Pike/Pine Conservation Overlay District, for street-facing
7 facades that do not face a designated principal pedestrian street, as shown on Map A for
8 23.73.008; or

9 d. In a structure existing on January 1, 2012, that is within an NC1 zone
10 but not located in an area defined in Maps 1 through ((60)) 5 for 23.47A.005.C, at the end of
11 this_Chapter 23.47A, a live-work space may be converted to an accessory dwelling unit if the
12 residential use is established, if the area proposed to be converted meets the minimum housing
13 standards of Chapter 22.206, and if the area proposed to be converted meets the owner
14 occupancy requirement of subsection 23.44.041.C; or

15 e. Within a structure that:

16 1) is developed and owned by the Seattle Housing Authority;

17 and

18 2) is located on a lot zoned NC1 or NC3 that was owned by the
19 Seattle Housing Authority as of January 1, 2009.

20 3. Additions to, or on-site accessory structures for, existing single-family
21 structures are permitted outright.

22 4. Where residential uses at street level are limited to 20 percent of the street-
23 level street-facing facade, such limits do not apply to residential structures separated from the

1 street lot line by an existing structure meeting the standards of this Section 23.47A.005 and
2 Section 23.47A.008, or by an existing structure legally nonconforming to those standards.

3 * * *

4 Section 3. Section 23.47A.009 of the Seattle Municipal Code, which section was last
5 amended by Ordinance 124952, is amended as follows:

6 **23.47A.009 Standards applicable to specific areas**

7 A. Resolution of standards conflicts. To the extent there is a conflict between this Section
8 23.47A.009 and other sections of Title 23, the provisions of this Section 23.47A.009 apply.

9 * * *

10 E. Lake City. The following provisions apply to development proposed on lots
11 that are 40,000 square feet in size or greater and located in NC zones as shown on Map C for
12 23.47A.009.

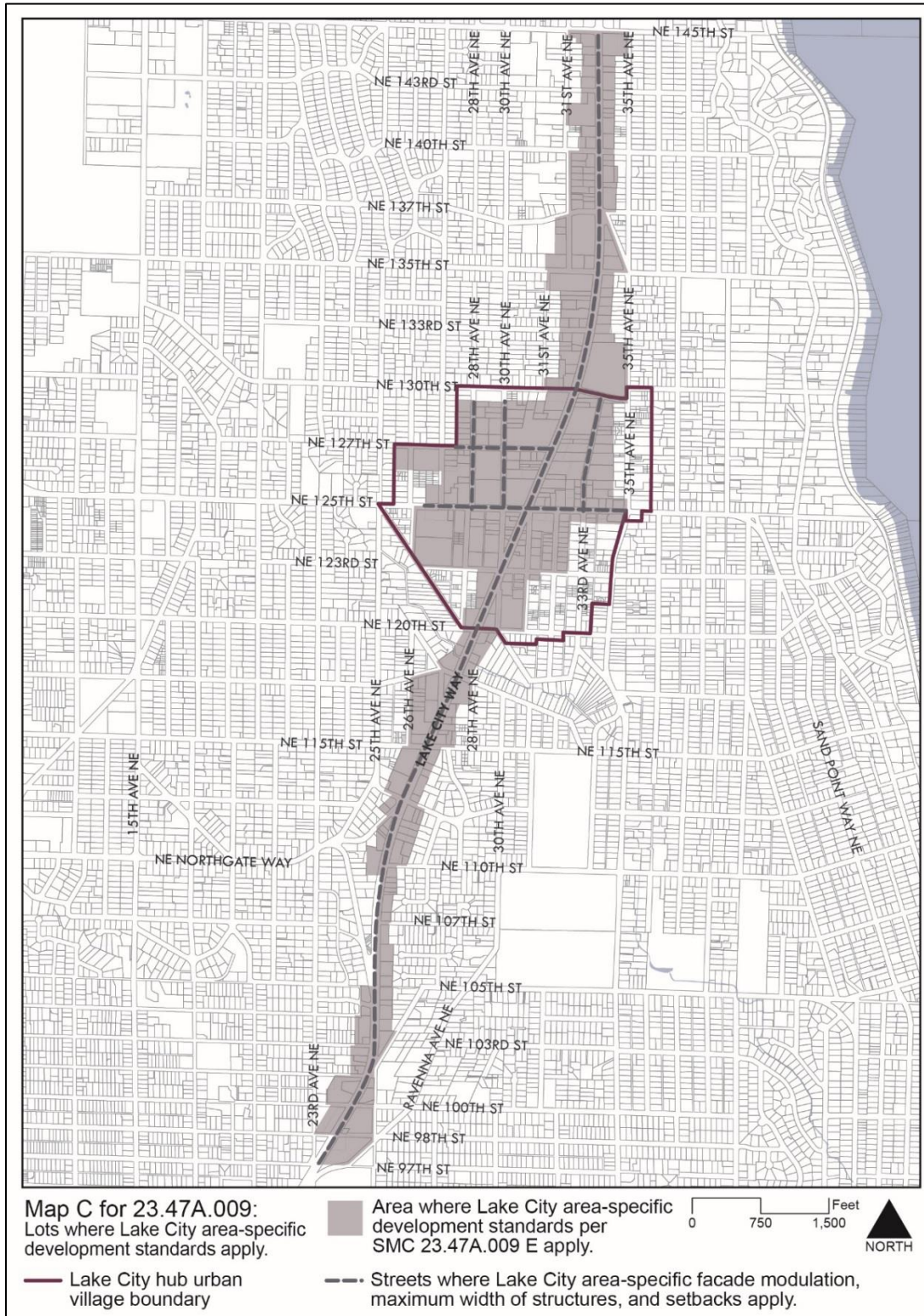
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1

