



SEATTLE CITY COUNCIL

Legislative Summary

CB 119221

Record No.: CB 119221

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125558

In Control: City Clerk

File Created: 03/22/2018

Final Action: 04/13/2018

Title: AN ORDINANCE relating to land use and zoning, amending Sections 7.24.020, 7.24.030, 23.42.040, 23.44.030, 23.45.504, 23.45.506, 23.45.508, 23.45.536, 23.45.570, 23.46.002, 23.46.004, 23.46.022, 23.47A.004, 23.47A.006, 23.47A.013, 23.47A.032, 23.48.020, 23.48.085, 23.48.205, 23.48.280, 23.48.605, 23.48.705, 23.49.019, 23.49.042, 23.49.044, 23.49.045, 23.49.046, 23.49.090, 23.49.094, 23.49.096, 23.49.142, 23.49.146, 23.49.148, 23.49.180, 23.49.322, 23.49.324, 23.49.338, 23.50.012, 23.50.028, 23.51A.004, 23.54.015, 23.54.016, 23.54.020, 23.54.025, 23.54.030, 23.61.008, 23.66.122, 23.66.124, 23.66.320, 23.66.324, 23.66.342, 23.71.014, 23.74.008, 23.76.004, 23.76.006, 23.76.032, 23.84A.030, 23.84A.038, and 25.05.675 of the Seattle Municipal Code (SMC); repealing Section 23.71.016 of the SMC; and adding new Sections 23.42.070, 23.54.026, and 23.54.027 to the SMC; in order to promote transportation options, update the definition of "frequent transit service," update bicycle parking requirements, update parking space standards, update SEPA environmental review parking policies, and make clarifications.

Date

Notes: CB 119221 replaces CB 119173.

Filed with City Clerk:

Mayor's Signature:

Sponsors: Johnson

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments: Full Text: CB 119221 v1

Drafter: Emilia.Sanchez@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published:

Yes

No

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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1	City Clerk	03/22/2018	sent for review	Council President's Office			
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Action Text: The Council Bill (CB) was sent for review. to the Council President's Office

Notes:

1 Council President's Office 03/23/2018 sent for review Full Council

Action Text: The Council Bill (CB) was sent for review. to the Full Council

Notes:

1 Full Council 03/26/2018 referred Full Council

1 Full Council 04/02/2018 passed Pass

Action Text: The Motion carried, the Council Bill (CB) was passed by the following vote, and the President signed the Bill:

Notes: ACTION 1:

Motion was made and duly seconded to pass Council Bill 119221.

ACTION 2:

Motion was made by Councilmember Herbold and duly seconded, to amend Council Bill 119221, by amending Sections 63, and 65 through 68, of the Bill, as shown in Attachment 1 to the Minutes.

The Motion failed by the following vote:

In Favor: 2 - Harrell, Herbold

Opposed: 6 - Bagshaw, González, Johnson, Juarez, Mosqueda, O'Brien

ACTION 3:

Motion was made and duly seconded to pass Council Bill 119221.

In Favor: 7 Councilmember Bagshaw, Councilmember González, Council President Harrell, Councilmember Johnson, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien

Opposed: 1 Councilmember Herbold

1 City Clerk 04/05/2018 submitted for Mayor's signature Mayor

1 Mayor 04/13/2018 Signed

1 Mayor 04/13/2018 returned City Clerk

1 City Clerk 04/13/2018 attested by City Clerk

Action Text: The Ordinance (Ord) was attested by City Clerk.

Notes:

CITY OF SEATTLE

ORDINANCE 125558

COUNCIL BILL 119221

AN ORDINANCE relating to land use and zoning, amending Sections 7.24.020, 7.24.030, 23.42.040, 23.44.030, 23.45.504, 23.45.506, 23.45.508, 23.45.536, 23.45.570, 23.46.002, 23.46.004, 23.46.022, 23.47A.004, 23.47A.006, 23.47A.013, 23.47A.032, 23.48.020, 23.48.085, 23.48.205, 23.48.280, 23.48.605, 23.48.705, 23.49.019, 23.49.042, 23.49.044, 23.49.045, 23.49.046, 23.49.090, 23.49.094, 23.49.096, 23.49.142, 23.49.146, 23.49.148, 23.49.180, 23.49.322, 23.49.324, 23.49.338, 23.50.012, 23.50.028, 23.51A.004, 23.54.015, 23.54.016, 23.54.020, 23.54.025, 23.54.030, 23.61.008, 23.66.122, 23.66.124, 23.66.320, 23.66.324, 23.66.342, 23.71.014, 23.74.008, 23.76.004, 23.76.006, 23.76.032, 23.84A.030, 23.84A.038, and 25.05.675 of the Seattle Municipal Code (SMC); repealing Section 23.71.016 of the SMC; and adding new Sections 23.42.070, 23.54.026, and 23.54.027 to the SMC; in order to promote transportation options, update the definition of “frequent transit service,” update bicycle parking requirements, update parking space standards, update SEPA environmental review parking policies, and make clarifications.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 7.24.020 of the Seattle Municipal Code, last amended by Ordinance 125222, is amended as follows:

7.24.020 Definitions

As used in this ((chapter)) Chapter 7.24:

* * *

“Parking fee” means a periodic fee charged for the privilege of parking a motorized vehicle.

“Person” means any individual, firm, corporation, association, governmental entity, or partnership and its agents or assigns.

* * *

1 Section 2. Section 7.24.030 of the Seattle Municipal Code, last amended by Ordinance
2 125222, is amended as follows:

3 **7.24.030 Rental agreement requirements**

4 * * *

5 E. Any rental agreement entered into after the effective date of the ordinance introduced
6 as Council Bill 118817 shall describe the terms and conditions of any monthly or periodic
7 payments required as a condition of tenancy, including but not limited to: rent, security deposits,
8 non-refundable move-in fee, last month's rent, utility payments, parking ((charges)) fees, late
9 fees authorized by the rental agreement, or other monthly or periodic payments required to be
10 made by the tenant to the landlord. When any monthly or periodic payment is made pursuant to
11 the rental agreement, the landlord shall first apply the payment to the rent due before applying it
12 to other payments due by the tenant to the landlord, except that if the payment is made in
13 response to a notice issued pursuant to RCW 59.12.030 during the period of that notice, the
14 landlord shall first apply the payment to the amount specified in that notice, before applying it to
15 the rent due or to other payments due by the tenant to the landlord.

16 * * *

17 G. Parking charges separately documented. For housing units in multifamily or mixed-
18 use structures that meet the threshold size requirement of Section 23.42.070.A:

19 1. Any rental agreement entered into after the effective date of the ordinance
20 introduced as Council Bill _____ shall specify in a rental agreement addendum or in a separate
21 parking agreement the amount of any parking fee.

1 3. Requirements

2 a. ~~A permit for interim principal use surface parking may be issued for a~~
3 ~~period not to exceed three years. A permit for interim principal use surface parking may not be~~
4 ~~renewed or extended, and a new permit to reauthorize the principal use surface parking shall not~~
5 ~~be issued.~~

6 b. ~~A permit for interim principal use surface parking may not be issued for~~
7 ~~property that is located within a riparian corridor, a wetland, a wetland buffer, a steep slope, or a~~
8 ~~steep slope buffer pursuant to the provisions of Chapter 25.09, Regulations for Environmentally~~
9 ~~Critical Areas, or within priority freshwater habitat or priority saltwater habitat described in~~
10 ~~Section 23.60A.160.~~

11 4. Standards. The following standards for interim principal use surface parking
12 shall be met:

13 a. ~~Measures shall be incorporated to shield vehicle lights to minimize glare~~
14 ~~on nearby uses;~~

15 b. ~~The site shall, at a minimum, be improved with a crushed rock surface;~~

16 c. ~~If a barrier-free parking space is required pursuant to the Washington~~
17 ~~State Building Code, Chapter 11 or other applicable law, then the barrier-free space shall be~~
18 ~~located adjacent to a paved sidewalk or an area of the site sufficient to accommodate the barrier-~~
19 ~~free space shall be paved;~~

20 d. ~~In order to meet the landscaping requirements of the respective zone in~~
21 ~~which the parking use is to be located, temporary landscaping provided in planter boxes or~~
22 ~~similar containers may be substituted for required landscaping on site as determined by the~~
23 ~~Director;~~

1 e. Lighting shall be provided by light poles or an equivalent substitute for
2 light poles that are between 10 feet and 30 feet in height from finished grade, but no higher than
3 the height limit of the zone in which the site is located, and placed at intervals sufficient to light
4 the entire parking lot with uniformity, provided that the lighting is shielded and directed away
5 from adjacent uses.

6 f. No more than 40 new parking spaces shall be established on any site
7 where interim light rail parking is permitted, except that institutions within a quarter mile of a
8 light rail station that are not within the boundaries of the Station Area Overlay District may
9 establish up to 100 spaces for interim rail parking.))

10 G. Reserved

11 * * *

12 Section 4. A new Section 23.42.070 is added to the Seattle Municipal Code as follows:

13 **23.42.070 Parking for rented or leased multifamily dwelling units and commercial uses**

14 A. Parking for multifamily dwelling units

15 1. Off-street parking accessory to rented or leased multifamily dwelling units shall
16 not be included in any dwelling unit rental agreement and shall be subject to a rental agreement
17 addendum or in a separate rental agreement.

18 2. Multifamily residential uses with rent and income criteria as described in Part
19 III of Table B for 23.54.015 shall be exempt from the requirement of subsection 23.42.070.A.1.

20 3. Multifamily dwelling units with individual garages that are functionally a part
21 of the dwelling unit, including but not limited to townhouses and rowhouses, shall be exempt
22 from the requirement of subsection 23.42.070.A.1.

1 B. Parking for commercial uses

2 1. Unless commercial uses are listed as exempt in subsection 23.42.070.B.2, off-
3 street parking accessory to rented or leased commercial use spaces in structures that contain
4 4,000 square feet or more of gross floor area shall not be included in any new rental or lease
5 agreement and shall be subject to a separate rental or lease agreement. The measurement of gross
6 floor area in a structure shall be as described in Section 23.86.007 and shall include gross floor
7 area for non-exempt and exempt uses if uses are known, minus gross floor area in parking uses,
8 for determining if the structure exceeds the minimum floor area for this requirement.

9 2. Exempt uses include:

- 10 a. Lodging uses;
11 b. Sales and services, automotive;
12 c. Sales and services, heavy; and
13 d. Sales and services, marine.

14 Section 5. Section 23.44.030 of the Seattle Municipal Code, last amended by Ordinance
15 124378, is amended as follows:

16 **23.44.030 Park and ~~((pool lot))~~ ride facility**

17 The Director may authorize a park and ~~((pool lot))~~ ride facility under the management of a public
18 agency responsible for commuter pooling efforts as an administrative conditional use. The
19 Director shall determine that:

- 20 A. It is to be located on an existing parking lot;
21 B. That parking proposed for the park and ~~((pool lot))~~ ride facility is not needed by the
22 principal use or its accessory uses during the hours proposed for park and ~~((pool))~~ ride use; and

1 C. The park and ((pool)) ride use shall not interfere or conflict with the peak-hour
2 activities associated with the principal use and its accessory uses. The Director may control the
3 number and location of parking spaces to be used.

4 Section 6. Section 23.45.504 of the Seattle Municipal Code, last amended by Ordinance
5 124843, is amended as follows:

6 **23.45.504 Permitted and prohibited uses**

7 A. All uses are permitted outright, prohibited, or permitted as a conditional use according
8 to Table A for 23.45.504 and this Section 23.45.504. Uses not referred to in Table A for
9 23.45.504 are prohibited, unless otherwise indicated in this Chapter 23.45 or Chapters 23.51A,
10 23.51B, or 23.57. Communication utilities and accessory communication devices, except as
11 exempted in Section 23.57.002, are subject to the regulations in this Chapter 23.45 and additional
12 regulations in Chapter 23.57. Public facilities are subject to the regulations in Section
13 23.51A.004.

14 B. All permitted uses are allowed as a principal use or as an accessory use, unless
15 otherwise indicated in this Chapter 23.45.

Table A for 23.45.504 Permitted and Prohibited Uses		
Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
A. Residential use except as listed below	P	P
A.1. Congregate residence	X/P ¹	P/X ²
B. Institutions	P/CU ³	P/CU ³

**Table A for 23.45.504
Permitted and Prohibited Uses**

C. Uses in existing or former public schools		
C.1. Child care centers, preschools, public or private schools, educational and vocational training for the disabled, adult evening education classes, nonprofit libraries, community centers, community programs for the elderly, and similar uses in existing or former public schools	P	P
C.2. Other non-school uses in existing or former public schools	Permitted pursuant to procedures established in Chapter 23.78	Permitted pursuant to procedures established in Chapter 23.78
D. Park and ride facilities		
D.1 Park ((and pool and park)) and ride facilities on surface parking lots	X/CU ⁴	X/CU ⁴
D.2 Park and ride facilities in parking garages	<u>X/P</u> ⁵	<u>X/P</u> ⁵
E. Parks and playgrounds including customary uses	P	P
F. Ground floor commercial uses	RC	RC/P ⁽⁵⁾ 6
G. Medical service uses other than permitted ground floor commercial uses	P/X ⁽⁶⁾ 7	P/CU/X ⁽⁶⁾ 7
H. Uses not otherwise permitted in landmark structures	CU	CU
I. Cemeteries	P/X ⁽⁷⁾ 8	P/X ⁽⁷⁾ 8
J. Community gardens	P	P
K. Parking, flexible-use	<u>X/P</u> ⁹	<u>P</u> ⁹
(K) L. All other uses	X	X

Footnotes to Table A for 23.45.504 ((:))

¹ 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 on-site supportive services for seniors or persons with disabilities; are permitted outright. All others are prohibited. Supportive services include meal service, cleaning service, health services, or similar.

² 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 on-site supportive services for seniors or persons with disabilities; are permitted outright. All others are permitted only in locations within urban villages and urban centers. Supportive services include meal service, cleaning service, ~~(health)~~ health services, or similar.

³ Institutions meeting development standards are permitted outright; all others are administrative conditional uses pursuant to Section 23.45.506. The provisions of this Chapter 23.45 shall apply to Major Institution uses as provided in Chapter 23.69.

**Table A for 23.45.504
Permitted and Prohibited Uses**

⁴ Prohibited in Station Area Overlay Districts (SAODs); otherwise, permitted as an administrative conditional use pursuant to Section 23.45.506 on surface parking existing as of January 1, 2017.

⁵ Prohibited in LR1 and LR2 zones, including LR1/RC and LR2/RC. Permitted outright in LR3, MR, HR, and LR3/RC zones, except prohibited in the SAOD.

⁽⁵⁾⁶ Subject to subsection 23.45.504.E except in zones that include an RC designation.

⁽⁶⁾⁷ Subject to subsection 23.45.504.G and 23.45.506.F.

⁽⁷⁾⁸ Subject to subsection 23.45.504.F.

⁹ Prohibited in LR1 and LR2 zones. Permitted outright in all other multifamily zones as surface parking on surface parking lots existing as of January 1, 2017; permitted outright in garages; subject to Section 23.54.026.

P = Permitted outright

CU = Permitted as an Administrative Conditional Use

RC = Permitted in areas zoned Residential Commercial (RC), and subject to the provisions of the RC zone, Chapter 23.46

X = Prohibited

* * *

Section 7. Subsection 23.45.506.E of the Seattle Municipal Code, which section was last amended by Ordinance 123495, is amended as follows:

23.45.506 Administrative conditional uses

* * *

E. Park and ride (~~or park and pool~~) facilities on surface parking lots may be permitted as a Type II decision subject to the following:

1. (~~A park and ride or park and pool lot~~) The facility may be permitted only (~~on parking lots existing at least 5 years prior to the establishment of the park and ride or park and pool lot that have~~) where there is direct vehicular access to an arterial street improved to City standards in subsection 23.53.015.B.

2. (~~If the proposed park and ride or park and pool lot~~) The facility is located on a lot containing required accessory parking for other uses, and there must be no substantial conflict

1 in the principal operating hours of the (~~park and ride or park and pool lot~~) facility and other
2 uses on the lot.

3 3. The Director may require (~~landscaping and screening in addition to that~~
4 ~~required for surface parking areas;~~) noise mitigation, vehicular access control, signage
5 restrictions, landscaping and screening in addition to that required for surface parking areas, and
6 other measures to provide comfort and safety for pedestrians and bicyclists. ~~((and))~~ The purpose
7 of these measures is to help ensure the compatibility of the (~~park and ride or park and pool lot~~)
8 facility with the surrounding area.

9 * * *

10 Section 8. Subsection 23.45.508.B of the Seattle Municipal Code, which section was last
11 amended by Ordinance 124843, is amended as follows:

12 **23.45.508 General provisions**

13 * * *

14 B. Off street parking shall be provided pursuant to Section 23.54.015, and as permitted by
15 provisions of Sections 23.45.504 and 23.45.506, if applicable.

16 * * *

17 Section 9. Section 23.45.536 of the Seattle Municipal Code, last amended by Ordinance
18 125272, is amended as follows:

19 **23.45.536 Parking location, access, and screening**

20 A. Off-street parking spaces are required to the extent provided in Chapter 23.54. (~~(;~~
21 ~~Quantity and Design Standards for Access, Off-Street Parking, and Solid Waste Storage.)~~)

1 B. Location of parking

2 1. If parking is required, it shall be located on the same lot as the use requiring the
3 parking, except as otherwise provided in this subsection 23.45.536.B.

4 2. Except as otherwise provided in this subsection 23.45.536.B, surface parking
5 may be located anywhere on a lot except:

6 a. ~~((between))~~ Between a principal structure and a street lot line;

7 b. ~~((in))~~ In the required front setback or side street side setback; and

8 c. ~~((within))~~ Within 7 feet of any street lot line.

9 3. Parking in a structure. Parking may be located in a structure or under a
10 structure, provided that no portion of a garage that is higher than 4 feet above existing or finished
11 grade, whichever is lower, shall be closer to a street lot line than any part of the street-level,
12 street-facing facade of the structure in which it is located;

13 4. On a through lot, parking may be located between the structure and one front
14 lot line. The front setback in which the parking may be located will be determined by the
15 Director based on the prevailing character and setback patterns of the block.

16 5. On waterfront lots in the Shoreline District, parking may be located between
17 the structure and the front lot line, if necessary to prevent blockage of view corridors or to keep
18 parking away from the edge of the water, as required by Chapter 23.60A, Shoreline District.

19 6. Parking that is required and accessory to a residential or non-residential use
20 may be located on a lot within 800 feet of the lot where the ~~((residential))~~ use that requires the
21 parking is located, provided that:

22 a. ~~((the))~~ The lot is not located in a single-family zone; and

1 b) The siting of development results in an increased Green
2 Factor score, larger ground-level amenity areas, and/or reduced surface parking area than if alley
3 access is used.

4 3. On corner lots, if street access is permitted pursuant to subsection
5 23.45.536.C.2, the applicant may determine the street from which access is taken, unless the
6 Director determines that the use of the street chosen by the applicant would create a significant
7 safety hazard.

8 4. On steeply sloping lots, the Director may permit the use of both an alley and a
9 street for access, provided that the following conditions are met:

10 a. Access from the street is to a common parking garage in or under the
11 structure, that is underground or extends no more than 4 feet above grade.

