

Amendment A19 : Floor area exceptions and exemptions for development in Northgate Midrise zones

Primary Sponsor: Councilmember Juarez

Background:

This amendment would establish limited exceptions to development standards to facilitate development of income-restricted senior living facilities in the Northgate urban center.

The exceptions would authorize: (1) additional ground-level medical service office use in Midrise zones in the Northgate Urban Center and (2) exempt some existing residential floor area from Floor Area Ratio limits.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

A dashed underline indicates that language that was proposed to be deleted that would be retained by this amendment.

Amendments

Amend Section 34 of Council Bill 119444 to amend section 23.45.510 to establish a minimum allocation for home-ownership projects:

Section 34. Section 23.45.510 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.45.510 Floor area (~~ratio (FAR) limits~~)

~~(E)~~ D. The following floor area is exempt from FAR limits:

1. All stories, or portions of stories, that are underground, ~~((stories.))~~
2. The floor area contained in a ~~((landmark))~~ Landmark structure subject to controls and incentives imposed by a designating ordinance, if the owner of the ~~((landmark))~~

Landmark has executed and recorded an agreement acceptable in form and content to the Landmarks Preservation Board, providing for the restoration and maintenance of the historically significant features of the structure, except that this exemption does not apply to a lot from which a transfer of development potential (TDP) has been made under Chapter 23.58A, and does not apply for purposes of determining TDP available for transfer under Chapter 23.58A.

3. The floor area contained in structures built prior to January 1, 1982, as single-family dwelling units that will remain in residential use, regardless of the number of dwelling units within the existing structure, provided that:

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

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

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

a. ~~((apartments))~~ Apartments in LR zones ~~((that qualify for the higher FAR limit shown in Table A for 23.45.510));~~

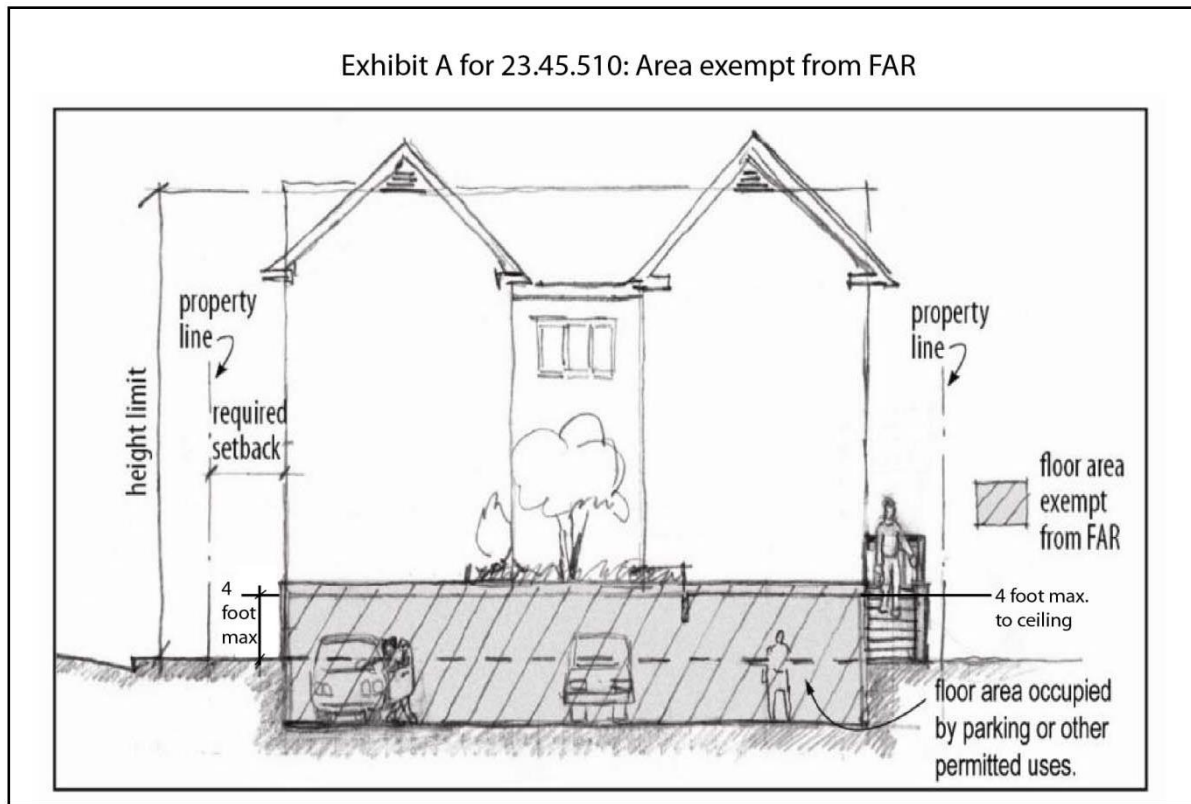
b. ~~((rowhouse))~~ Rowhouse and townhouse developments in LR zones, ~~((located on lots that have a lot depth of 100 feet or less, do not have alley access, and that qualify for the higher FAR limit shown in Table A for 23.45.510;))~~ provided that all parking

~~((access))~~ is located at the rear of the ~~((rowhouse development))~~ structure or is enclosed in structures with garage entrances located on the rear facade; and

c. ~~((all))~~ All multifamily structures in MR and HR zones.

Exhibit A for 23.45.510

Area exempt from FAR



5. For rowhouse and townhouse developments and apartments, ~~((that qualify for the higher FAR limit shown in Table A for 23.45.510;))~~ floor area within a ~~((structure))~~ story, or portion of a ~~((structure))~~ story, that is partially above grade ~~((, is used for parking or other accessory uses, and has no additional stories above;))~~ if all of the following conditions are met:

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

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

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

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

6. Enclosed common amenity area in HR zones.

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

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

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

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

11. In the Northgate Urban center, up to 15,000 square feet of floor area in residential use in a structure built prior to 1990 that is located on a split-zoned lot of at least 40,000 square feet in size.

Add a new Section XX of Council Bill 119444 to amend section 23.45.532 to add an exception to size limits for medical service office uses in the MR zones in the Northgate Center:

Section XX. Section 23.45.532 of the Seattle Municipal Code, last amended by Ordinance 1254843, is amended as follows:

23.45.532 - Standards for ground floor commercial uses in MR and HR zones

A. All ground-floor commercial uses permitted pursuant to Section 23.45.504, except medical service uses permitted pursuant to Section 23.45.506, shall meet the following conditions:

1. Structures with ground floor commercial uses in zones that include an RC designation shall comply with Chapter 23.46.

2. The commercial use is permitted only on the ground floor of a structure that contains at least one dwelling unit. On sloping lots, the commercial use may be located at more than one level within the structure as long as the floor area in commercial use does not exceed the area of the structure's footprint.

3. The maximum size of use of any one business establishment is 4,000 square feet, except as follows:

a. ~~((the))~~ the maximum size of use of a multi-purpose retail sales establishment is 10,000 square feet and

b. the maximum size of a medical service use located in the Northgate

Urban Center is 10,000 square feet.

4. Vents for venting of odors, vapors, smoke, gas and fumes, and exterior heat exchangers and other similar devices (e.g., related to ventilation, air-conditioning, refrigeration) shall be at least 10 feet above finished sidewalk grade, and directed away to the extent possible from residential uses within 50 feet of the vent.

B. No loading berths are required for ground-floor commercial uses. If provided, loading berths shall be located so that access to residential parking is not blocked.

C. Identifying business signs are permitted pursuant to Chapter 23.55, Signs.