Map C for 23.47A.009

2

Lots where Lake City area-specific development standards apply



3

4

1 1. Maximum lot coverage

2 a. The maximum lot coverage permitted for principal and accessory
3 structures is 80 percent of the lot area.

4 b. Lot coverage exceptions. The following structures or portions of
5 structures are not counted in the lot coverage calculation.

6 1) Portions of a structure that are below grade or that do not extend
7 more than 4 feet above the finished grade.

8 2) The first 18 inches of overhead horizontal building projections
9 of an architectural or decorative character such as cornices, eaves, sills, and gutter.

10 3) Ramps or other devices that provide access for the disabled and
11 elderly and that meet the standards of the Seattle Building Code.

12 4) The first 4 feet of unenclosed porches or steps for residential
13 units.

14 c. In the portion of the lot that is not covered by structures, owners are
15 encouraged to provide improvements at-grade that enhance the usability and livability of the lot
16 for occupants and visitors, such as pedestrian circulation areas, landscaping, lighting, weather
17 protection, art, or other similar improvements.

18 2. Facade modulation

19 a. Facade modulation requirements apply to all portions of a structure up
20 to a height of 35 feet and located within 10 feet of a street lot line on streets designated by Map
21 C for 23.47A.009.

1 b. The maximum width of any unmodulated facade is 100 feet. Facades
2 longer than 100 feet shall be modulated by stepping back the facade from the street lot line for a
3 minimum depth of 10 feet and a minimum width of 15 feet.

4 c. Facade modulation requirements do not apply to portions of a structure
5 that are below grade or that do not extend more than 2 feet above the finished grade at the lot
6 line.

7 3. Maximum structure width

8 a. On streets designated by Map C for 23.47A.009, the maximum allowed
9 structure width is 250 feet.

10 b. Structure width limits do not apply to portions of a structure that are
11 below grade or that do not extend more than 2 feet above the finished grade at the lot line.

12 4. Upper-level setbacks

13 a. On streets designated by Map C for 23.47A.009, a setback with an
14 average depth of 10 feet from abutting street lot lines is required for portions of a structure above
15 a height of 35 feet. The maximum depth of a setback that can be used to calculate the average
16 setback is 20 feet.

17 b. A setback with an average depth of 15 feet from abutting street lot lines
18 is required for portions of a structure above a height of 65 feet. The maximum depth of a setback
19 that can be used to calculate the average setback is 25 feet.

20 5. The requirements contained in subsections 23.47A.009.E.1, 23.47A.009.E.2,
21 23.47A.009.E.3, and 23.47A.009.E.4 may be waived or modified if at least one of the following
22 features are provided and approved through a design review process pursuant to Chapter 23.41:

1 a. A useable open space that abuts the street, is no more than 4 feet above
2 or 4 feet below the adjacent sidewalk grades, has a minimum width equal to 30 percent of the
3 width of the street-facing facade or 20 feet, whichever is greater; and has a minimum depth of 20
4 feet measured from the abutting street lot line.

5 b. A separation between structures that serves as an east-west through-
6 block pedestrian passageway that:

7 1) Has a minimum width of 20 feet and provides a direct and
8 continuous connection between the north/south rights-of-way abutting the lot; and

9 2) Is designed to provide safe pedestrian use, including a clear
10 pathway demarcated as a pedestrian zone.

11 6. Structures permitted in required setbacks are subject to subsection
12 23.47A.014.E.

13 * * *

14 Section 4. The provisions of this ordinance are declared to be separate and severable. The
15 invalidity of any clause, sentence, paragraph, sub-division, section or portion of this ordinance,
16 or the invalidity of the application thereof to any person or circumstance shall not affect the
17 validity of the remainder of this ordinance, or the validity of its application to other persons or
18 circumstances.

1 Section 5. 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 _____, 2016, and
5 signed by me in open session in authentication of its passage this
6 ____ day of _____, 2016.

7 _____
8
9 President _____ of the City Council

10
11 Approved by me this ____ day of _____, 2016.

12 _____
13
14 Edward B. Murray, Mayor

15
16 Filed by me this ____ day of _____, 2016.

17 _____
18
19 Monica Martinez Simmons, City Clerk

20
21
22 (Seal)

23

- 1 Attachments:
- 2 Exhibit A: Lake City Rezone
- 3 Exhibit B: Lake City Rezone
- 4 Exhibit C: Lake City Rezone
- 5 Exhibit D: Lake City Rezone