12 b. The siting of development results in an increased Green Factor score,
13 larger ground-level amenity areas, and/or reduced surface parking area than if alley access alone
14 is used.

15 c. In LR zones, if the project uses both the alley and street for access to
16 parking other than required barrier-free parking spaces, the project does not qualify for the
17 higher FAR limit in subsection 23.45.510.B.

18 5. Access to required barrier-free parking spaces that meet the standards in the
19 Seattle Residential Code, Section ((~~R322~~) R320), or the Seattle Building Code, Chapter 11, may
20 be from either the street or alley, or both.

21 6. If the alley is used for access, the alley shall be improved according to the
22 standards in subsections 23.53.030.E and 23.53.030.F, except that if a development gains

1 additional FAR pursuant to subsection 23.45.510:C, the alley shall be paved rather than
2 improved with crushed rock, even for lots containing fewer than ten units.

3 7. If the lot does not abut an improved alley or street, access may be permitted
4 from an easement that meets the provisions of Chapter 23.53, Requirements for Streets, Alleys,
5 and Easements.

6 8. If street access is required, either:

7 a. ~~((driveways))~~ Driveways that provide access from the street to garages
8 opening on a street-facing facade of individual townhouse or rowhouse units shall be paved with
9 permeable materials; or

10 b. ~~((access))~~ Access to a majority of garages opening on street-facing
11 facades of individual townhouse or rowhouse units shall be provided by shared driveways.

12 D. Screening of parking

13 1. Parking shall be screened from direct street view by:

14 a. ~~((the))~~ The street-facing facade of a structure;

15 b. ~~((garage))~~ Garage doors;

16 c. ~~((a))~~ A fence or wall; or

17 d. ~~((landscaped))~~ Landscaped areas, including bioretention facilities or
18 landscaped berms.

19 2. Screening provided by a fence, wall, or vegetation in a landscaped area shall
20 not be located within any required sight triangle and shall meet the following conditions:

21 a. The fence, wall, or vegetation in the landscaped area shall be at least
22 3 feet tall measured from the elevation of the curb, or from the elevation of the street if no curb is
23 present. If the elevation of the ground at the base of the fence, wall, or landscaped area is higher

1 **23.46.002 Scope of provisions**

2 A. This Chapter 23.46 details those authorized commercial uses which are or may be
3 permitted in Residential-Commercial (RC) zones.

4 B. All RC zones are assigned a residential zone classification on the Official Land Use
5 Map. The development standards of the designated residential zone for apartments apply to all
6 principal structures in the RC zone. The development standards of the designated residential
7 zone shall apply to all structures in the RC zone, except as otherwise specified for commercial
8 uses in this Chapter 23.46, and except that parking quantity is required as provided in Chapter
9 23.54 and as permitted by Section 23.45.504 and Section 23.45.506.

10 * * *

11 Section 12. Section 23.46.004 of the Seattle Municipal Code, last amended by Ordinance
12 123046, is amended as follows:

13 **23.46.004 Uses**

14 A. All uses, except commercial uses, ~~((and))~~ live-work units, flexible-use parking, and
15 park and ride facilities, which are permitted outright or by conditional use in the applicable
16 residential zone shall be regulated by the residential zone provisions, including provisions
17 relating to accessory uses.

18 B. ~~((Live-work units and the))~~ The following ~~((commercial))~~ uses are permitted outright:

- 19 1. Sales and services, general;
- 20 2. Medical services;
- 21 3. Restaurants;
- 22 4. Business support services;
- 23 5. Offices;

1 6. Food processing and craft work; ~~((and))~~

2 7. Retail sales, major durables; ~~((;))~~

3 8. Live-work units;

4 9. Flexible-use parking; and

5 10. Park and ride facilities in garages, if located in LR3/RC zones.

6 * * *

7 Section 13. Section 23.46.022 of the Seattle Municipal Code, enacted by Ordinance
8 112777, is amended as follows:

9 **23.46.022 Parking requirements ~~((;))~~**

10 A. Parking Quantity. Each permitted commercial use shall provide a minimum number of
11 off-street parking spaces according to the requirements of Section 23.54.015. ~~((, Required~~
12 ~~parking;))~~

13 B. Location of Parking. ~~((Parking))~~ Required parking for commercial uses may be
14 located:

15 1. On the same lot, according to the locational requirements of the designated
16 residential zone; or

17 2. Within 800 feet of the lot on which the commercial use is located, when either:

18 a. The parking is located in a commercial zone; or

19 b. The parking is part of the joint use of existing parking in an RC zone.

20 3. ~~((When))~~ If required parking is provided on a lot other than the lot of the use to
21 which it is accessory, the provisions of Section 23.54.025 ~~((, Parking covenants,))~~ shall apply.

22 Section 14. Section 23.47A.004 of the Seattle Municipal Code, last amended by
23 Ordinance 125272, is amended:

1 **23.47A.004 Permitted and prohibited uses**

2 A. All uses are permitted outright, prohibited, or permitted as a conditional use according
 3 to Table A for 23.47A.004 and this Section 23.47A.004, except as may be otherwise provided
 4 pursuant to ~~((subtittle))~~ Subtitle III, Division 3, Overlay Districts, of this Title 23.

5 * * *

6 E. Changes from accessory to ~~((principal use))~~ flexible-use parking may occur, subject to
 7 Section 23.54.026. ~~((On a lot where principal use parking is permitted outright, legally~~
 8 ~~established accessory parking may be converted to principal use parking without a use permit or~~
 9 ~~approval when the use served by the accessory parking has been discontinued. Any lawfully~~
 10 ~~existing nonconformities as to development standards may be maintained.))~~

11 F. ~~((Use))~~ Public use of accessory parking is subject to Section 23.54.027. ~~((Where~~
 12 ~~principal use parking is permitted outright, legally established accessory parking may be made~~
 13 ~~available to the general public as short term parking without a separate use permit or approval.))~~

14 * * *

15 I. The terms of Table A for 23.47A.004 are subject to any applicable exceptions or
 16 contrary provisions expressly provided for in this Title 23.

Table A for 23.47A.004 Uses in Commercial zones					
Uses	PERMITTED AND PROHIBITED USES BY ZONE ¹				
	NC1	NC2	NC3	C1	C2
* * *					
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

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

L.2.c. Parking, ((principal use, except as listed below ¹⁹) <u>flexible-use¹⁹</u>)	X	25	P	P	P
(L.2.e.i Park and pool lots¹⁹)	((P²⁰))	((P))	((P))	((P))	((P))
(L.2.e.ii.) L.2.d.i. Park and ride (lots¹⁹) <u>facilities on surface parking lots²⁰</u>	X	((X)) <u>CU- 25</u>	CU	CU	CU
L.2.d.ii. <u>Park and ride facilities in parking garages</u>	<u>X</u>	<u>p²¹</u>	<u>p²¹</u>	<u>p²¹</u>	<u>p²¹</u>
(L.2.d.) L.2.e. 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	CCU
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
L.6.d. Transportation services, personal	X	X	P	P	P
M. UTILITY USES					
M.1. Communication utilities, major ^{22 ((21))}	X	X	X	CCU	CCU
M.2. Communication utilities, minor ^{22 ((21))}	P	P	P	P	P
M.3. Power plants	X	X	X	X	X
M.4. Recycling	X	X	X	P	P/CU ^{23 ((22))}
M.5. Sewage treatment plants	X	X	X	X	X
M.6. Solid waste management	X	X	X	X	X
M.7. Utility services uses	10	25	P	P	P

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

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

CU-25 = Conditionally permitted; use is limited to 25,000 square feet, pursuant to Section 23.47A.010

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 23.47A.010

35 = Permitted, business establishments limited to 35,000 square feet, pursuant to Section 23.47A.010

40 = Permitted, business establishments limited to 40,000 square feet, pursuant to Section 23.47A.010

50 = Permitted, business establishments limited to 50,000 square feet, pursuant to Section 23.47A.010

Footnotes to Table A for 23.47A.004

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).

² In addition to the provisions in this Chapter 23.47A, uses that entail major marijuana activity are subject to the requirements of Section 23.42.058.

³ For commercial uses with drive-in lanes, see Section 23.47A.028.

⁴ Subject to subsection 23.47A.004.H.

⁵ Permitted at Seattle Center.

⁶ Bed and breakfasts in existing structures are permitted outright with no maximum size limit.

⁷ 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.

⁸ 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 percent 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

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

provision does not apply to medical service uses that are subject to a Major Institution Master Plan.

⁹ 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.

¹⁰ 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.

¹¹ Grocery stores meeting the conditions of subsection 23.47A.010.E are permitted up to 23,000 square feet in size.

¹² Subject to subsection 23.47A.004.G.

¹³ Permitted pursuant to subsection 23.47A.004.D.7.

¹⁴ Residential uses may be limited to 20 percent of a street-level street-facing facade pursuant to subsection 23.47A.005.C.

¹⁵ 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.

¹⁶ 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.

¹⁷ 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.

¹⁸ Permitted at Seattle Center; ~~((;))~~ see Section 23.47A.011.

¹⁹ Flexible-use parking is subject to Section 23.54.026. In pedestrian-designated zones, surface parking is prohibited adjacent to principal pedestrian streets pursuant to subsection 23.47A.032.B.2.

~~((¹⁹))~~ ²⁰ Permitted as surface parking only on surface parking lots existing as of January 1, 2017. In pedestrian-designated zones, surface parking is prohibited adjacent to principal pedestrian streets pursuant to subsection 23.47A.032.B.2.

~~((²⁰ Permitted only on parking lots existing at least five years prior to the establishment of the park and pool lot.))~~

²¹ Permitted outright, except prohibited in the SAOD.

~~((²¹))~~ ²² See Chapter 23.57, Communications regulations, for regulation of communication utilities.

~~((²²))~~ ²³ 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.

1 Section 15. Section 23.47A.006 of the Seattle Municipal Code, last amended by
2 Ordinance 123872, is amended as follows:

3 **23.47A.006 Conditional uses**

4 A. The following uses, where identified as administrative conditional uses on Table A for
5 23.47A.004, or other uses identified in this Section 23.47A.006, may be permitted by the
6 Director when the provisions of both Section 23.42.042 and this subsection 23.47A.006.A are
7 met:

8 * * *

9 2. Park and ride (~~lots~~) facilities. (~~Park and ride lots~~) Park and ride facilities on
10 surface parking lots in NC2, NC3, C1, and C2 zones may be permitted as conditional uses in a
11 Type II decision, subject to the following:

12 a. The park and ride (~~lot~~) facility shall have direct vehicular access to a
13 designated arterial improved to City standards in subsection 23.53.015.B.

14 b. If the proposed (~~park and ride lot~~) park and ride facility is located on a
15 lot containing required accessory parking for other uses, there must be no substantial conflict in
16 the principal operating hours of the (~~park and ride lot~~) park and ride facility and other uses on
17 the lot.

18 c. The Director may require (~~landscaping and screening in addition to that~~
19 ~~required for surface parking areas,~~) noise mitigation, vehicular access control, signage
20 restrictions, landscaping and screening in addition to that required for surface parking areas, and
21 other measures to provide comfort and safety for pedestrians and bicyclists. (~~and~~) The purpose
22 of these measures is to ensure the compatibility of the park and ride (~~lot~~) facility with the
23 surrounding area.

1 * * *

2 Section 16. Section 23.47A.013 of the Seattle Municipal Code, last amended by
3 Ordinance 125267, is amended as follows:

4 **23.47A.013 Floor area ratio**

5 * * *

6 D. The following gross floor area is not counted toward maximum FAR:

- 7 1. All underground stories or portions of stories;
- 8 2. All portions of a story that extend no more than 4 feet above existing or
9 finished grade, whichever is lower, excluding access;
- 10 3. Gross floor area of a transit station, including all floor area open to the general
11 public during normal hours of station operation but excluding retail or service establishments to
12 which public access is limited to customers or clients, even where such establishments are
13 primarily intended to serve transit riders;
- 14 4. Within First Hill, on lots zoned NC3 with a 160-foot height limit, all gross floor
15 area occupied by a residential use;
- 16 5. On a lot containing a peat settlement-prone environmentally critical area,
17 above-grade parking within or covered by a structure or portion of a structure, if the Director
18 finds that locating a story of parking below grade is infeasible due to physical site conditions
19 such as a high water table, if either:
 - 20 a. The above-grade parking extends no more than 6 feet above existing or
21 finished grade and no more than 3 feet above the highest existing or finished grade along the
22 structure footprint, whichever is lower, as measured to the finished floor level or roof above,
23 pursuant to subsection 23.47A.012.A.3; or

b. All of the following conditions are met:

- 1) No above-grade parking is exempted by subsection 23.47A.013.D.5.a;
- 2) The parking is accessory to a residential use on the lot;
- 3) Total parking on the lot does not exceed one space for each residential dwelling unit plus the number of spaces required for non-residential uses; and
- 4) The amount of gross floor area exempted by this subsection 23.47A.013.D.5.b does not exceed 25 percent of the area of the lot in zones with a height limit less than 65 feet, or 50 percent of the area of the lot in zones with a height limit 65 feet or greater. (~~and~~)

6. Rooftop greenhouse areas meeting the standards of subsections 23.47A.012.C.6 and 23.47A.012.C.7; (~~and~~) and

7. Bicycle commuter shower facilities required by subsection 23.54.015.K.8.

* * *

Section 17. Section 23.47A.032 of the Seattle Municipal Code, last amended by Ordinance 124843, is amended as follows:

23.47A.032 Parking location and access

A. Access to parking

1. NC zones. The following rules apply in NC zones, except as provided under subsections 23.47A.032.A.2 and 23.47A.032.D:

a. Access to parking shall be from the alley if the lot abuts an alley improved to the standards of subsection 23.53.030.C, or if the Director determines that alley

1 access is feasible and desirable to mitigate parking access impacts. If alley access is infeasible,
2 the Director may allow street access.

3 b. If access is not provided from an alley and the lot abuts only one street,
4 access is permitted from the street, and limited to one two-way curb cut.

5 c. If access is not provided from an alley and the lot abuts two or more
6 streets, access is permitted across one of the side street lot lines pursuant to subsection
7 23.47A.032.C, and curb cuts are permitted pursuant to subsection 23.54.030.F.2.a.1.

8 d. For each permitted curb cut, street-facing facades may contain one
9 garage door, not to exceed the maximum width allowed for curb cuts.

10 2. In addition to the provisions governing NC zones in subsection
11 23.47A.032.A.1, the following rules apply in pedestrian-designated zones, except as may be
12 permitted under subsection 23.47A.032.D:

13 a. If access is not provided from an alley and the lot abuts two or more
14 streets, access to parking shall be from a street that is not a principal pedestrian street.

15 b. If access is not provided from an alley and the lot abuts only a principal
16 pedestrian street or streets, access is permitted from the principal pedestrian street, and limited to
17 one two-way curb cut.

18 3. In C1 and C2 zones, access to off-street parking may from a street, alley, or
19 both when the lot abuts an alley. However, structures in C zones with residential uses, structures
20 in C zones with pedestrian designations, and structures in C zones across the street from
21 residential zones shall meet the requirements for parking access for NC zones as provided in
22 subsection 23.47A.032.A.1. If two or more structures are located on a single site, then a single

1 curb cut shall be provided according to the standards in Sections 23.47A.032.A.1,
2 23.47A.032.A.2, and 23.54.030.F.2.

3 4. In the event of conflict between the standards for curb cuts in this subsection
4 23.47A.032.A and the provisions of subsection 23.54.030.F, the standards in subsection
5 23.54.030.F shall control.

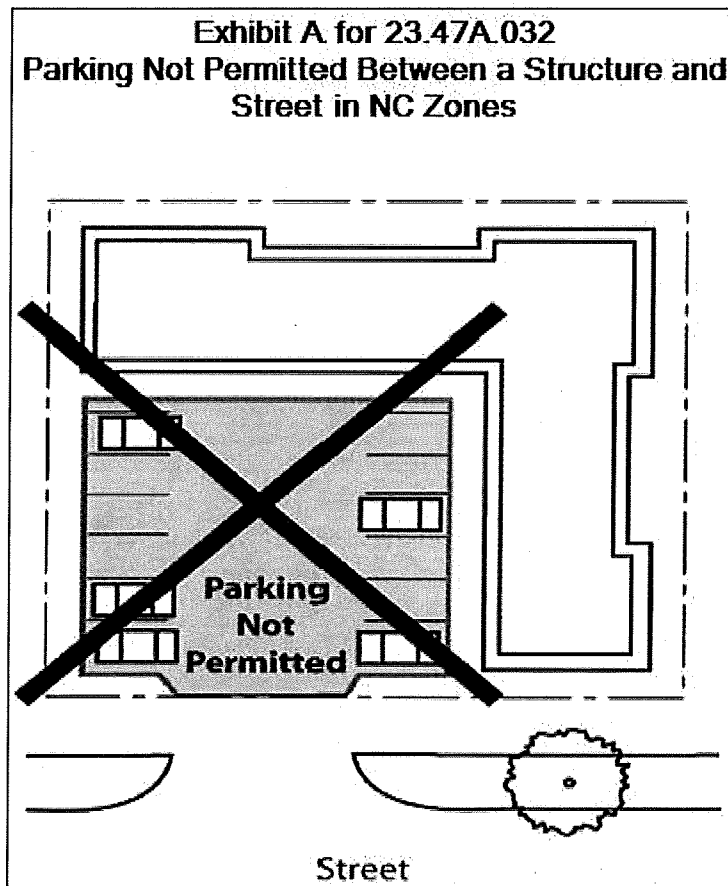
6 B. Location of parking

7 1. The following rules apply in NC zones, except as provided in subsection
8 23.47A.032.D: ((-))

9 a. Parking shall not be located between a structure and a street lot line
10 (Exhibit A for 23.47A.032).

