

Amendment 2, Version 1 to Council Bill 120287 – Regulations for Rooftop Features

Sponsor: Councilmember Strauss

Height increase for elevator overruns and additional rooftop coverage in the International District.

Effect: This amendment would allow additional height for elevator overruns and additional rooftop coverage for new buildings in the International District Residential (IDR) and International District Residential / Commercial (IDR/C) zones in the International Special Review District (ISRD), subject to approval by the ISRD Board and the Department of Neighborhoods Director.

Amend Section 16 of Council Bill (CB) 120287 as follows:

23.66.332 Height and rooftop features

A. Maximum structure height is as designated on the Official Land Use Map, Chapter 23.32, except as provided in this Section 23.66.332.

B. Rooftop features

1. The Special Review Board and the Director of Neighborhoods shall review rooftop features to preserve views from Kobe Terrace Park.

2. Religious symbols for religious institutions, as well as smokestacks and flagpoles, are exempt from height controls, except as regulated in Chapter 23.64, provided they are at least 10 feet from all lot lines.

3. Open railings, planters, clerestories, skylights, play equipment, parapets and firewalls may extend up to 4 feet above the maximum height limit and may have unlimited rooftop coverage.

4. Solar collectors excluding greenhouses may extend up to 7 feet above the maximum height limit and may have unlimited rooftop coverage.

5. The following rooftop features may extend up to 15 feet above the maximum height limit provided that the combined coverage of all features listed below does not exceed ~~((15))~~ 25 percent of the roof area:

- a. Solar collectors, excluding greenhouses;
- b. Mechanical equipment that is set back at least 15 feet from the roof edge, except as may be permitted by subsection 23.66.332.B.6.c;
- c. Minor communication utilities and accessory communication devices, except that height is regulated according to Section 23.57.014.

6. Stair and elevator penthouses and greenhouses may extend above the applicable height limit up to 15 feet provided that the combined rooftop coverage of ~~((stair and elevator penthouses))~~ these features and all features listed in subsection 23.66.332.B.5 does not exceed ~~((15))~~ 30 percent of the roof area. Greenhouses shall be set back at least 15 feet from a roof edge abutting a street.

a. Notwithstanding height provisions in Section 23.49.008.D.2.b, ~~((When))~~ when additional height is needed to accommodate ~~((energy efficient))~~ elevators for a new structure in IDR or IDR/C zones with height limits of 125 feet or greater, elevator penthouses may extend above the height limit an amount needed to accommodate the elevator and its equipment penthouse ~~((the minimum amount necessary to accommodate energy efficient elevators))~~ if permitted subject to review by the Special Review Board and approval by the Director of Neighborhoods. ~~((, up to 25 feet above the applicable height limit. Energy efficient elevators shall be defined by Director's Rule.))~~ When additional height is allowed for an

~~((energy-efficient))~~ elevator, stair penthouses may be granted the same additional height if they are co-located with the elevator penthouse.

b. Except as may be permitted by other provisions in subsections 23.66.332.B.5 and 23.66.332.B.6, ~~((Additional))~~ additional combined coverage of ~~((these))~~ the rooftop features listed in subsections 23.66.332.B.5 and 23.66.332.B.6, not to exceed ~~((25))~~ 35 percent of the roof area, may be permitted subject to review by the Special Review Board and approval by the Director of Neighborhoods. If the rooftop coverage includes a greenhouse, additional combined coverage of the rooftop features listed in subsections 23.66.332.B.5 and 23.66.332.B.6, not to exceed 45 percent of the roof area, may be permitted subject to review by the Special Review Board and approval by the Director of Neighborhoods.

c. For new structures that exceed 125 feet in IDR or IDR/C zones, exceedance of combined coverage limits for the rooftop features listed in subsections 23.66.332.B.5 and 23.66.332.B.6, and reduction in 15-foot setbacks of mechanical equipment from the roof edge, may be permitted subject to review by the Special Review Board and approval by the Director of Neighborhoods.

7. Structures existing prior to June 1, 1989 may add new or replace existing mechanical equipment up to 15 feet above the existing roof elevation of the structure as long as it is set back at least 15 feet from the roof edge subject to review by the Special Review Board and approval by the Director of Neighborhoods.

8. Screening of rooftop features. Measures may be taken to screen rooftop features from public view subject to review by the Special Review Board and approval by the Director of Neighborhoods. The amount of roof area enclosed by rooftop screening may exceed the maximum percentage of the combined coverage of rooftop features listed in subsection

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23.66.332.B.5. In no circumstances shall the height of rooftop screening exceed 15 feet above the maximum height limit.

9. For height exceptions for communication utilities and devices, see Section 23.57.014.