



City of Seattle

Edward B. Murray, Mayor

Department of Construction and Inspections

Nathan Torgelson, Director

MEMORANDUM

DATE: January 13, 2017
TO: Councilmember Rob Johnson, Planning, Land Use & Zoning Committee
FROM: Bill Mills, Land Use Planner Supervisor
RE: Council Bill 118893 – 2017 Land Use Code Omnibus Amendments

The Seattle Department of Construction and Inspections (SDCI) is responsible for normal maintenance of the Land Use Code. SDCI packages a collection of amendments that are relatively small in scale, and have a limited scope of impact, into a periodic “omnibus” bill. These amendments clarify existing code language, correct typographical errors, and fix section references. Following are highlights from this proposed legislation:

- Adds live-work units to development eligible for unit lot subdivision (23.22.062, 23.24.045).
- Changes Design Review process to allow flexibility in identifying design guidelines applicable to a specific site and project (23.41.014).
- Adds exceptions to alley access requirements - requiring at least 50 percent of an alley to abut non-residential zone before street access is allowed as an alternative to alley access and allowing preservation of trees as an exception to alley access (23.44.016).
- Changes exemption from multifamily density standard that currently applies to low-income elderly and low-income disabled housing operated by public agency or non-profit corporation to include all low-income housing operated by public agency or non-profit corporation (23.45.512)
- Instead of requiring rooftop features to be located at least 10 feet from the north “edge of the roof” to protect solar access for property to the north, or provide shadow diagrams, allows the rooftop features to be located at least 15 feet from the north lot line, to provide flexibility in application of this standard for buildings that have greater than required setbacks (23.45.514).
- Allows an exception to requirement that the floor of a residential use located on a street-level, street-facing façade be 4 feet above or below sidewalk grade or to be set back at least 10 feet from the sidewalk, based on demonstrating that an accessible route to the unit is not achievable if requirement is applied (23.47A.008).
- Allows screened mechanical equipment on rooftops of structures greater than 85 feet in height to extend up to 45 feet above the height limit, the same height standard as for elevator penthouses, if the rooftop is designed to provide usable open space or common recreation area (23.48.025).



City of Seattle, Department of Construction and Inspections
700 Fifth Avenue, Suite 2000
P.O. Box 34019, Seattle, WA 98124-4019

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.

- Changes the base floor area for religious facilities in SM-SLU 85-240 zone from 1.5 to 3 (23.48.220).
- Clarifies that curb cuts are not allowed on streets if alley access to a lot is feasible but has not been provided (23.54.030).
- Strengthens protection of facades of character structures in Pike/Pine Conservation Overlay District by requiring façade openings to remain unobstructed even if resulting transparency exceeds Code requirements, unless design review board grants departure (23.73.008, 23.73.015).

The omnibus amendments will make the Land Use Code clearer and easier to use. More specific information about all proposed amendments is found in the detailed SDCI Director's Report accompanying the draft legislation. Thank you for considering this legislation.

Attachment: Director's Report