11 **Exhibit A for 23.47A.032**

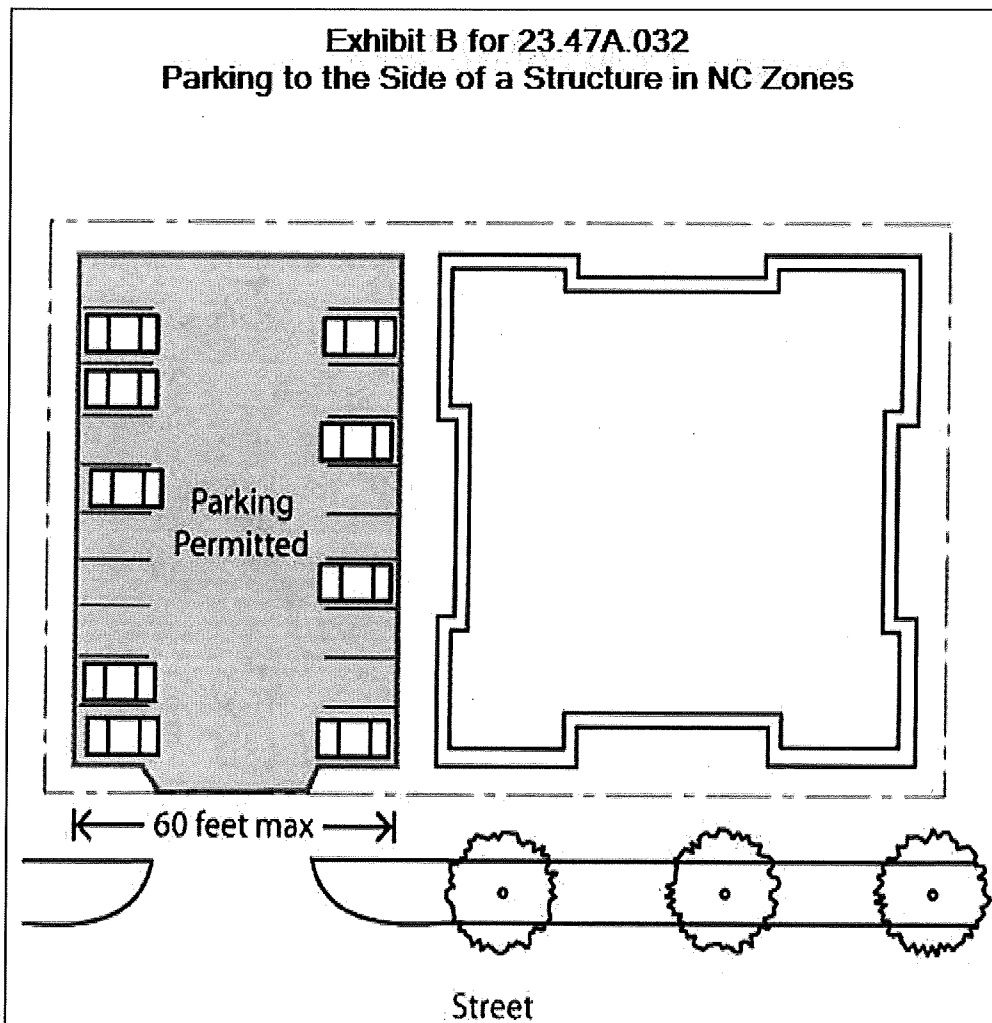
12 **Parking Not Permitted Between a Structure and Street in NC Zones**



1 b. Within a structure, street-level parking shall be separated from street-
2 level, street-facing facades by another permitted use. This requirement does not apply to access
3 to parking meeting the standards of subsection 23.47A.032.A.

4 c. Parking to the side of a structure shall not exceed 60 feet of street
5 frontage (Exhibit B for 23.47A.032).

6 **Exhibit B for 23.47A.032**
7 **Parking to the Side of a Structure in NC Zones**



8
9 2. In pedestrian designated zones, surface parking is prohibited abutting the street
10 lot line along a principal pedestrian street.

1 3. Off-street parking may be located anywhere on a lot in C1 and C2 zones,
2 except that structures with residential uses in C zones, structures in C zones with pedestrian
3 designations, and structures in C zones across the street from residential zones shall meet the
4 requirements for parking location for NC zones as provided in subsection 23.47A.032.B.1,
5 except that if a lot in a C zone is bordered by streets on all sides, then parking may be provided
6 between a street and a structure, but only on sides facing other commercially ((-)) zoned lots.

7 4. Required parking shall be located no farther than 800 feet from the lot with the
8 use to which it is accessory, and off-site parking shall comply with the provisions of Section
9 23.54.025. ~~((Off-site parking.))~~

10 C. When a lot fronts on two or more streets, the Director will determine which of the
11 streets will be considered the front lot line, for purposes of this section only. In making a
12 determination, the Director will consider the following criteria:

13 1. The extent to which each street's pedestrian-oriented character or commercial
14 continuity would be disrupted by curb cuts, driveways, or parking adjacent to the street;

15 2. The potential for pedestrian and automobile conflicts; and

16 3. The relative traffic capacity of each street as an indicator of the street's role as
17 a principal commercial street.

18 D. Exceptions to parking location and access requirements ((-))

19 1. Access to off-street parking may be from a street if, due to the relationship of
20 an alley to the street system, use of the alley for parking access would create a significant safety
21 hazard as determined by the Director.

22 2. If a lot borders an unopened right-of-way, the Director may apply the parking
23 access and location requirements as if that street did not border the lot if, after consultation with

1 the Director of Transportation, the Director determines that the street is unlikely to be opened or
2 improved.

3 3. On waterfront lots in the Shoreline District, parking may be located between
4 the structure and the front lot line, if necessary to prevent blockage of view corridors or to keep
5 parking away from the edge of the water as required by the Shoreline Master Program.

6 4. For fire and police stations, the Director shall determine the appropriate access
7 to parking based upon needs of emergency and other vehicles and the configuration of the site.

8 * * *

9 Section 18. Section 23.48.020 of the Seattle Municipal Code, last amended by Ordinance
10 125432, is amended as follows:

11 **23.48.020 Floor area ratio (FAR)**

12 * * *

13 B. Floor area exempt from FAR calculations. The following floor area is exempt from
14 maximum FAR calculations:

15 1. All underground stories or portions of stories.

16 2. Portions of a story that extend no more than 4 feet above existing or finished
17 grade, whichever is lower, excluding access.

18 3. As an allowance for mechanical equipment, in any structure 65 feet in height or
19 more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR
20 calculations. Calculation of the allowance includes the remaining gross floor area after all
21 exempt space allowed in this subsection 23.48.020.B has been deducted. Mechanical equipment
22 located on the roof of a structure, whether enclosed or not, is not included as part of the
23 calculation of total gross floor area.

1 4. All gross floor area for solar collectors and wind-driven power generators.

2 5. Bicycle commuter shower facilities required by subsection 23.54.015.K.8.

3 * * *

4 Section 19. Subsection 23.48.085.A of the Seattle Municipal Code, which section was
5 last amended by Ordinance 125432, is amended as follows:

6 **23.48.085 Parking and loading location, access, and curb cuts**

7 A. Parking accessory to non-residential uses may be provided on-site (~~(and/or)~~) or within
8 800 feet of the lot to which it is accessory, according to the provisions of Section 23.54.025. (~~(~~
9 ~~Off-site parking.)~~)

10 * * *

11 Section 20. Subsection 23.48.205.B of the Seattle Municipal Code, which section was
12 enacted by Ordinance 124883, is amended as follows:

13 **23.48.205 Uses for South Lake Union**

14 * * *

15 B. Prohibited uses. (~~(Principal use)~~) Flexible-use parking.

16 * * *

17 Section 21. Section 23.48.280 of the Seattle Municipal Code, last amended by Ordinance
18 124883, is amended as follows:

19 **23.48.280 Required parking in South Lake Union Urban Center**

20 A. Off-street parking spaces and bicycle parking are required according to Section
21 23.54.015 (~~(, Required parking)~~) unless modified by this Section 23.48.280.

1 B. Maximum parking (~~((limit for non-residential uses))~~) limits

2 1. Except as provided in subsections 23.48.280.B.2 and 23.48.280.B.3, the
3 amount of parking reserved for or accessory to non-residential uses is limited to one parking
4 space per every 1,000 square feet of gross floor area in non-residential use minus gross floor area
5 in parking uses.

6 2. If, on or before September 1, 2012, a lot is providing legal off-site parking for
7 another lot, by means such as a recorded parking easement or off-site accessory parking
8 covenant on the subject lot, then the number of such off-site parking spaces is allowed on the off-
9 site lot in addition to one space per 1,000 square feet for non-residential uses minus gross floor
10 area in parking uses on the subject lot.

11 3. A lot in the SM-SLU 85/65-160 zone may exceed the maximum parking
12 (~~((limit))~~) limits in this subsection 23.48.280.B without approval of a special exception pursuant to
13 subsection 23.48.280.B.2 when, prior to issuance of a Master Use Permit for the lot that exceeds
14 the maximum parking limit, the fee owners of both the property subject to the Master Use Permit
15 for the lot that exceeds the maximum parking limit and the fee owners of the property subject to
16 the Master Use Permit execute a restrictive covenant that is recorded in the King County real
17 property records that limits the amount of parking that can be provided on other lot(s), such that
18 the total quantity of parking provided as part of the Master Use Permit together with the parking
19 to be provided on the other lot(s) subject to the restrictive covenant does not exceed the
20 maximum parking (~~((limit))~~) limits in subsection 23.48.280.B.

21 * * *

22 Section 22. Section 23.48.605 of the Seattle Municipal Code, enacted by Ordinance
23 125267, is amended as follows:

1 **23.48.605 Uses in SM-U zones**

2 A. Conditional uses. (~~Principal use~~) Flexible-use parking garages shall only be
3 permitted as an administrative conditional use if the provisions of subsection 23.48.605.B are
4 met.

5 B. To approve a (~~principal use~~) flexible-use parking garage as an administrative
6 conditional use, the Director shall, after consulting with the Director of Transportation, find that:

7 1. Traffic from the garage will not have substantial adverse effects on peak hour
8 traffic flow to and from Interstate 5 or on traffic circulation in the area around the garage;

9 2. The vehicular entrances and exits to the garage are located so that they will not
10 disrupt traffic, pedestrian circulation, bicycle circulation, or transit routes;

11 3. The garage will be operated by a parking company whose primary purpose is to
12 support the University Community Urban Center business community by providing and
13 managing parking facilities for its customers, business owners, and employees.

14 * * *

15 Section 23. Section 23.48.705 of the Seattle Municipal Code, enacted by Ordinance
16 125432, is amended as follows:

17 **23.48.705 Uses in SM-UP zones**

18 (~~Principal use~~) Flexible-use parking is prohibited in SM-UP zones.

19 Section 24. Section 23.49.019 of the Seattle Municipal Code, last amended by Ordinance
20 125291, is amended as follows:

21 **23.49.019 Parking quantity, location, and access requirements, and screening and**
22 **landscaping of parking areas**

23 The regulations in this Section 23.49.019 do not apply to the Pike Market Mixed zones.

1 A. Parking quantity requirements

2 1. No parking, either long-term or short-term, is required for uses on lots in
3 Downtown zones, except as follows:

4 a. In the International District Mixed and International District Residential
5 zones, parking requirements for restaurants, motion picture theaters, and other entertainment uses
6 are as prescribed by Section 23.66.342.

7 b. In the International District Mixed and International District Residential
8 zones, the Director of the Department of Neighborhoods, upon the recommendation of the
9 International District Special Review District Board, may waive or reduce required parking
10 according to the provisions of Section 23.66.342, Parking and access.

11 c. Bicycle parking is required as specified in subsection ((23.49.019.E.1))
12 23.54.015.K.

13 2. Reduction or elimination of parking required by permits. A property owner
14 may apply to the Director for the reduction or elimination of parking required by any permit
15 issued under this Title 23 or Title 24, except for a condition contained in or required pursuant to
16 any Council conditional use, contract rezone, planned community development, or other Type IV
17 decision. The Director may grant reduction or elimination of required parking as a Type I
18 decision, either as part of a Master Use Permit for the establishment of any new use or structure,
19 or as an independent application for reduction or elimination of parking required by permit.
20 Parking for bicycles may not be reduced or eliminated under this subsection 23.49.019.A.2. Any
21 Transportation Management Plan (TMP) required by permit for the development for which a
22 parking reduction or elimination is proposed shall remain in effect, except that the Director may
23 change the conditions of the TMP to reflect current conditions and to mitigate any parking and

1 traffic impacts of the proposed changes. If any bonus floor area was granted for the parking, then
2 reduction or elimination shall not be permitted except in compliance with applicable provisions
3 regarding the elimination or reduction of bonus features. If any required parking that is allowed
4 to be reduced or eliminated under this subsection 23.49.019.A.2 is the subject of a recorded
5 parking covenant, the Director may authorize modification or release of the covenant.

6 * * *

7 C. Maximum parking limits ~~((for non-residential uses))~~

8 1. Except as provided in subsections 23.49.019.C.2 ~~((, 23.49.019.C.3,))~~ and
9 23.66.342.B, parking for non-residential uses is limited to a maximum of one parking space per
10 1,000 square feet.

11 ~~((2. Parking for non-residential uses in excess of the maximum quantities
12 identified in subsections 23.49.019.C.1 and 23.49.019.C.3 may be permitted as a special
13 exception pursuant to Chapter 23.76. When deciding whether to grant a special exception, the
14 Director shall consider evidence of parking demand and alternative means of transportation,
15 including but not limited to the following:~~

16 a. ~~Whether the additional parking will substantially encourage the use of
17 single occupancy vehicles;~~

18 b. ~~Characteristics of the work force and employee hours, such as multiple
19 shifts that end when transit service is not readily available;~~

20 c. ~~Proximity of transit lines to the lot and headway times of those lines;~~

21 d. ~~The need for a motor pool or large number of fleet vehicles at the site;~~

22 e. ~~Proximity to existing long-term parking opportunities downtown which
23 might eliminate the need for additional parking on the lot;~~

1 ~~f. Whether the additional parking will adversely affect vehicular and~~
2 ~~pedestrian circulation in the area;~~

3 ~~g. Potential for shared use of additional parking as residential or short-~~
4 ~~term parking;~~

5 ~~h. The need for additional short-term parking to support shopping in the~~
6 ~~retail core or retail activity in other areas where short-term parking is limited;~~

7 ~~i. Whether the area is located at the edge of the Downtown Urban Center~~
8 ~~where available short-term parking and transit service is limited.~~

9 3)) 2. In the area east of Interstate 5, parking for general sales and service uses
10 and for eating and drinking establishments is limited to a maximum of two parking spaces per
11 1,000 square feet.

12 * * *

13 E. Bicycle parking is required according to subsection 23.54.015.K.

14 ((1. The minimum number of off-street spaces for bicycle parking required for
15 specific use categories is set forth in Table A for 23.49.019 below. In the case of a use not shown
16 on Table A for 23.49.019, there is no minimum bicycle parking requirement. After the first 50
17 spaces for bicycles are provided for a use, additional spaces are required at 0.5 times the ratio
18 shown in Table A for 23.49.019. Spaces within dwelling units or on balconies do not count
19 toward the bicycle parking requirement.))

((Table A for 23.49.019 Minimum Bicycle Parking Requirement	
Use	Bicycle parking required
Office	1 space per 5,000 square feet of gross floor area of office use
Hotel	.05 spaces per hotel room
Retail use over 10,000 square feet	1 space per 5,000 square feet of gross floor area of retail use
Residential	1 space for every 2 dwelling units))

1 ~~((2. Required bicycle parking shall be provided in a safe, accessible and~~
2 ~~convenient location. Bicycle parking hardware shall be installed according to its manufacturer's~~
3 ~~instructions, and the Seattle Department of Transportation design criteria, allowing adequate~~
4 ~~clearance for bicycles and their riders. Directional signage shall be installed if bicycle parking~~
5 ~~facilities are not clearly visible from the street or sidewalk. If any covered automobile parking is~~
6 ~~provided, all required long-term bicycle parking shall be covered. If located off-street, bicycle~~
7 ~~and automobile parking areas shall be separated by a barrier or painted lines.~~

8 ~~3. Bicycle parking facilities for non-residential uses shall be located on the lot or~~
9 ~~in a shared bicycle parking facility within 100 feet of the lot, except as provided in subsection~~
10 ~~23.49.019.E.6.~~

11 ~~4. Bicycle parking for residential uses shall be located on-site.~~

12 ~~5. Co-location of bicycle parking facilities by more than one use is encouraged.~~

13 ~~6. For non-residential uses, the applicant may make a payment to the City to fund~~
14 ~~public bicycle parking in the public right-of-way in lieu of providing required bicycle parking~~
15 ~~on or off-site, if the Director determines that:~~

16 ~~a. Safe, accessible and convenient bicycle parking accessory to a non-~~
17 ~~residential use cannot be provided on-site or in a shared bicycle parking facility within 100 feet~~
18 ~~of the lot, without extraordinary physical or financial difficulty;~~

19 ~~b. The payment is comparable to the cost of providing the equivalent~~
20 ~~bicycle parking on-site, and takes in consideration the cost of materials, equipment and labor for~~
21 ~~installation; and~~

22 ~~c. The bicycle parking funded by the payment is located within sufficient~~
23 ~~proximity to serve the bicycle parking demand generated by the project.~~

1 **23.49.044 Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed**

2 **Commercial prohibited uses**

3 The following uses are prohibited as both principal and accessory uses in DOC1, DOC2, and
4 DMC zones, or where a single zone classification is specified, in zones with that classification
5 only.

6 A. Drive-in businesses, except gas stations located in parking garages;

7 B. Outdoor storage;

8 C. All general and heavy manufacturing uses;

9 D. Solid waste management;

10 E. Recycling, except in DMC zones in South Downtown;

11 F. All high-impact uses;

12 G. In DMC zones, adult motion picture theaters and adult panorams; and

13 H. ((Principal use)) Flexible-use parking garages for long-term parking.

14 Section 27. Section 23.49.045 of the Seattle Municipal Code, last amended by Ordinance
15 123589, is amended as follows:

16 **23.49.045 Downtown Office Core 1, Downtown Office Core 2, and Downtown Mixed**

17 **Commercial ((principal)) flexible-use and accessory parking**

18 The provisions of this Section 23.49.045 apply in DOC1, DOC2, and DMC zones. DMC zoned
19 areas within the International Special Review District are also subject to Chapter 23.66. If there
20 is any conflict between this Section 23.49.045 and Chapter 23.66, Chapter 23.66 applies.

21 A. ((Principal Use Parking.)) Flexible-use parking

22 1. ((Principal use)) Flexible-use parking garages for short-term parking may be
23 permitted as conditional uses, pursuant to Section 23.49.046.

1 2. In DOC1 zones, (~~principal-use~~) flexible-use long-term and short-term surface
2 parking areas are prohibited. In DOC2 and DMC zones, (~~principal-use~~) flexible-use long-term
3 and short-term surface parking areas may be permitted as administrative conditional uses in areas
4 shown on Map 1I, pursuant to Section 23.49.046.

5 B. Accessory Parking.

6 1. Accessory parking garages for both long-term and short-term parking are
7 permitted outright, up to the maximum parking limit established by Section 23.49.019.

8 2. Accessory surface parking areas are:

9 a. Permitted outright in areas shown on Map 1I if they contain a total of 20
10 or fewer parking spaces on the lot; (~~and~~)

11 b. Permitted outside South Downtown as administrative conditional uses
12 pursuant to Section 23.49.046 if located in areas shown on Map 1I on a lot containing more than
13 20 parking spaces; (~~and~~)

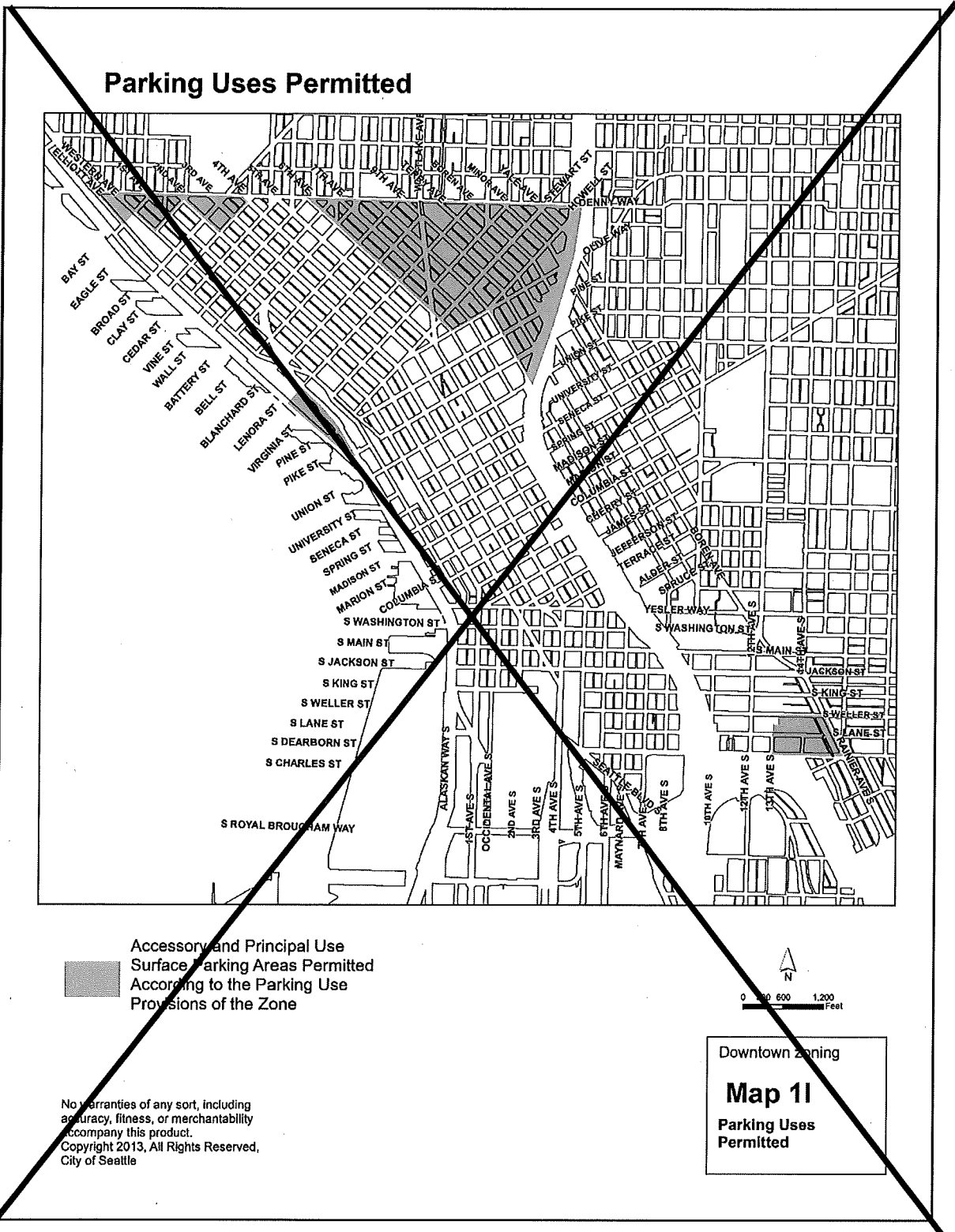
14 c. Prohibited in areas not shown on Map 1I; and

15 d. Notwithstanding the maximum parking limit in Section 23.49.019,
16 permitted outright for replacement of a short-term surface parking area with more than 20
17 parking spaces in existence on December 31, 2009, if the original location and new location are
18 both located in a DMC zone in South Downtown, and if the existing and replacement parking are
19 accessory to the same principal use.

20 3. Temporary (~~principal~~) flexible-use and accessory surface parking areas may
21 be permitted as conditional uses pursuant to Section 23.49.046.

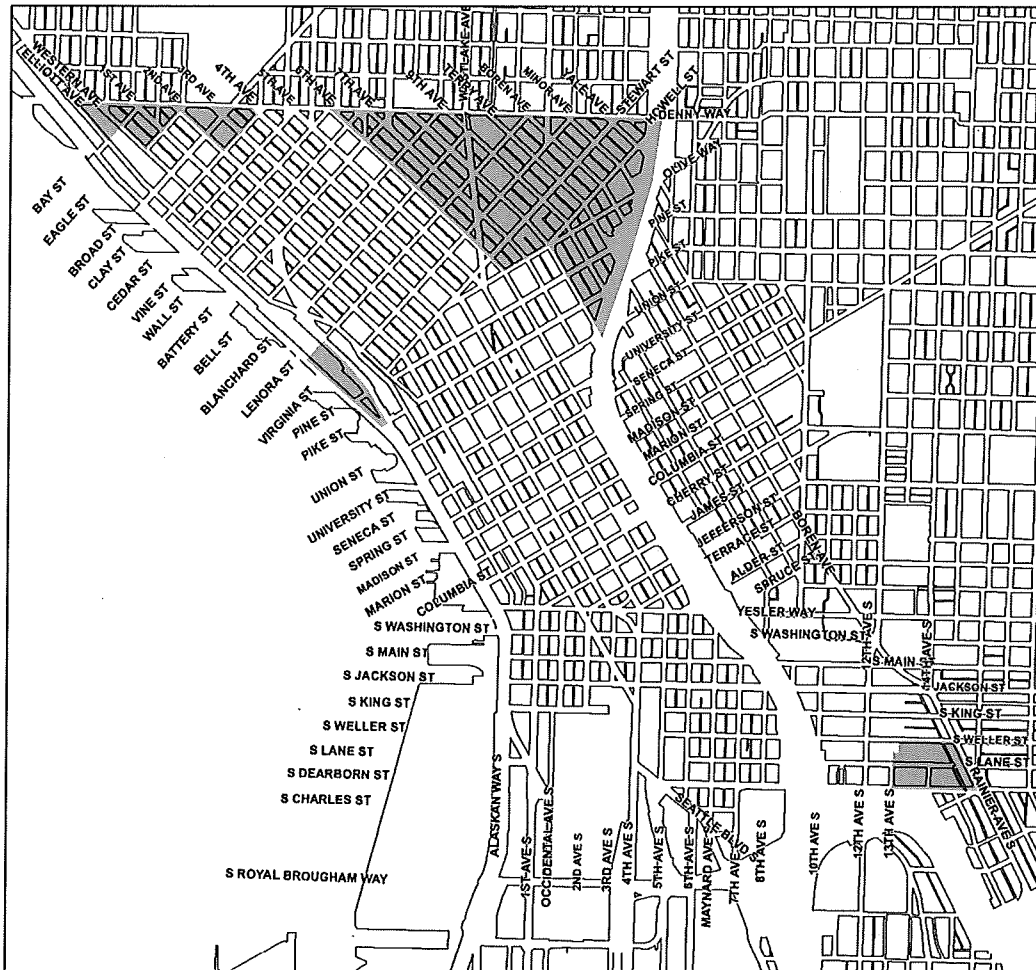
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Map 1I Parking Uses Permitted

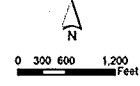


2

Parking Uses Permitted



 Accessory and ((Principal Use)) Flexible-Use Parking
 Surface Parking Areas Permitted According
 to the Parking Use Provisions of the Zone



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Downtown zoning
Map 11
 Parking Uses
 Permitted

1 Section 28. Subsection 23.49.046.B of the Seattle Municipal Code, which section was
2 last amended by Ordinance 124680, is amended as follows:

3 **23.49.046 Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and**
4 **Downtown Mixed Commercial (DMC) conditional uses and Council decisions**

5 * * *

6 B. ~~((Principal-use))~~ Flexible-use parking garages for short-term parking may be permitted
7 as administrative conditional uses, if the Director finds that:

8 1. Traffic from the garage will not have substantial adverse effects on peak hour
9 traffic flow to and from Interstate 5 or on traffic circulation in the area around the garage; and

10 2. The vehicular entrances to the garage are located so that they will not disrupt
11 traffic or transit routes; and

12 3. The traffic generated by the garage will not have substantial adverse effects on
13 pedestrian circulation; and

14 4. In the DMC 160 zone, the following standards are met:

15 a. ~~((the))~~ The total gross floor area of all parking uses on the lot is less
16 than the total gross floor area of all non-parking uses on the lot, and

17 b. ~~((any))~~ Any short-term ~~((principal-use))~~ flexible-use parking is provided
18 for the life of the structure and a covenant to that effect is recorded against the title with the King
19 County Recorder.

20 * * *

1 Section 29. Section 23.49.090 of the Seattle Municipal Code, last amended by Ordinance
2 124969, is amended as follows:

3 **23.49.090 Downtown Retail Core, permitted uses**

4 A. All uses are permitted outright except those which are specifically prohibited by
5 Section 23.49.092 and those which are permitted only as conditional uses by Section 23.49.096.
6 Parking is allowed subject to Section 23.49.019 and Section 23.49.094 and major marijuana
7 activity is allowed subject to Section 23.42.058.

8 B. All uses not prohibited shall be permitted as either principal or accessory uses.

9 * * *

10 Section 30. Section 23.49.094 of the Seattle Municipal Code, last amended by Ordinance
11 122054, is amended as follows:

12 **23.49.094 Downtown Retail Core, principal and accessory parking ((-))**

13 A. ~~((Principal Use Parking.))~~ Flexible-use parking

14 1. ~~((Principal use))~~ Flexible-use parking garages for long-term parking are
15 prohibited.

16 2. ~~((Principal use))~~ Flexible-use parking garages for short-term parking may be
17 permitted as administrative conditional uses pursuant to Section 23.49.096.

18 3. ~~((Principal use))~~ Flexible-use surface parking areas for both long- and short-
19 term parking are prohibited, except that temporary ~~((principal use))~~ flexible-use surface parking
20 areas may be permitted as conditional uses pursuant to Section 23.49.096.

21 * * *

1 Section 31. Section 23.49.096 of the Seattle Municipal Code, last amended by Ordinance
2 123046, is amended as follows:

3 **23.49.096 Downtown Retail Core, conditional uses and Council decisions**

4 * * *

5 C. (~~Principal use~~) Flexible-use parking garages for short-term parking may be permitted
6 as conditional uses, if the Director finds that:

7 1. Traffic from the garage will not have substantial adverse effects on peak hour
8 traffic flow to and from Interstate 5, or traffic circulation in the area around the garage; and

9 2. The vehicular entrances to the garage are located so that they will not disrupt
10 traffic or transit routes; and

11 3. The traffic generated by the garage will not have substantial adverse effects on
12 pedestrian circulation.

13 * * *

14 Section 32. Section 23.49.142 of the Seattle Municipal Code, last amended by Ordinance
15 124969, is amended as follows:

16 **23.49.142 Downtown Mixed Residential, permitted uses**

17 A. All uses are permitted outright except those specifically prohibited by Section
18 23.49.144 and those permitted only as conditional uses by Section 23.49.148. Parking is
19 permitted pursuant to Section 23.49.019 and Section 23.49.146, and major marijuana activity is
20 allowed pursuant to Section 23.42.058.

21 B. All uses not prohibited are permitted as either principal or accessory uses.

22 * * *

1 Section 33. Section 23.49.146 of the Seattle Municipal Code, last amended by Ordinance
2 123589, is amended as follows:

3 **23.49.146 Downtown Mixed Residential, principal and accessory parking**

4 A. (~~Principal Use Parking~~) Flexible-use parking

5 1. (~~Principal use~~) Flexible-use parking garages for long-term and short-term
6 parking are prohibited in a DMR zone except that (~~principal use~~) flexible-use parking garages
7 for short-term parking may be permitted either as an administrative conditional use in South
8 Downtown outside the International Special Review District pursuant to Section 23.49.148, or
9 within the International Special Review District pursuant to Section 23.66.324.

10 2. (~~Principal use~~) Flexible-use surface parking areas are prohibited, except
11 that temporary (~~principal use~~) flexible-use surface parking areas in DMR/C areas may be
12 permitted as conditional uses pursuant to Section 23.49.148.

13 * * *

14 Section 34. Section 23.49.148 of the Seattle Municipal Code, last amended by
15 Ordinance 123589, is amended as follows:

16 **23.49.148 Downtown Mixed Residential, conditional uses and Council decisions**

17 A. All conditional uses shall meet the following criteria:

18 1. The use shall be determined not to be materially detrimental to the public
19 welfare or injurious to property in the zone or vicinity in which the property is located.

20 2. In authorizing a conditional use, adverse negative impacts may be mitigated
21 by imposing requirements or conditions deemed necessary for the protection of other
22 properties in the zone or vicinity and the public interest. The Director or Council shall deny

1 the conditional use, if it is determined that the negative impacts cannot be mitigated
2 satisfactorily.

3 B. Parking garages providing accessory parking for residential uses located on another
4 lot, and ((principal use)) flexible-use parking garages providing short-term parking in South
5 Downtown outside of the International Special Review District, may be permitted as
6 conditional uses, if the Director finds that:

7 1. Unserved parking demand associated with existing or forecast future
8 development within 1,000 feet of the proposed parking facility is sufficient to warrant
9 construction of the facility; and

10 2. The garage will be operated in a manner such that substantial traffic
11 associated with uses not located within the DMR zone will not be generated; and

12 3. The vehicular entrances to the garage are located so that they will not disrupt
13 traffic or transit routes; and

14 4. The traffic generated by the garage will not have substantial adverse effects
15 on pedestrian circulation.

16 C. Accessory surface parking areas, where permitted as an administrative conditional
17 use by Section 23.49.146, and temporary ((principal)) flexible-use surface parking areas that
18 were in existence prior to January 1, 1985, or are located on lots vacant on or before January
19 1, 1985, or on lots that become vacant as a result of a City-initiated abatement action, may be
20 permitted as conditional uses in DMR/C areas if the Director finds that:

21 1. Traffic from the parking area will not have substantial adverse effects on
22 traffic circulation in the surrounding areas; and

1 Section 35. Section 23.49.180 of the Seattle Municipal Code, last amended by Ordinance
2 125163, is amended as follows:

3 **23.49.180 Additional height in the PSM 85-120 zone**

4 * * *

5 E. Floor area ratio (FAR) ((-))

6 1. Base and ((Maximum)) maximum FAR. The base FAR for all uses on a lot,
7 except for those uses expressly exempted, is 4. The maximum FAR for all uses on a lot, except
8 for those uses expressly exempted, is 8.

9 2. Limit on non-residential FAR. Non-residential chargeable floor area on a lot
10 may not exceed an FAR of 4.

11 3. Affordable housing incentive program. Development that includes residential
12 use may exceed the base FAR to the extent the applicant qualifies for bonus floor area by
13 providing affordable housing according to Section 23.49.181, subject to the FAR limit in
14 subsection 23.49.180.E.1.

15 4. Exemptions and deductions from FAR calculations

16 a. The exemptions and deductions from FAR calculations specified in
17 subsection 23.49.011.B apply, except that residential use is not exempt and is considered
18 chargeable floor area.

19 b. In addition to the exemptions from floor area calculations for parking in
20 subsection 23.49.011.B.1.1, enclosed parking provided at or above grade as accessory parking for
21 non-residential uses or as ((principal use)) flexible-use parking replacing the surface spaces
22 existing on the lot on June 25, 1998, is exempt from FAR calculations if it is separated from all

1 streets abutting the lot by another use or is screened according to the provisions of subsection
2 23.49.180.G.9.

3 c. Street-level uses other than residential lobbies are exempt if they meet
4 the requirements of subsection 23.49.180.F.

5 * * *

6 Section 36. Subsection 23.49.322.A of the Seattle Municipal Code, which section was
7 last amended by Ordinance 122235, is amended as follows:

8 **23.49.322 Downtown Harborfront 2, ((principal)) flexible-use parking and accessory**
9 **parking ((:))**

10 A. ((Principal Use Parking.)) Flexible-use parking

11 1. ((Principal use)) Flexible-use parking garages for both long-term and short-
12 term parking shall be conditional uses, according to Section 23.49.324.

13 2. ((Principal use)) Flexible-use surface parking areas shall be conditional uses in
14 areas shown on Map 1I, and shall be prohibited in other locations, except that temporary
15 ((principal use)) flexible-use surface parking areas may be permitted as conditional uses pursuant
16 to Section 23.49.324.

17 * * *

18 Section 37. Section 23.49.324 of the Seattle Municipal Code, last amended by Ordinance
19 123046, is amended as follows:

20 **23.49.324 Downtown Harborfront 2, conditional uses**

21 A. All conditional uses shall meet the following criteria:

22 1. The use shall be determined not to be materially detrimental to the public
23 welfare or injurious to property in the zone or vicinity in which the property is located.

- 6. All general manufacturing uses;
- 7. Solid waste management;
- 8. Recycling;
- 9. All industrial uses;
- 10. Jails;
- 11. Work-release centers; and
- 12. Major marijuana activity.

B. Within the Pike Place Market Historical District, Map 1K, uses may be prohibited by the Pike Market Historical Commission pursuant to the Pike Place Market Historical District Ordinance.

Section 39. Section 23.50.012 of the Seattle Municipal Code, last amended by Ordinance 124969, is amended as follows:

23.50.012 Permitted and ((Prohibited Uses)) prohibited uses

A. All uses are permitted outright, prohibited or permitted as a conditional use, according to Table A for 23.50.012 and this Section 23.50.012.

* * *

Table A for 23.50.012 Uses in Industrial zones					
Uses	PERMITTED AND PROHIBITED USES BY ZONE				
	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
* * *					
L. TRANSPORTATION FACILITIES					
L.1. Cargo terminals	P	P	P	P	P
L.2. Parking and moorage					
L.2.a. Boat moorage	P	P	P	P	P
L.2.b. Dry boat storage	P	P	P	P	P

**Table A for 23.50.012
 Uses in Industrial zones**

Uses	PERMITTED AND PROHIBITED USES BY ZONE				
	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
L.2.c. Parking, ((principal-use, except as listed below)) <u>flexible-use</u>	P	P or X(17)	P	X(5)	X(5)
((L.2.e.i.)) L.2.d. Park and ((Pool Lots)) <u>ride facilities</u>	P(18)	P(18)	P(18)	CU	CU
((L.2.e.ii. Park and Ride Lots))	((CU))	((CU))	((CU))	((CU))	((CU))
((L.2.d.)) L.2.e. Towing services	P	P	P	P	P

* * *

KEY

CU = Administrative conditional use
 CCU = Council conditional use
 EB = Permitted only in a building existing on October 7, 1987.
 EB/CU = Administrative conditional use permitted only in a building existing on October 7, 1987.
 P = Permitted
 X = Prohibited

Footnotes to Table A for 23.50.012

- (1) In addition to the provisions in this Chapter 23.50, urban farms that entail major marijuana activity are regulated by Section 23.42.058.
- (2) Except within designated manufacturing and industrial centers, where they are permitted only on rooftops and/or as agricultural uses within an enclosed building. Except for agricultural uses within an enclosed building operating prior to January 4, 2016, agricultural uses within an enclosed building are not permitted in the IG1 zone. Agricultural uses within an enclosed building within designated manufacturing and industrial centers (excluding associated office or food processing areas) shall not exceed:
 - (a) 5,000 square feet in IG1 zones for agricultural uses within an enclosed building established prior to January 4, 2016;
 - (b) 10,000 square feet in IB and IC zones; and
 - (c) 20,000 square feet in IG2 zones.
- (3) Animal shelters and kennels maintained and operated for the impounding, holding, and/or disposal of lost, stray, unwanted, dead, or injured animals are permitted.
- (4) Subject to subsection 23.50.012.E.
- (5) Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used ((for general parking purposes)) as flexible-use parking or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Area Overlay District may reserve parking. Such reserved non-required parking shall be permitted to be used ((for general parking purposes)) as flexible-use parking and is exempt from the one-space-per-650-square-foot ratio under the following circumstances:

**Table A for 23.50.012
 Uses in Industrial zones**

Uses	PERMITTED AND PROHIBITED USES BY ZONE				
	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
(a) The parking is owned and operated by the owner of the spectator sports facility or exhibition hall, and					
(b) The parking is reserved for events in the spectator sports facility or exhibition hall, and					
(c) The reserved parking is outside of the Stadium Transition Area Overlay District, and south of South Royal Brougham Way, west of 6th Avenue South and north of South Atlantic Street. Parking that is covenanted to meet required parking will not be considered reserved parking.					
(6) Medical service uses over 10,000 square feet, within 2,500 feet of a medical Major Institution Overlay District boundary, require administrative conditional use approval, unless included in an adopted major institution master plan. See Section 23.50.014.					
(7) The high-impact uses listed in subsection 23.50.014.B.10 may be permitted as conditional uses.					
(8) High-impact uses may be permitted as conditional uses as provided in subsection 23.50.014.B.5.					
(9) Research and education facilities that are a part of a college or university, and that are water-dependent or water-related, as defined by Section 23.60.944, are permitted in new and existing buildings in the Ballard/Interbay Northend Manufacturing & Industrial Center.					
(10) A college or university offering a primarily vocational curriculum within the zone is permitted.					
(11) Hospitals may be permitted as a conditional use where accessory to a research and development laboratory or an institute for advanced study pursuant to subsection 23.50.014.B.14.					
(12) On IC zoned parcels within the Ballard Hub Urban Village and abutting Market Street, museums are allowed in new buildings or structures.					
(13) Museums are prohibited except in buildings or structures that are designated City of Seattle landmarks.					
(14) Transitional encampments accessory to religious facilities or to principal uses located on property owned or controlled by a religious organization are regulated by Section 23.42.054.					
(15) The heavy manufacturing uses listed in subsection 23.50.014.B.9 may be permitted as a conditional use. All other heavy manufacturing uses are prohibited.					
(16) Heavy manufacturing uses may be permitted as a conditional use within the Queen Anne Interbay area as provided in subsection 23.50.014.C.					
(17) Prohibited in an IC 85-160 zone for development that exceeds the base FAR limit.					
(18) Park and ((pool Hots)) <u>ride facilities</u> are not permitted within 3,000 feet of the Downtown Urban Center.					
(19) Subject to subsection 23.50.014.B.7.e.					

* * *

1 Section 40. Section 23.50.028 of the Seattle Municipal Code, which section was last
2 amended by Ordinance 125291, is amended as follows:

3 **23.50.028 Floor area limits**

4 * * *

5 E. Exemptions from FAR calculations

6 1. The following areas are exempt from FAR calculations in all industrial zones:

7 a. All gross floor area below grade;

8 b. All gross floor area used for accessory parking, except as provided in
9 subsection 23.50.028.F;

10 c. All gross floor area located on the rooftop of a structure and used for
11 any of the following: mechanical equipment, stair and elevator penthouses, and communication
12 equipment and antennas; ~~((and))~~

13 d. All gross floor area used for covered rooftop recreational space of a
14 building existing as of December 31, 1998, in an IG1 or IG2 zone, if complying with subsection
15 23.50.012.D; ~~((-))~~ and

16 e. Bicycle commuter shower facilities required by subsection
17 23.54.015.K.8.

18 * * *

19 Section 41. Subsection 23.51A.004.D of the Seattle Municipal Code, which section was
20 last amended by Ordinance 125173, is amended as follows:

21 **23.51A.004 Public facilities in multifamily zones**

22 * * *

1 D. The following public facilities are prohibited in all multifamily zones:

2 1. Jails, except for youth service centers existing as of January 1, 2013, in public
3 facilities operated by King County within an Urban Center;

4 2. Work-release centers;

5 3. Bus bases;

6 ~~((4. Park and ride lots;~~

7 ~~5)) 4. Sewage treatment plants;~~

8 ~~((6)) 5. Animal control shelters; and~~

9 ~~((7)) 6. Post office distribution centers.~~

10 * * *

11 Section 42. Section 23.54.015 of the Seattle Municipal Code, last amended by Ordinance
12 125272, is amended as follows:

13 **23.54.015 Required parking and maximum parking limits**

14 A. ~~((Minimum))~~ Required parking. ~~((requirements.))~~ The minimum number of off-street
15 motor vehicle parking spaces required for specific uses is set forth in Table A for 23.54.015 for
16 non-residential uses other than institutional uses, Table B for 23.54.015 for residential uses, and
17 Table C for 23.54.015 for institutional uses, except as otherwise provided in this ~~((Section~~
18 ~~23.54.015 and Section 23.54.020))~~ Chapter 23.54. ~~((The minimum))~~ Required parking
19 ~~((requirements are))~~ is based upon gross floor area of a use within a structure minus gross floor
20 area in parking uses, and the square footage of a use when located outside of an enclosed
21 structure, or as otherwise specified. Maximum parking limits for specific uses and specific areas
22 are set forth in subsection 23.54.015.C. Exceptions to ~~((the))~~ motor vehicle parking requirements
23 set forth in this Section 23.54.015 are provided in: ~~((subsection))~~ subsections 23.54.015.B and

1 23.54.015.C; and in Section 23.54.020, Parking quantity exceptions, unless otherwise specified.

2 This Chapter 23.54 does not apply to parking for construction activity, which is regulated by
3 Section 23.42.044.

4 B. ~~((Parking requirements))~~ Required parking for specific zones and areas

5 1. Parking in downtown zones is regulated by ~~((Section 23.49.019))~~ Chapters
6 23.49 and 23.66, and not by this Section 23.54.015.

7 2. Parking in the MPC-YT zone is regulated by Section 23.75.180 and not by this
8 Section 23.54.015.

9 3. Parking for major institution uses in the Major Institution Overlay District is
10 regulated by Sections 23.54.015 and 23.54.016.

11 ~~((4. Parking in the Northgate Overlay District is regulated by Chapter 23.54,~~
12 ~~except as modified by Section 23.71.016.~~

13 5. ~~No parking is required for single family residential uses on lots in any~~
14 ~~residential zone that are less than 3,000 square feet in size or less than 30 feet in width where~~
15 ~~access to parking is permitted through a required yard or setback abutting a street according to~~
16 ~~the standards of subsections 23.44.016.B.2, 23.45.536.C.2, or 23.45.536.C.3.~~

17 6. ~~No parking is required for urban farms or community gardens in residential~~
18 ~~zones.))~~

19 4. The Director shall adopt by rule a map of frequent transit service areas based
20 on proximity to a transit station or stop served by a frequent transit route. The determination
21 whether a proposed development site is in a scheduled frequent transit service area shall be based
22 on the frequent transit service area map adopted by rule that exists on the date a project vests
23 according to the standards of Section 23.76.026, provided that a rule that takes effect on a date

1 after the project vests may be applied to determine whether the site is in a scheduled frequent
2 transit service area, at the election of the project applicant in accordance with Section
3 23.76.026.G.

4 C. Maximum parking limits for specific zones or areas

5 1. In the Stadium Transition Area Overlay District certain uses are subject to a
6 maximum parking ratio pursuant to subsection 23.74.010.A.1.b. When there are multiple uses
7 on a lot, the total parking requirement for all uses subject to a maximum ratio cannot exceed
8 the aggregate maximum for those uses under Section 23.74.010.

9 2. In all commercial zones, except C2 zones outside of urban villages, no more
10 than 145 spaces per lot may be provided as surface parking or as flexible-use parking.

11 3. In all multifamily zones, commercial uses are limited to no more than ten
12 parking spaces per business establishment.

13 4. In the Northgate Overlay District, the Director may permit parking to exceed
14 applicable maximum parking limits as a Type I decision pursuant to Chapter 23.76 if:

15 a. The parking is provided in a structure according to a joint-use parking
16 agreement with King County Metro Transit; and

17 b. It can be demonstrated to the satisfaction of the Director through a
18 parking demand study that the spaces are only needed to meet evening and weekend demand or
19 as overflow on less than ten percent of the weekdays in a year, and the spaces shall otherwise be
20 available for daytime use by the general public.

21 * * *

22 K. Bicycle parking. The minimum number of off-street parking spaces for bicycles
23 required for specified uses is set forth in Table D for 23.54.015. Long-term parking for bicycles

1 shall be for bicycles parked four or more hours. Short-term parking for bicycles shall be for
2 bicycles parked less than four hours. In the case of a use not shown on Table D for 23.54.015,
3 ~~((there is no minimum bicycle parking requirement))~~ one bicycle parking space per 10,000 gross
4 square feet of either short- or long-term bicycle parking is required, except single-family
5 residential use is exempt from bicycle parking requirements. The minimum requirements are
6 based upon gross floor area of the use in a structure minus gross floor area in parking uses, or the
7 square footage of the use when located outside of an enclosed structure, or as otherwise
8 specified.

9 ~~((1. After the first 50 spaces for bicycles are provided, additional spaces are~~
10 ~~required at ½ the ratio shown in Table D for 23.54.015, except for rail transit facilities; passenger~~
11 ~~terminals; and park and ride lots.))~~

12 1. Rounding. For long-term bicycle parking, calculation of the minimum
13 requirement shall round up the result to the nearest whole number. For short-term bicycle
14 parking, calculation of the minimum requirement shall round up the result to the nearest whole
15 even number.

16 2. Performance standards. ((Required bicycle parking shall be provided)) Provide
17 bicycle parking in a highly visible, safe, ((aeessible)) and convenient location, emphasizing user
18 convenience and theft deterrence, based on rules promulgated by the Director of the Seattle
19 Department of Transportation that address the considerations in this subsection 23.54.015.K.2.

20 a. Provide secure locations and arrangements of long-term bicycle
21 parking, with features such as locked rooms or cages and bicycle lockers. The bicycle parking
22 should be installed in a manner that avoids creating conflicts with automobile accesses and
23 driveways.

1 b. Provide pedestrian and bicycle access to long-term bicycle parking that
2 is separate from other vehicular entry and egress points.

3 c. Provide adequate lighting in the bicycle parking area and access routes
4 to it.

5 d. If bicycle parking facilities are not clearly visible from the street or
6 sidewalk, install directional signage in adequate amounts and in highly visible indoor and
7 outdoor locations in a manner that promotes easy wayfinding for bicyclists. Wayfinding signage
8 shall be visible from adjacent on-street bicycle facilities.

9 e. Long-term bicycle parking shall be located where bicyclists are not
10 required to carry bicycles on stairs to access the parking.

11 f. Where practicable, long-term bicycle parking shall include a variety of
12 rack types to accommodate different types of bicycles.

13 g. Install ((Bicycle)) bicycle parking hardware ((shall be installed)) so that
14 it can perform to its manufacturer's specifications and any design criteria promulgated by the
15 ((Director of Transportation)) Director of the Seattle Department of Transportation, allowing
16 adequate clearance for bicycles and their riders. ((Directional signage shall be installed when
17 bike parking facilities are not clearly visible from the street or sidewalk.))

18 h. ((If any covered automobile parking is provided,)) Provide full weather
19 protection for all required long-term bicycle parking. ((shall be covered. If located off-street,
20 bicycle and automobile parking areas shall be separated by a barrier or painted lines.

21 ~~3. Long term parking for bicycles shall be for bicycles parked four hours or more.~~
22 ~~Short term parking for bicycles shall be for bicycles parked less than four hours.~~

23 4)) 3. Bicycle parking required for residential uses shall be located on-site.

1 ((5)) 4. Bicycle parking required for small efficiency dwelling units and
2 congregate residence sleeping rooms is required to be covered for full weather protection. If the
3 required, covered bicycle parking is located inside the building that contains small efficiency
4 dwelling units or congregate residence sleeping rooms, the space required to provide the required
5 bicycle parking shall be exempt from Floor Area Ratio (FAR) limits. Covered bicycle parking
6 that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

7 ((6)) 5. Bicycle parking facilities shared by more than one use are encouraged.

8 ((7)) 6. ~~((Bicycle))~~ Except as provided in subsection 23.54.015.K.7, bicycle
9 parking facilities required for non-residential uses shall be located:

10 a. ~~((on))~~ On the lot; or

11 b. For a functionally interrelated campus containing more than one
12 building, in a shared bicycle parking facility within ((100)) 600 feet of the lot, ((except as
13 provided in subsection 23.54.015.K.8.))

14 ((8)) 7. ~~((Bicycle))~~ Both long-term and short-term bicycle parking for non-
15 residential uses on a functionally interrelated campus containing more than one building may be
16 located in ((a facility)) an off-site location within ((100)) 600 feet of the lot, ((that is not a shared
17 bicycle parking facility, or)) and short-term public bicycle parking may be provided in ((the
18 right-of-way)) a public place, subject to approval by the Director of the Seattle Department of

19 Transportation, ((, in lieu of providing required on-site bicycle parking, if the Director
20 determines that:)) The Director of the Seattle Department of Transportation may consider
21 whether bicycle parking in the public place shall be sufficient in quality to effectively serve
22 bicycle parking demand from the site.

1 ~~((a. Safe, accessible, and convenient bicycle parking accessory to a non-~~
 2 ~~residential use cannot be provided on-site or in a shared bicycle parking facility within 100 feet~~
 3 ~~of the lot, without extraordinary physical or financial difficulty;~~

4 ~~b. The bicycle parking in the right-of-way is equivalent to bicycle parking~~
 5 ~~that would otherwise be required on-site, and takes into consideration the cost of materials,~~
 6 ~~equipment and labor for installation;~~

7 ~~e. The bicycle parking in the right-of-way is located within sufficient~~
 8 ~~proximity to serve the bicycle parking demand generated by the project; and~~

9 ~~d. Construction of the bicycle parking is completed before issuance of a~~
 10 ~~certificate of occupancy for the development.))~~

11 8. Bicycle commuter shower facilities. Structures containing 100,000 square feet
 12 or more of office use floor area shall include shower facilities and clothing storage areas for
 13 bicycle commuters. Two showers shall be required for every 100,000 square feet of office use.
 14 They shall be available in a manner that results in equal shower access for all users. The facilities
 15 shall be for the use of the employees and occupants of the building, and shall be located where
 16 they are easily accessible to bicycle parking facilities.

17 9. Bicycle parking spaces within dwelling units, other than a private garage, or on
 18 balconies do not count toward the bicycle parking requirement.

Table A for 23.54.015		
Required Parking for Non-residential Uses Other Than Institutions		
Use		Minimum parking required
I. General Non-residential Uses (other than institutions)		
A.	AGRICULTURAL USES ¹	1 space for each 2,000 square feet
B.	COMMERCIAL USES	
	B.1. Animal shelters and kennels	1 space for each 2,000 square feet
	B.2. Eating and drinking establishments	1 space for each 250 square feet

Table A for 23.54.015			
Required Parking for Non-residential Uses Other Than Institutions			
	B.3.	Entertainment Uses, general, except as noted below ² (((+)))	For public assembly areas: 1 space for each 8 fixed seats, or 1 space for each 100 square feet of public assembly area not containing fixed seats
	B.3.a	Adult cabarets	1 space for each 250 square feet
	B.3.b	Sports and recreation uses	1 space for each 500 square feet
	B.4.	Food processing and craft work	1 space for each 2,000 square feet
	B.5.	Laboratories, research and development	1 space for each 1,500 square feet
	B.6.	Lodging uses	1 space for each 4 rooms; For bed and breakfast facilities in single-family and multifamily zones, 1 space for each dwelling unit, plus 1 space for each 2 guest rooms
	B.7.	Medical services	1 space for each 500 square feet
	B.8.	Offices	1 space for each 1,000 square feet
	B.9.	Sales and services, automotive	1 space for each 2,000 square feet
	B.10.	Sales and services, general, except as noted below	1 space for each 500 square feet
	B.10.a.	Pet Daycare Centers ³ (((-)))	1 space for each 10 animals or 1 space for each staff member, whichever is greater, plus 1 loading and unloading space for each 20 animals ((-))
	B.11.	Sales and services, heavy	1 space for each 2,000 square feet
	B.12.	Sales and services, marine	1 space for each 2,000 square feet
C.	HIGH IMPACT USES		1 space for each 2,000 square feet
D.	LIVE-WORK UNITS		0 spaces for units with 1,500 square feet or less; 1 space for each unit greater than 1,500 square feet; 1 space for each unit greater than 2,500 square feet, plus the parking that would be required for any nonresidential activity classified as a principal use
E.	MANUFACTURING USES		1 space for each 2,000 square feet
F.	STORAGE USES		1 space for each 2,000 square feet
G.	TRANSITIONAL ENCAMPMENT INTERIM USE		1 space for every vehicle used as shelter; plus 1 space for each 2 staff members on-site at peak staffing times

**Table A for 23.54.015
 Required Parking for Non-residential Uses Other Than Institutions**

H.	TRANSPORTATION FACILITIES		
	H.1.	Cargo terminals	1 space for each 2,000 square feet
	H.2.	Parking and moorage	
		H.2.a. ((Principal-use)) Flexible-use parking	None
		H.2.b. Towing services	None
		H.2.c. Boat moorage	1 space for each 2 berths
		H.2.d. Dry storage of boats	1 space for each 2,000 square feet
	H.3.	Passenger terminals	1 space for each 100 square feet of waiting area
	H.4.	Rail transit facilities	None
	H.5.	Transportation facilities, air	1 space for each 100 square feet of waiting area
	H.6.	Vehicle storage and maintenance uses	1 space for each 2,000 square feet
I.	UTILITIES		1 space for each 2,000 square feet

II. Non-residential Use Requirements ((For)) for Specific Areas

J.	Non-residential uses in urban centers or the Station Area Overlay District ⁴ ((3))	No minimum requirement
K.	Non-residential uses in urban villages that are not within an urban center or the Station Area Overlay District, if the non-residential use is located within ((1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the non-residential use. (3)) a frequent transit service area. ⁴	No minimum requirement
L.	Non-residential uses permitted in MR and HR zones pursuant to Section 23.45.504.	No minimum requirement

Footnotes for Table A for 23.54.015 ((:))
¹ No parking is required for urban farms or community gardens in residential zones.
 (((1))) ² Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be “in use” during the period beginning three hours before an event is scheduled to begin and ending one hour after a scheduled event is expected to end. For sports events of variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five years. During an inaugural season, or for nonrecurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be “in use” by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50 percent or less of

Table A for 23.54.015
Required Parking for Non-residential Uses Other Than Institutions

the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance of 50 percent or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.

((2))³ The amount of required parking is calculated based on the maximum number of staff or animals the center is designed to accommodate.

((3))⁴ The general minimum requirements of ~~((lines A through H))~~ Part I of Table A for 23.54.015 ~~((is))~~ are superseded to the extent that a use, structure, or development qualifies for either a greater or a lesser minimum parking requirement (which may include no requirement) under any other provision. To the extent that a non-residential use fits within more than one line in Table A for 23.54.015, the least of the applicable minimum parking requirements applies. The different parking requirements listed for certain categories of non-residential uses shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

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Table B for 23.54.015
Required Parking for Residential Uses

Use		Minimum parking required
I. General residential uses		
A.	Adult family homes	1 space for each dwelling unit
B.	Artist's studio/dwellings	1 space for each dwelling unit
C.	Assisted living facilities	1 space for each 4 assisted living units; plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space
D.	Caretaker's quarters	1 space for each dwelling unit
E.	Congregate residences	1 space for each 4 sleeping rooms
F.	Cottage housing developments	1 space for each dwelling unit
G.	Floating homes	1 space for each dwelling unit
H.	Mobile home parks	1 space for each mobile home lot as defined in Chapter 22.904

Table B for 23.54.015

Required Parking for Residential Uses

I.	Multifamily residential uses, except as otherwise provided in this Table B for 23.54.015 ((-)) ¹	1 space for each dwelling unit, or 1 space for each 2 small efficiency dwelling units
J.	Nursing homes ²	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 space for each 6 beds
K.	Single-family dwelling units	1 space for each dwelling unit ³

II. Residential use requirements for specific areas

L.	All residential uses within urban centers or within the Station Area Overlay District ¹	No minimum requirement
M.	All residential uses in commercial and multifamily zones within urban villages that are not within urban center or the Station Area Overlay District, if the residential use is located within ((1,320 feet of a street with frequent transit service, measured as the walking distance from the nearest transit stop to the lot line of the lot containing the residential use.)) a frequent transit service area ^{1,4}	No minimum requirement
N.	Multifamily residential uses within the University of Washington parking impact area shown on Map A for 23.54.015 ¹	1 space per dwelling unit for dwelling units with fewer than two bedrooms; plus 1.5 spaces per dwelling units with 2 or more bedrooms; plus 0.25 spaces per bedroom for dwelling units with 3 or more bedrooms
O.	Multifamily dwelling units, within the Alki area shown on Map B for 23.54.015 ¹	1.5 spaces for each dwelling unit

III. Multifamily residential use requirements with rent and income criteria

((P.))	((Multifamily residential uses: for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy at or below 30 percent of the median income ³ , for the life of the building ¹))	((0.33 space for each dwelling unit with two or fewer bedrooms, and one space for each dwelling unit with three or more bedrooms))
P.	For each dwelling unit rent and income-restricted at or below 80 percent of the median income ^{1, 5}	No minimum requirement
((Q.))	((Multifamily residential uses: for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy of between 30 and 50 percent of the median income ³ , for the life of the building ¹))	((0.75 spaces for each dwelling unit with two or fewer bedrooms, and one space for each dwelling unit with three or more bedrooms))

Table B for 23.54.015
Required Parking for Residential Uses

((R.))	((Low income disabled multifamily residential uses))	((1 space for each 4 dwelling units))
((S.))	((Low income elderly/low income disabled multifamily residential uses ^{1,3}))	((1 space for each 5 dwelling units))
((T.))	((Low income elderly multifamily residential uses ^{1,3} not located in urban centers or within the Station Area Overlay District))	((1 space for each 6 dwelling units))

Footnotes to Table B for 23.54.015

¹ The minimum amount of parking prescribed by ~~((line))~~ Part I of Table B for 23.54.015 does not apply if a use, structure, or development qualifies for a greater or a lesser amount of minimum parking, including no parking, under any other provision of this Section 23.54.015. If more than one such provision may apply, the provision requiring the least amount of minimum parking applies, except that if an applicable minimum parking requirement in ~~((line))~~ Part II of Table B for 23.54.015 requires more parking than ~~((line I, the))~~ Part I, it shall be applicable and other minimum parking requirements in ((line I does)) Part I of Table B shall not apply. The minimum amount of parking prescribed by Part III of Table B for 23.54.015 applies to individual units within a use, structure, or development instead of any requirements in Parts I or II of Table B for 23.54.015.

² For development within single-family zones the Director may waive some or all of the minimum parking requirements according to Section 23.44.015 as a special or reasonable accommodation. In other zones, if the applicant can demonstrate that less parking is needed to provide a special or reasonable accommodation, the Director may reduce the requirement. The Director shall specify the minimum parking required and link the parking reduction to the features of the program that allow such reduction. The parking reductions are effective only as long as the conditions that justify the waiver are present. When the conditions are no longer present, the development shall provide the amount of minimum parking that otherwise is required.

³ No parking is required for single-family residential uses on lots in any residential zone that are less than 3,000 square feet in size or less than 30 feet in width where access to parking is permitted through a required yard or setback abutting a street according to the standards of subsections 23.44.016.B.2, 23.45.536.C.2, or 23.45.536.C.3.

⁴ Except as provided in Part III of Table B, the minimum amounts of parking prescribed by Part I of Table B apply within 1,320 feet of the Fauntleroy Ferry Terminal.

~~((³Notice of income restrictions.))~~ ⁵ Dwelling units qualifying for parking reductions according to Part III of Table B for 23.54.015 shall be subject to a recorded restrictive housing covenant or recorded regulatory agreement that includes rent and income restrictions at or below 80 percent of median income, without a minimum household income requirement. ((If these provisions are applied to a development, then prior to the issuance of any permit to establish, construct or modify the development, or to reduce the amount of parking accessory to the development, the applicant shall record)) The housing covenant or regulatory agreement including rent and income restrictions qualifying the development for parking reductions according to Part III of Table B for 23.54.015 shall be for a term of at least 15 years from the date of issuance of the certificate of occupancy and shall be recorded with the King County Recorder, ((a restrictive

Table B for 23.54.015
Required Parking for Residential Uses

eovenant)) signed and acknowledged by the owner(s), in a form prescribed by the Director of Housing. ((, that provides notice that compliance with the income limits prescribed by this Section 23.54.015 is a condition for maintaining the reduced parking allowed by this Section 23.54.015, and requiring any subsequent owner to provide the amount of parking otherwise required in the event the income limits are not met.)) If these provisions are applied to a development for housing for persons 55 or more years of age, such housing shall have qualified for exemptions from prohibitions against discrimination against families with children and against age discrimination under all applicable fair housing laws and ordinances.

* * *

Table C for 23.54.015
((PARKING FOR PUBLIC USES AND INSTITUTIONS))
Required Parking for Public Uses and Institutions

Use	Minimum parking required
I. General Public Uses and Institutions	
A. Adult care centers ^{1,2} (((1), (2)))	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients)
B. Child care centers ^{1,2,3} (((1), (2), (3)))	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children
C. Colleges	A number of spaces equal to 15 percent of the maximum number of students that the facility is designed to accommodate; plus 30 percent of the number of employees the facility is designed to accommodate; plus 1 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities
D. Community centers owned and operated by the Seattle Department of Parks and Recreation ((DOPAR)) (SPR) ^{1,4} (((1), (4)))	1 space for each 555 square feet; or for family support centers, 1 space for each 100 square feet
E. Community clubs, and community centers not owned and operated by ((DOPAR)) (SPR) ^{1,5} (((1), (5)))	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; plus 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
F. Hospitals	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees other than staff doctors; plus 1 space for each 6 beds

**Table C for 23.54.015
 ((PARKING FOR PUBLIC USES AND INSTITUTIONS))
 Required Parking for Public Uses and Institutions**

G.	Institutes for advanced study, except in single-family zones	1 space for each 1,000 square feet of offices and similar spaces; plus 1 space for each 10 fixed seats in all auditoria and public assembly rooms; or 1 space for each 100 square feet of public assembly area not containing fixed seats
H.	Institutes for advanced study in single-family zones (existing) ¹ ((1))	3.5 spaces for each 1,000 square feet of office space; plus 10 spaces for each 1,000 square feet of additional building footprint to house and support conference center activities; or 37 spaces for each 1,000 square feet of conference room space, whichever is greater
I.	Libraries ^{1,6} ((1)(6))	1 space for each 80 square feet of floor area of all auditoria and public meeting rooms; plus 1 space for each 500 square feet of floor area, excluding auditoria and public meeting rooms
J.	Museums ¹	1 space for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; plus 1 space for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public
K.	Private clubs	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
L.	Religious facilities ¹ ((1))	1 space for each 80 square feet of all auditoria and public assembly rooms
M.	Schools, private elementary and secondary ¹ ((1))	1 space for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 space for each staff member
N.	Schools, public elementary and secondary ^{7,8} ((7)(8))	1 space for each 80 square feet of all auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms containing fixed seats, for new public schools on a new or existing public school site
O.	Vocational or fine arts schools	1 space for each 2 faculty that the facility is designed to accommodate; plus 1 space for each 2 full-time employees other than faculty that the facility is designed to accommodate; plus 1 space for each 5 students, based on the maximum number of students that the school is designed to accommodate

**Table C for 23.54.015
 ((PARKING FOR PUBLIC USES AND INSTITUTIONS))
 Required Parking for Public Uses and Institutions**

II. General Public Uses and Institutions ((For)) for Specific Areas

P.	General public uses, institutions and Major Institution uses, except hospitals, in urban centers or the Station Area Overlay District ⁹ ((9))	No minimum requirement
Q.	<u>General public uses and institutions, except hospitals, including institutes for advanced study in single-family zones, within urban villages that are not within the Station Area Overlay District, if the use is located within a frequent transit service area</u>	<u>No minimum requirement</u>

Footnotes for Table C for 23.54.015:

((1))¹ When this use is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when the use is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.570. The Director, in consultation with the ((Director of Transportation)) Director of the Seattle Department of Transportation, may allow adult care and child care centers locating in existing structures to provide loading and unloading spaces on-street, if not prevented by current or planned transportation projects adjacent to their property, when no other alternative exists.

((2))² The amount of required parking is calculated based on the maximum number of staff, children, or clients that the center is designed to accommodate on site at any one time.

((3))³ A child care facility, when co-located with an assisted living facility, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload spaces.

((4))⁴ When family support centers are located within community centers owned and operated by the Department of Parks and Recreation, the Director may lower the combined parking requirement by up to a maximum of 15 percent, pursuant to subsection 23.54.020.I.

((5))⁵ Indoor gymnasiums are not considered ball courts, nor are they considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the gymnasium is one parking space for every eight fixed seats. Each 20 inches of width of bleachers is counted as one fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement is one space for each 350 square feet.

((6))⁶ When a library is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when a library is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.122; and when a library is permitted in a commercial zone, the Director may modify the parking requirements pursuant to subsection 23.44.022.L.

**Table C for 23.54.015
(PARKING FOR PUBLIC USES AND INSTITUTIONS)
Required Parking for Public Uses and Institutions**

~~((7))~~² For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements are determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Table C for 23.54.015 for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is 10 percent or less than that for the existing auditorium or other place of assembly, then no additional parking is required.

~~((8))~~⁸ Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

~~((9))~~² The general requirements of lines A through O of Table C for 23.54.015 for general public uses ~~((7))~~ and institutions, and requirements of subsection 23.54.016.B for Major Institution uses, are superseded to the extent that a use, structure, or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a general public use, institution, or Major Institution use fits within more than one line in Table C for 23.54.015, the least of the applicable parking requirements applies. The different parking requirements listed for certain categories of general public uses or institutions shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

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**Table D for 23.54.015
Parking for Bicycles¹**

Use		Bike parking requirements	
		Long-term	Short-term
A. COMMERCIAL USES			
A.1.	Eating and drinking establishments	1 per ((12,000)) <u>5,000</u> square feet	1 per ((4,000)) <u>1,000</u> square feet ((1 per 2,000 square feet in UC/SAO²))
A.2.	Entertainment uses <u>other than theaters and spectator sports facilities</u>	1 per ((12,000)) <u>10,000</u> square feet	((1 per 40 seats and 1 per 1,000 square feet of non-seat area; 1 per 20 seats and 1 per 1,000 square feet of non-seat area in UC/SAO²)) <u>Equivalent to 5 percent of maximum building capacity rating</u>
	A.2.a Theaters and spectator sports facilities	1 per 10,000 square feet	<u>Equivalent to 8 percent of maximum building capacity rating²</u>

Table D for 23.54.015 Parking for Bicycles¹			
Use		Bike parking requirements	
		Long-term	Short-term
A.3.	Lodging uses	((1 per 20) <u>3 per 40</u> rentable rooms	((2) <u>1 per 20</u> rentable rooms plus <u>1 per 4,000</u> square feet of conference and meeting rooms
A.4.	Medical services	1 per ((12,000) <u>4,000</u> square feet	((1 per 4,000 square feet;) 1 per 2,000 square feet ((in UC/SAO ²))
A.5.	Offices and laboratories, research and development	1 per ((4,000) <u>2,000</u> square feet ((; 1 per 2,000 square feet in UC/SAO ²))	1 per ((40,000) <u>10,000</u> square feet
A.6.	Sales and services, general	1 per ((12,000) <u>4,000</u> square feet	1 per ((4,000) <u>2,000</u> square feet ((; 1 per 2,000 square feet in UC/SAO ²))
A.7.	Sales and services, heavy	1 per 4,000 square feet	1 per ((40,000) <u>10,000</u> square feet of occupied floor area; 2 spaces minimum
B. INSTITUTIONS			
B.1.	Institutions not listed below	1 per 4,000 square feet ((; 1 per 2,000 square feet in UC/SAO ²))	1 per ((40,000) <u>10,000</u> square feet
B.2.	Child care centers	1 per 4,000 square feet	1 per ((40,000 square feet) <u>20 children. 2 spaces</u> minimum
B.3.	Colleges	((A number of spaces equal to 10 percent of the maximum students present at peak hour plus 5 percent of employees)) <u>1 per 5,000 square feet</u>	((None)) <u>1 per 2,500 square feet</u>
B.4.	Community clubs or centers	1 per 4,000 square feet	1 per ((4,000) <u>1,000</u> square feet
B.5.	Hospitals	1 per 4,000 square feet ((; 1 per 2,000 square feet in UC/SAO ²))	1 per ((40,000) <u>10,000</u> square feet
B.6.	Libraries	1 per 4,000 square feet	1 per ((4,000) <u>2,000</u> square feet ((; 1 per 2,000 square feet in UC/SAO ²))

Table D for 23.54.015 Parking for Bicycles¹			
Use		Bike parking requirements	
		Long-term	Short-term
B.7.	Museums	1 per 4,000 square feet	1 per ((4,000)) <u>2,000</u> square feet
B.8.	Religious facilities	1 per ((12,000)) <u>4,000</u> square feet	((1 per 40 seats or 1 per 1,000 square feet of non-seat area)) <u>1 per 2,000 square feet</u>
B.9.	Schools, ((elementary)) <u>primary and secondary</u>	((1)) <u>3</u> per classroom	((None)) <u>1 per classroom</u>
((B.10.))	((Schools, secondary (middle and high)))	((2 per classroom))	((None))
((B.11)) B.10.	Vocational or fine arts schools	((A number of spaces equal to 10 percent of the maximum students present at peak hour plus 5 percent of employees)) <u>1 per 5,000 square feet</u>	((None)) <u>1 per 2,500 square feet</u>
C. MANUFACTURING USES		1 per 4,000 square feet	((None)) <u>1 per 20,000 square feet</u>
D. RESIDENTIAL USES ³			
D.1.	Congregate residences ^{4 ((3))}	((0.75)) <u>1</u> per sleeping room	((None)) <u>1 per 20 sleeping rooms. 2 spaces minimum</u>
D.2.	Multi-family structures ^{4 ((3))}	1 per ((4)) dwelling ((units)) <u>unit</u> ((or 0.75)) and <u>1</u> per small efficiency dwelling unit	((None)) <u>1 per 20 dwelling units</u>
D.3	Single-family residences	<u>None</u>	<u>None</u>
E. TRANSPORTATION FACILITIES			
E.1.	Park and ride facilities on surface parking lots	At least 20 ^{5 ((4))}	((None)) <u>At least 10</u>
E.2.	Park and ride facilities in parking garages	<u>At least 20 if parking is the principal use of a property; zero if non-parking uses are the principal use of a property</u>	<u>At least 10 if parking is the principal use of a property; zero if non-parking uses are the principal use of a property</u>

Table D for 23.54.015 Parking for Bicycles¹			
Use		Bike parking requirements	
		Long-term	Short-term
((E.2)) E.3.	((Principal use)) Flexible-use parking ((except park-and-ride lots))	1 per 20 auto spaces	None
((E.3)) E.4.	Rail transit facilities and passenger terminals	((At least 20⁴)) Spaces for 5% of projected AM peak period daily ridership ⁵	((None)) Spaces for 2% of projected AM peak period daily ridership

Footnotes to Table D for 23.54.015:
 ((¹ If a use is not shown on this Table D for 23.54.015, there is no minimum bicycle parking requirement.
² For the purposes of this Table D for 23.54.015, UC/SAO means urban centers or the Station Area Overlay District.))
¹ Required bicycle parking includes long-term and short-term amounts shown in this table.
² The Director may reduce short term bicycle parking requirements for theaters and spectator sport facilities that provide bicycle valet services authorized through a Transportation Management Program. A bicycle valet service is a service that allows bicycles to be temporarily stored in a secure area, such as a monitored bicycle corral.
³ For residential uses, after the first 50 spaces for bicycles are provided, additional spaces are required at three-quarters the ratio shown in this Table D for 23.54.015.
 ((³)) ⁴ For congregate residences that are owned by a not-for-profit entity or charity, or that are licensed by the State and provide supportive services for seniors or persons with disabilities, the Director shall have the discretion to reduce the amount of required bicycle parking if it can be demonstrated that residents are less likely to travel by bicycle.
 ((⁴)) ⁵ The Director, in consultation with the Director of the Seattle Department of Transportation, may require more bicycle parking spaces based on the following factors: Area topography; pattern and volume of expected bicycle users; nearby residential and employment density; proximity to the Urban Trails system and other existing and planned bicycle facilities; projected transit ridership and expected access to transit by bicycle; and other relevant transportation and land use information.

1 Section 43. Section 23.54.016 of the Seattle Municipal Code, last amended by Ordinance
 2 123963, is amended as follows:

3 **23.54.016 Major Institutions—parking and transportation**

4 Except in the MPC-YT zone, Major Institution uses are subject to the following transportation
 5 and parking requirements:

6 * * *

1 C. Requirement for a Transportation Management Program ((-))

2 1. When a Major Institution proposes parking in excess of 135 percent of the
3 applicable minimum requirement for short-term parking spaces calculated pursuant to
4 subsections 23.54.016.A and 23.54.016.B, or when a Major Institution prepares a master plan or
5 applies for a master use permit for development that would provide 20 or more parking spaces or
6 increase the Major Institution's number of parking spaces by 20 or more above the level existing
7 on May 2, 1990, a transportation management program shall be required or an existing
8 transportation management program shall be reviewed and updated. The Director shall assess the
9 traffic and parking impacts of the proposed development against the general goal of reducing the
10 percentage of the Major Institution's employees, staff, and/or students who commute in single-
11 occupancy vehicles (SOV) during the peak period to 50 percent or less, excluding those
12 employees or staff whose work regularly requires the use of a private vehicle during working
13 hours.

14 2. Transportation management programs are prepared and implemented in
15 accordance with the Director's Rule governing Transportation Management Programs. The
16 Transportation Management Program shall be in effect upon Council adoption of the Major
17 Institution master plan.

18 3. If an institution has previously prepared a transportation management program,
19 the Director, in consultation with the Director of Transportation shall review the Major
20 Institution's progress toward meeting stated goals. The Director shall then determine:

21 a. That the existing program should be revised to correct deficiencies
22 and/or address new or cumulative impacts; or

1 b. That the application will not be approved until the Major Institution
2 makes substantial progress toward meeting the goals of its existing program; or

3 c. That a new program should be developed to address impacts associated
4 with the application; or

5 d. That the existing program does not need to be revised.

6 4. Through the process of reviewing a new or updated transportation management
7 program in conjunction with reviewing a master plan, the Council may approve in excess of 135
8 percent of the minimum requirements for long-term parking spaces, or may increase or decrease
9 the required 50 percent SOV goal, based upon the Major Institution's impacts on traffic and
10 opportunities for alternative means of transportation. Factors to be considered shall include, but
11 not be limited to:

12 a. Proximity to a street with ~~((15 minute transit service headway in each~~
13 ~~direction))~~ frequent transit service;

14 b. Air quality conditions in the vicinity of the Major Institution;

15 c. The absence of other nearby traffic generators and the level of existing
16 and future traffic volumes in and through the surrounding area;

17 d. The patterns and peaks of traffic generated by Major Institution uses
18 and the availability or lack of on-street parking opportunities in the surrounding area;

19 e. The impact of additional parking on the Major Institution site;

20 f. The extent to which the scheduling of classes or work shifts reduces the
21 transportation alternatives available to employees (~~and~~) or students or the presence of limited
22 carpool opportunities due to the small number of employees; and

1 g. The extent to which the Major Institution has demonstrated a
2 commitment to SOV alternatives.

3 * * *

4 Section 44. Section 23.54.020 of the Seattle Municipal Code, last amended by Ordinance
5 124770, is amended as follows:

6 **23.54.020 Parking quantity exceptions**

7 The motor vehicle parking quantity exceptions set forth in this ~~((section))~~ Section 23.54.020
8 apply in all zones except downtown zones, which are regulated by Section 23.49.019, and Major
9 Institution zones, which are regulated by Section 23.54.016.

10 * * *

11 B. Tandem Parking in Multifamily Structures ~~((=))~~

12 1. Off-street parking required for multifamily structures may be provided as
13 tandem parking, as defined in Section 23.54.030. A tandem parking space counts as one and one-
14 half ~~((1½))~~ parking spaces, except as provided in subsection ~~((B2))~~ 23.54.020.B.2 below, and
15 must meet the minimum size requirements of subsection ~~((A of Section))~~ 23.54.030.A.

16 2. When a minimum of at least one ~~((1))~~ parking space per dwelling unit in a
17 multifamily structure is required, the total number of parking spaces provided, counting each
18 tandem parking space as one space, may not be less than the total number of dwelling units.

19 C. Parking Exception for Landmark Structures. The Director may reduce or waive the
20 minimum accessory off-street parking requirements for a use permitted in a Landmark structure,
21 or when a Landmark structure is completely converted to residential use according to Sections
22 23.42.108 or 23.45.506, or for a use in a Landmark district that is located in a commercial zone,

1 as a special exception pursuant to Chapter 23.76, Procedures for Master Use Permits and Council
2 Land Use Decisions.

3 1. In making any such reduction or waiver, the Director will assess area parking
4 needs. The Director may require a survey of on- and off-street parking availability. The Director
5 may take into account the level of transit service in the immediate area; the probable relative
6 importance of walk-in traffic; proposals by the applicant to encourage carpooling or transit use
7 by employees; hours of operation; and any other factor or factors considered relevant in
8 determining parking impact.

9 2. The Director may also consider the types and scale of uses proposed or
10 practical in the Landmark structure, and the controls imposed by the Landmark designation.

11 3. Such a reduction or waiver may be allowed, for conversion of structures to
12 residential use, only if the Director also determine that there is no feasible way to meet parking
13 requirements on the lot.

14 D. Expansion of Existing Nonresidential Uses in Commercial Zones. In commercial
15 zones additional parking spaces for nonresidential uses are not required for the expansion of
16 existing structures if the minimum parking requirement would not be increased by more than ten
17 ~~((10))~~ percent. If the minimum parking requirement would be increased by more than ten
18 ~~((10))~~ percent, the parking spaces required for the entire expansion shall be provided. This
19 exception may be used only once for any individual structure.

20 E. RESERVED

21 F. Reductions to ~~((minimum))~~ required parking ~~((requirements.))~~

22 1. When parking is required, reductions ~~((to minimum parking requirements))~~
23 permitted by this subsection 23.54.020.F will be calculated from the minimum required parking

1 ((requirements)) in Section 23.54.015. Total reductions to required parking as provided in this
2 subsection 23.54.020.F may not exceed 50 percent.

3 2. Transit reduction ((-))

4 a. In multifamily and commercial zones, the minimum required parking
5 ((requirement)) for all uses is reduced by 50 percent if the ((use)) property is located within
6 ((1,320 feet of a street with)) a frequent transit service area, and the property is not located in an
7 Urban Center, Urban Village, or Station Area Overlay District. ((This distance will be the
8 walking distance measured from the nearest transit stop to the lot line of the lot containing the
9 use.))

10 b. In industrial zones, the minimum parking requirement for a
11 nonresidential use is reduced by 15 percent if the use is located within a frequent transit service
12 area. ((1,320 feet of a street with peak transit service headways of 15 minutes or less. This
13 distance will be the walking distance measured from the nearest transit stop to the lot line of the
14 lot containing the use.))

15 3. For new or expanding offices or manufacturing uses that require 40 or more
16 parking spaces, the minimum required parking ((requirement)) may be reduced by up to a
17 maximum of 40 percent by the substitution of alternative transportation programs, according to
18 the following provisions:

19 a. For every carpool space accompanied by a cash fee, performance bond,
20 or alternative guarantee acceptable to the Director, the total required parking ((requirement)) will
21 be reduced by 1.9 spaces, up to a maximum of 40 percent of the parking requirement.

22 b. For every vanpool purchased or leased by the applicant for employee
23 use, or equivalent cash fee for purchase of a van by the public ridesharing agency, the total

1 required parking (~~(requirement)~~) will be reduced by six spaces, up to a maximum of 20 percent
2 of the parking requirement.

3 c. If transit or transportation passes are provided with a 50 percent or
4 greater cost reduction to all employees in a proposed structure for the duration of the business
5 establishment(s) within it, or five years, whichever is less, and if transit service is located within
6 ~~((800))~~ one-quarter mile (1,320 feet), the required parking (~~(requirement)~~) shall be reduced by 10
7 percent. With a 25 percent to 49 percent cost reduction, and if transit service is located within
8 ~~((800))~~ one-quarter mile (1,320 feet), the parking requirement shall be reduced by ~~((5))~~ five
9 percent.

10 d. For every ~~((four))~~ two covered long-term bicycle parking spaces
11 provided, the total parking requirement shall be reduced by one space, up to a maximum of ~~((5))~~
12 20 percent of the parking requirement, provided ~~((that))~~ there is access to an arterial over
13 improved streets.

14 G. ~~((Shared Parking.))~~ Reductions in required parking for shared parking

15 1. ~~((Shared Parking, General Provisions.))~~ General provisions for required parking
16 when it is shared parking

17 a. Shared parking is allowed between two ~~((2))~~ or more uses to satisfy all
18 or a portion of ~~((the minimum))~~ required off-street parking ~~((requirement of))~~ for those uses as
19 provided in subsections ~~((G2 and G3))~~ 23.54.020.G.2 and 23.54.020.G.3.

20 b. Shared parking to satisfy required parking is allowed between different
21 categories of uses or between uses with different hours of operation, but not both.

22 c. A use for which an application is being made for shared parking must
23 be located within ~~((eight hundred (800)))~~ 800 feet of the parking.

1 d. No reduction to ~~((the))~~ required parking ~~((requirement))~~ may be made if
2 the proposed uses have already received a reduction through the provisions for cooperative
3 parking, subsection 23.54.020.H.

4 e. Reductions to required parking permitted through shared use of parking
5 will be determined as a percentage of the ~~((minimum))~~ parking requirement as modified by the
6 reductions permitted in subsections 23.54.020.A through 23.54.020.F.

7 f. An agreement providing for the shared use of parking to satisfy required
8 parking, executed by the parties involved, must be filed with the Director. Shared parking
9 privileges will continue in effect only as long as the agreement, binding on all parties, remains in
10 force. If the agreement is no longer in force, then required parking must be provided as otherwise
11 required by this ~~((chapter))~~ Chapter 23.54.

12 2. Shared ~~((Parking for Different Categories of Uses.))~~ required parking for
13 different categories of uses

14 a. A business establishment may share required parking according to only
15 one of the subsections ~~((G2b, G2e or G2d))~~ 23.54.020.G.2.b, 23.54.020.G.2.c, or
16 23.54.020.G.2.d.

17 b. If an office use shares required parking with one of the following uses,
18 the required parking for the non-office use may be reduced by 20 percent, provided that the
19 reduction will not exceed the minimum required parking for the office use:

20 (1) ~~((general))~~ General sales and services; ~~((:))~~

21 (2) ~~((heavy))~~ Heavy sales and services uses; ~~((:))~~

22 (3) ~~((eating))~~ Eating and drinking establishments; ~~((:))~~

23 (4) ~~((lodging))~~ Lodging uses; ~~((:))~~

1 (5) ~~((entertainment))~~ Entertainment; ~~((;))~~

2 (6) ~~((medical))~~ Medical services; ~~((;))~~

3 (7) ~~((animal))~~ Animal shelters and kennels; ~~((;))~~

4 (8) ~~((automotive))~~ Automotive sales and services; ~~((;))~~ or

5 (9) ~~((maritime))~~ Maritime sales and services. ~~((; the parking
6 requirement for the non-office use may be reduced by twenty (20) percent, provided that the
7 reduction will not exceed the minimum parking requirement for the office use.))~~

8 c. If a residential use shares required parking with one of the following
9 uses, the required parking for the residential use may be reduced by 30 percent, provided that the
10 reduction does not exceed the minimum required parking for the non-residential use:

11 (1) ~~((general))~~ General sales and services; ~~((;))~~

12 (2) ~~((heavy))~~ Heavy sales and services uses; ~~((;))~~

13 (3) ~~((medical))~~ Medical services; ~~((;))~~

14 (4) ~~((animal))~~ Animal shelters and kennels; ~~((;))~~

15 (5) ~~((automotive))~~ Automotive sales and services; ~~((;))~~ or

16 (6) ~~((maritime))~~ Maritime sales and services. ~~((; the parking
17 requirement for the residential use may be reduced by thirty (30) percent, provided that the
18 reduction does not exceed the minimum parking requirement for the non-residential use.))~~

19 d. If an office and a residential use share required off-street parking, the
20 required parking ~~((requirement))~~ for the residential use may be reduced by ~~((fifty (50)))~~ 50
21 percent, provided that the reduction does not exceed the minimum required parking
22 ~~((requirement))~~ for the office use.

1 3. Shared ~~((Parking for Uses With Different Hours of Operation.))~~ required
2 parking for non-residential uses with different hours of operation

3 a. For the purposes of this ~~((section))~~ Section 23.54.020, the following
4 uses will be considered daytime uses:

5 (1) Commercial uses, except eating and drinking establishments,
6 lodging uses, and entertainment uses;

7 (2) Storage uses;

8 (3) Manufacturing uses; and

9 (4) Other similar primarily daytime uses, when authorized by the
10 Director.

11 b. For the purposes of this ~~((section))~~ Section 23.54.020, the following
12 uses will be considered nighttime or Sunday uses:

13 (1) Auditoriums accessory to public or private schools;

14 (2) Religious facilities;

15 (3) Entertainment uses, such as theaters, bowling alleys, and dance
16 halls;

17 (4) Eating and drinking establishments; and

18 (5) Other similar primarily nighttime or Sunday uses, when
19 authorized by the Director.

20 c. Up to ~~((ninety (90)))~~ 90 percent of the required parking ~~((required))~~ for
21 a daytime use may be supplied by the off-street parking provided by a nighttime or Sunday use
22 and vice-versa, when authorized by the Director, except that this may be increased to ~~((one~~
23 ~~hundred (100)))~~ 100 percent when the nighttime or Sunday use is a religious facility.

1 d. The applicant must show that there is no substantial conflict in the
2 principal operating hours of the uses for which the sharing of parking to satisfy required parking
3 is proposed.

4 e. The establishment of ~~((park and pool lots))~~ a park and ride facility use
5 is permitted subject to use allowances in the zone, provided that ~~((the park and pool lot))~~ it will
6 not use spaces required by another use if there is a substantial conflict in the principal operating
7 hours of the ~~((park and pool lot))~~ park and ride use and the other use.

8 H. ~~((Cooperative Parking.))~~ Reductions in required parking for cooperative parking

9 1. Cooperative parking to satisfy required parking is permitted between two
10 ~~((2))~~ or more business establishments that are commercial uses according to the provisions of
11 this subsection 23.54.020.H.

12 2. Up to a ~~((twenty (20)))~~ 20 percent reduction in the total number of required
13 parking spaces for four ~~((4))~~ or more separate business establishments, ~~((fifteen (15)))~~ 15
14 percent reduction for three ~~((3))~~ business establishments, and ten ~~((10))~~ percent reduction for
15 two ~~((2))~~ commercial uses may be authorized by the Director under the following conditions:

16 a. No reductions to ~~((the parking requirement))~~ required parking may be
17 made if the proposed business establishments have already received a reduction through the
18 provisions for shared parking ~~((s))~~ in subsection 23.54.020.G. ~~((of this section.))~~

19 b. Each business establishment for which the application is being made for
20 cooperative parking is located within ~~((eight hundred (800)))~~ 800 feet of the parking, and the
21 parking is located in a commercial or residential-commercial zone or the Seattle Mixed (SM)
22 zone.

1 c. The reductions to required parking permitted through cooperative
2 parking will be determined as a percentage of the minimum parking requirement as modified by
3 the reductions permitted in subsections 23.54.020.A through 23.54.020.F. ~~((of this section.))~~

4 d. An agreement providing for the cooperative use of parking to satisfy
5 required parking must be filed with the Director when the facility or area is established as
6 cooperative parking. Cooperative parking privileges will continue in effect only as long as the
7 agreement to use the cooperative parking remains in force. If the agreement is no longer in force,
8 then required parking, as applicable, must be provided as otherwise required by this ~~((chapter))~~
9 Chapter 23.54. New business establishments seeking to meet required parking ~~((requirements))~~
10 by becoming part of an existing cooperative arrangement must provide the Director with an
11 amendment to the agreement stating their inclusion in the cooperative parking facility or area.

12 * * *

13 J. ~~((Parking))~~ Reductions in required parking for City-recognized ~~((Car-sharing~~
14 ~~Programs.))~~ car-sharing programs

15 1. For any development, one ~~((1))~~ space or up to five ~~((5))~~ percent of the total
16 number of required spaces, whichever is greater, may be used to provide parking for vehicles
17 operated by a car-sharing program. The number of required parking spaces will be reduced by
18 one ~~((1))~~ space for every parking space leased by a car-sharing program.

19 2. For any development requiring ~~((twenty-20))~~ 20 or more parking spaces under
20 Section 23.54.015 that provides a space for vehicles operated by a car-sharing program, the
21 number of required parking spaces may be reduced by the lesser of three ~~((3))~~ required parking
22 spaces for each car-sharing space or ~~((fifteen-15))~~ 15 percent of the total number of required
23 spaces. In order to gain this exception, an agreement between the property owner and a car-

1 sharing program must be approved by the Director and the agreement, along with a notice that
2 the agreement is the basis for this exception to the parking requirement, must be recorded with
3 the title to the property before a Master Use Permit is issued.

4 * * *

5 L. (~~(SM/D/40-85 zone.)~~) Director discretion. As a Type I decision pursuant to Chapter
6 23.76, Procedures for Master Use Permits and Council Land Use Decisions, the Director may
7 reduce required parking for any proposed uses in (~~(the SM/D/40-85 zone)~~) any zone, except
8 Downtown zones, to a level not less than the amount needed to serve parking demand to be
9 generated by those uses as demonstrated to the satisfaction of the Director by a parking demand
10 study performed by a licensed professional engineer and submitted by the applicant.

11 Section 45. Section 23.54.025 of the Seattle Municipal Code, last amended by Ordinance
12 124843, is amended as follows:

13 **23.54.025 Off-site required parking**

14 A. Where allowed

15 1. Off-site parking provided to fulfill (~~(minimum)~~) required parking
16 (~~(requirements)~~) may be established by permit on a lot if the parking proposed is otherwise
17 allowed by the provisions of this Title 23 on the lot where the off-site parking is proposed or is
18 already established by permit on the lot where the off-site parking is proposed.

19 2. All applicable standards for parking accessory to the use for which the parking
20 is required shall be met on the lot where off-site parking is proposed, if new parking spaces are
21 proposed to be developed. Existing parking may be used even if nonconforming to current
22 standards provided it is not required for a use on the lot that is the site of the off-site parking.

1 E. Termination, change, or suspension of off-site parking use ((-))

2 1. Except as otherwise provided in subsection ((F of this Section)) 23.54.025.F,
3 ((in order)) a change of use permit is required to terminate any off-site parking use, or to
4 establish a new use for which off-site required parking ((will)) is to be provided on the off-site
5 parking lot. ((, a change of use permit is required.)) Such a change of use permit shall not be
6 issued unless:

7 a. ((the)) The owner of the lot on which the use requiring parking is
8 located has been notified in writing of the change of use; and

9 b. ((the)) The off-site parking is not required for any reason, which may
10 include one or more of the following:

11 1) ((the)) The use requiring parking has been discontinued or
12 reduced in size;

13 2) ((the)) The parking is no longer required by this Title 23;

14 3) ((either)) Other parking meeting the requirements of Title 23 has
15 been provided for the use requiring parking and, if it is off-site parking, established by permit; or

16 4) ((a)) A variance allowing the use requiring parking to continue
17 without all or part of such off-site parking has been granted.

18 2. If the owner of a lot where off-site parking is established plans to improve the
19 lot and continue to provide off-site parking for the use requiring parking after completion of the
20 improvements, the owners of such lot and the lot on which the use requiring parking is located,
21 or such owners' authorized representatives, may apply for a temporary suspension of the off-site
22 parking use, by submitting to the Director:

1 a. ((a)) A plan, with attached drawings showing the number and location
2 of parking spaces, for providing interim parking for the use requiring parking, satisfying all
3 applicable requirements of this ((title)) Title 23, until improvements to the off-site parking lot are
4 completed;

5 b. ((a)) A plan, with attached drawings showing the number and location
6 of parking spaces, for the provision of permanent parking for the use requiring parking,
7 satisfying all applicable requirements of this ((title)) Title 23, when the improvements are
8 completed; and

9 c. ((such)) Such other materials as the Director may require to evaluate the
10 proposal.

11 3. If the Director approves the plans for purposes of subsection 23.54.025.E.2,
12 then the Director may authorize the suspension of the off-site parking use pending the
13 completion of the proposed improvements, conditioned upon issuance of a building permit for
14 the proposed improvements, issuance of any permits necessary to establish the interim parking
15 use, and the actual provision of the other off-site parking in accordance with applicable
16 development standards.

17 4. If a use requiring off-site parking is suspended as a result of fire, act of nature,
18 or other causes beyond the control of the owners, or for substantial renovation or reconstruction,
19 then subject to the applicable provisions in the zone or district where the off-site parking is
20 located, the Director may approve the temporary use of the off-site parking to serve one or more
21 other uses, or as ((general-purpose)) flexible-use parking, for a period not to exceed 180 days,
22 subject to extensions for not more than 180 days if at the end of the initial period or any
23 extension the use requiring parking has not recommenced.

1 c. ~~((the))~~ The loss of off-site parking is caused by damage to or destruction
2 of a structure, and either:

3 1) ~~((the))~~ The owners of the off-site parking and of the lot of the
4 use requiring parking apply for a permit to establish other existing spaces on the off-site parking
5 lot as parking for such use within 90 days, and such permit is granted within 180 days; or

6 2) ~~((the))~~ The owner of the off-site parking lot applies for any
7 permit necessary to repair or rebuild the structure so as to provide the off-site parking within 90
8 days, the off-site parking is completed in accordance with all applicable requirements within 180
9 days, unless the Director, upon finding that substantial progress toward completion has been
10 made and that the public will not be adversely affected by the extension, grants an extension in
11 writing, and if the location on the lot of the off-site parking is modified, the owner executes and
12 records within 180 days an amendment to the notice identifying the location of the off-site
13 parking in the rebuilt or repaired structure; or

14 d. ~~((a))~~ A variance is applied for within 30 days and subsequently granted;
15 or

16 e. ~~((the))~~ The off-site parking was exempt, under subsection 23.54.025.F,
17 from the requirements of subsections 23.54.025.C, 23.54.025.D, and 23.54.025.E, ~~((of this~~
18 ~~section 23.54.025,))~~ and within 30 days substitute off-site parking, on a lot where such parking is
19 permitted by the provisions of this Title 23 and consistent with all applicable development
20 standards, is provided and established by recorded parking notice or covenant consistent with the
21 terms of this Section 23.54.025. ~~((as in effect immediately prior to the effective date of this~~
22 ~~ordinance.))~~

1 D. Except where it is a prohibited use, flexible-use parking is allowed in a garage within
2 the Station Area Overlay District if the total gross floor area of all parking uses on the lot is less
3 than the total gross floor area of all non-parking uses on the lot.

4 Section 47. A new Section 23.54.027 is added to the Seattle Municipal Code as follows:

5 **23.54.027 Public use of accessory parking**

6 A. Legally established parking that is not required parking and is accessory to residential
7 uses may be used as off-site parking for other residential uses, without a separate use permit or
8 approval.

9 B. Legally established parking that is accessory to residential or non-residential uses may
10 be made available to the public as short-term parking without a separate use permit or approval,
11 regardless of nonconformities of parking uses that may be present.

12 Section 48. Section 23.54.030 of the Seattle Municipal Code, last amended by Ordinance
13 125272, is amended as follows:

14 **23.54.030 Parking space and access standards**

15 All parking spaces provided, whether required by Section 23.54.015 or not, and required barrier-
16 free parking, shall meet the standards of this Section 23.54.030. ~~((except that parking for
17 residential and live-work uses provided in excess of the quantity required by Section 23.54.015 is
18 exempt from the requirements of subsections 23.54.030.A and 23.54.030.B.))~~

19 A. Parking space dimensions

20 1. "Large vehicle" means the minimum size of a large vehicle parking space shall
21 be 8.5 feet in width and 19 feet in length.

22 2. "Medium vehicle" means the minimum size of a medium vehicle parking space
23 shall be 8 feet in width and 16 feet in length.

1 3. “Small vehicle” means the minimum size of a small vehicle parking space shall
2 be 7.5 feet in width and 15 feet in length.

3 4. “Barrier-free parking” means a parking space meeting the following standards:

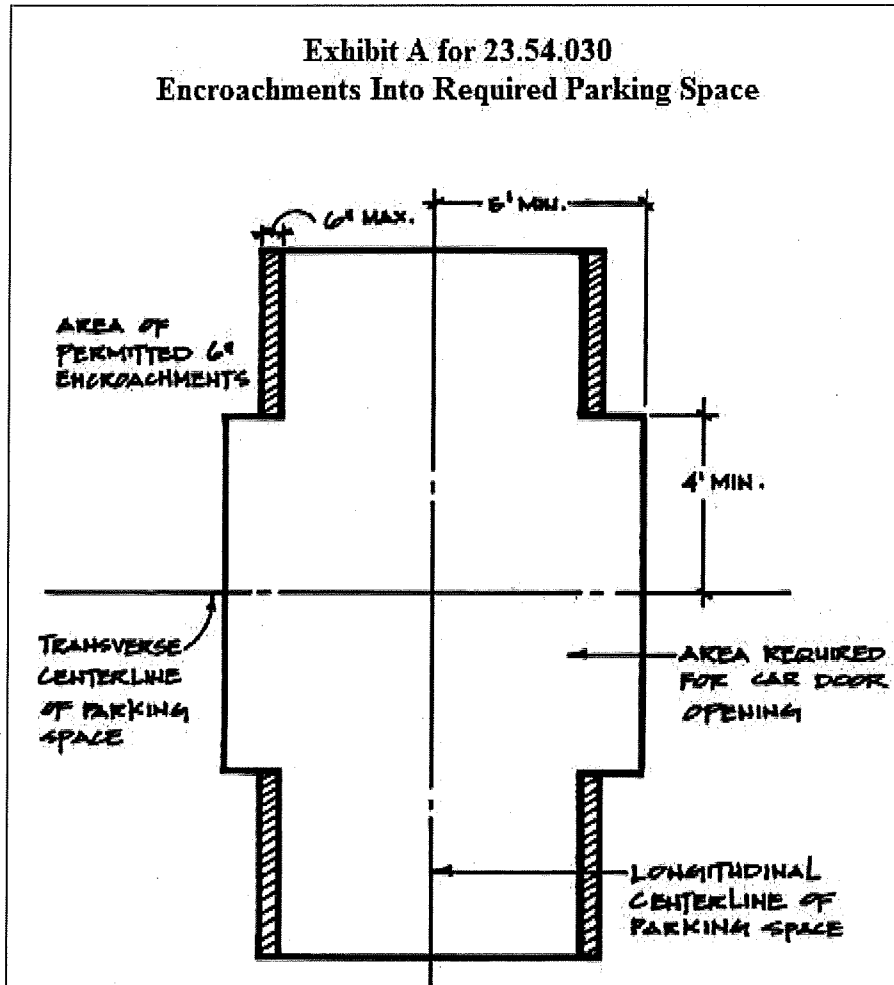
4 a. Parking spaces shall not be less than 8 feet in width and shall have an
5 adjacent access aisle not less than 5 feet in width. Van-accessible parking spaces shall have an
6 adjacent access aisle not less than 8 feet in width. Where two adjacent spaces are provided, the
7 access aisle may be shared between the two spaces. Boundaries of access aisles shall be marked
8 so that aisles will not be used as parking space.

9 b. A minimum length of 19 feet or when more than one barrier-free
10 parking space is provided, at least one shall have a minimum length of 19 feet, and other spaces
11 may be the lengths of small, medium, or large spaces in approximate proportion to the number of
12 each size space provided on the lot.

13 5. “Tandem parking” means a parking space equal to the width and 2 times the
14 length of the vehicle size standards in subsections 23.54.030.A.1, 23.54.030.A.2, and
15 23.54.030.A.3 for the size of the vehicle to be accommodated.

16 6. Columns or other structural elements may encroach into the parking space a
17 maximum of 6 inches on a side, except in the area for car door opening, 5 feet from the
18 longitudinal centerline or 4 feet from the transverse centerline of a parking space (see Exhibit A
19 for 23.54.030). No wall, post, guardrail, or other obstruction, or lot line, is permitted within the
20 area for car door opening.

21 7. If the parking space is next to a lot line and the parking space is parallel to the
22 lot line, the minimum width of the space is 9 feet.



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Exhibit A for 23.54.030
Encroachments Into Required Parking Space

B. Parking space requirements. The required size of parking spaces shall be determined by whether the parking is for a residential, live-work, or non-residential use. In structures containing residential uses and also containing either non-residential uses or live-work units, parking that is clearly set aside and reserved for residential or live-work use shall meet the standards of subsection 23.54.030.B.1; parking for all other uses within the structure shall meet the standards of subsection 23.54.030.B.2. All uses shall provide barrier-free accessible parking if required by the Building Code, Subtitle I of Title 22, or the Residential Code, Subtitle IA of Title 22.

1 1. Residential uses

2 a. When five or fewer parking spaces are provided, the minimum required
3 size of a parking space shall be for a medium (~~(ear)~~) vehicle, as described in subsection
4 23.54.030.A.2, except as provided in subsection 23.54.030.B.1.d.

5 b. When more than five parking spaces are provided, a minimum of 60
6 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a
7 medium parking space shall also be the maximum size. Forty percent of the parking spaces may
8 be striped for any size category in subsection 23.54.030.A, provided that when parking spaces
9 are striped for large vehicles, the minimum required aisle width shall be as shown for medium
10 vehicles.

11 c. Assisted living facilities. Parking spaces shall be provided as in
12 subsections 23.54.030.B.1.a and 23.54.030.B.1.b, except that a minimum of two spaces shall be
13 striped for a large vehicle.

14 d. Townhouse units. For an individual garage serving a townhouse unit,
15 the minimum required size of a parking space shall be for a large (~~(ear)~~) vehicle, as described in
16 subsection 23.54.030.A.

17 2. (~~Non-residential~~) Nonresidential uses

18 a. When ten or fewer parking spaces are provided, a maximum of 25
19 percent of the parking spaces may be striped for small vehicles. A minimum of 75 percent of the
20 spaces shall be striped for large vehicles.

21 b. When between 11 and 19 parking spaces are provided, a minimum of
22 25 percent of the parking spaces shall be striped for small vehicles. The minimum required size
23 for these small parking spaces shall also be the maximum size. A maximum of 65 percent of the

1 parking spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall
2 be striped for large vehicles.

3 c. When 20 or more parking spaces are provided, a minimum of 35
4 percent of the parking spaces shall be striped for small vehicles. The minimum required size for
5 small parking spaces shall also be the maximum size. A maximum of 65 percent of the parking
6 spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall be striped
7 for large vehicles.

8 d. The minimum vehicle clearance shall be at least 6 feet 9 inches on at
9 least one floor, and there shall be at least one direct entrance from the street that is at least 6 feet
10 9 inches in height for all parking garages accessory to non-residential uses and live-work units
11 and for all ((~~principal use~~)) flexible-use parking garages.

12 3. Live-work uses. The first required parking space shall meet the parking
13 standards for residential use. Additional required parking for a live-work use shall meet the
14 parking standards for non-residential use.

15 * * *

16 F. Curb cuts. The number of permitted curb cuts is determined by whether the parking
17 served by the curb cut is for residential or nonresidential use, and by the zone in which the use is
18 located. If a curb cut is used for more than one use or for one or more live-work units, the
19 requirements for the use with the largest curb cut requirements shall apply.

1 1. Residential uses

2 a. Number of curb cuts

3 1) For lots not located on a principal arterial designated on the
4 Arterial street map, Section 11.18.010, curb cuts are permitted according to Table A for
5 23.54.030:

Table A for 23.54.030	
Curb cuts for non-arterial street or easement frontage	
Street or easement frontage of the lot	Number of curb cuts permitted
80 feet or less	1
Greater than 80 feet up to 160 feet	2
Greater than 160 feet up to 240 feet	3
Greater than 240 feet up to 320 feet	4
For lots with frontage in excess of 320 feet, the pattern established above continues.	

6 2) For lots on principal arterials designated on the Arterial street
7 map, Section 11.18.010, curb cuts are permitted according to Table B for 23.54.030:

Table B for 23.54.030	
Curb cuts for principal arterial street frontage	
Street or easement frontage of the lot	Number of curb cuts permitted
160 feet or less	1
Greater than 160 feet up to 320 feet	2
Greater than 320 feet up to 480 feet	3
For lots with street frontage in excess of 480 feet, the pattern established above continues.	

8 3) On a lot that has both principal arterial and non-principal arterial
9 street frontage, the total number of curb cuts on the principal arterial is calculated using only the
10 length of the street lot line on the principal arterial.

11 4) If two adjoining lots share a common driveway, the combined
12 frontage of the two lots will be considered as one in determining the maximum number of
13 permitted curb cuts.

1 b. Curb cut width. Curb cuts shall not exceed a maximum width of 10 feet
2 except that:

3 1) For lots on principal arterials designated on the Arterial street
4 map, Section 11.18.010, the maximum curb cut width is 23 feet;

5 2) One curb cut greater than 10 feet but in no case greater than 20
6 feet in width may be substituted for each two curb cuts permitted by subsection 23.54.030.F.1.a;

7 3) A greater width may be specifically permitted by the
8 development standards in a zone;

9 4) If subsection 23.54.030.D requires a driveway greater than 10
10 feet in width, the curb cut may be as wide as the required width of the driveway; and

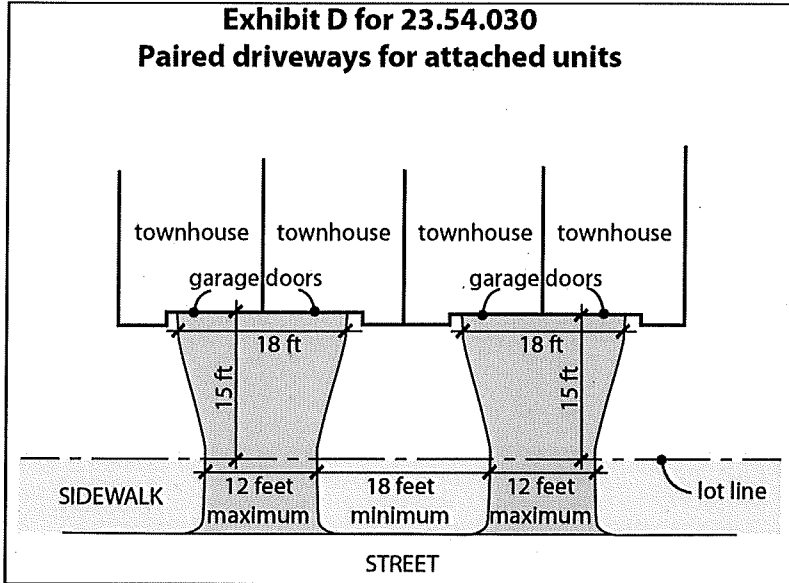
11 5) A curb cut may be less than the maximum width permitted but
12 shall be at least as wide as the minimum required width of the driveway it serves.

13 c. Distance between curb cuts

14 1) The minimum distance between any two curb cuts located on a
15 lot is 30 feet, except as provided in subsection 23.54.030.F.1.c.2. ((+))

16 2) For rowhouse and townhouse developments, the minimum
17 distance between curb cuts is 18 feet (See Exhibit D for 23.54.030). For rowhouse and
18 townhouse developments located on abutting lots, the minimum distance between curb cuts is 18
19 feet.

1 **Exhibit D for 23.54.030**
 2 **Paired driveways for attached units**



3
 4 2. Nonresidential uses in all zones except industrial zones ((-))

5 a. Number of ((Curb)) curb cuts ((-))

6 1) In all residential zones, RC zones, and within the Major

7 Institution Overlay District, two-way curb cuts are permitted according to Table C for 23.54.030:

Table C for 23.54.030:
Number of ((Curb Cuts)) curb cuts in residential zones, RC ((Zones)) zones, and the Major Institution Overlay District

Street ((Frontage of the Lot)) <u>frontage of the lot</u>	Number of ((Curb cuts Permitted)) <u>curb cuts permitted</u>
80 feet or less	1
Greater than 80 feet up to 240 feet	2
Greater than 240 feet up to 360 feet	3
Greater than 360 feet up to 480 feet	4

For lots with frontage in excess of 480 feet, one curb cut is permitted for every 120 feet of street frontage.

8 2) The Director may allow two one-way curb cuts to be substituted

9 for one two-way curb cut, after determining, as a Type I decision, that there would not be a

10 significant conflict with pedestrian traffic.

1 3) For public schools, the maximum width of a curb cut is 25 feet.

2 Development standard departures may be granted or required pursuant to the procedures and
3 criteria set forth in Chapter 23.79.

4 4) For fire and police stations, the Director may allow curb cuts up
5 to, and no wider than, the minimum width necessary to provide access for official emergency
6 vehicles that have limited maneuverability and that must rapidly respond to emergencies. Curb
7 cuts for fire and police stations are considered curb cuts for two-way traffic.

8 5) If one of the following conditions applies, the Director may
9 require a curb cut of up to 30 feet in width, if it is found that a wider curb cut is necessary for
10 safe access:

11 i. The abutting street has a single lane on the side that abuts the
12 lot; or

13 ii. The curb lane abutting the lot is less than 11 feet wide; or

14 iii. The proposed development is located on an arterial with an
15 average daily traffic volume of over 7,000 vehicles; or

16 iv. Off-street loading berths are required according to ~~((subsection~~
17 ~~G of))~~ Section 23.54.035.

18 c. The entrances to all garages accessory to nonresidential uses or live-
19 work units and the entrances to all ~~((principal use))~~ flexible-use parking garages shall be at least
20 6 feet 9 inches high.

21 3. All uses in industrial zones ((-))

22 a. Number and location of curb cuts. The number and location of curb cuts
23 will be determined by the Director.

1 K. Pedestrian access to garage. For new structures that include a garage, in a zone
2 where flexible-use parking is permitted, at least one pedestrian access walkway or route shall be
3 provided between a garage and a public right-of-way, which may be an alley, including a side-
4 hinged door for pedestrian use. A fire exit door, or other access through lobbies, may serve this
5 purpose if the access route and doors are accessible for ingress and egress by garage users.

6 Section 49. Section 23.61.008 of the Seattle Municipal Code, last amended by Ordinance
7 125267, is amended as follows:

8 **23.61.008 Prohibited uses**

9 The following uses are prohibited within an underlying commercial zone as both principal and
10 accessory uses, except as otherwise noted:

- 11 A. Drive-in businesses;
- 12 B. Dry boat storage;
- 13 C. General manufacturing;
- 14 D. Heavy commercial services, except laundry facilities existing as of April 1, 2001;
- 15 E. Sales and rental of large boats;
- 16 F. Vessel repair (major or minor);
- 17 G. Mini-warehouse;
- 18 H. ~~((Principal use, nonresidential long-term parking))~~ Flexible-use parking garage;
- 19 I. Flexible-use parking surface lot;
- 20 ~~((I.))~~ J. Outdoor storage;
- 21 ~~((J.))~~ K. Heavy commercial sales;
- 22 ~~((K.))~~ L. Sales and rental of motorized vehicles, except within an enclosed structure;
- 23 ~~((L.))~~ M. Solid waste management;

1 b. Accessory-use surface parking in the Subarea B shown on Map C for
2 23.66.122 and 23.66.150 either:

3 1) ~~((if))~~ If the accessory-use surface parking is in a location
4 permitted by and complies with the standards contained in Section 23.49.180; or

5 2) ~~((if))~~ If the lot satisfies the provisions of Section 23.49.019;

6 c. ~~((Principal-use))~~ Flexible-use parking garages for long-term parking in
7 structures authorized pursuant to subsection 23.49.180; and

8 d. Accessory-use parking garages.

9 Section 51. Subsection 23.66.124.A of the Seattle Municipal Code, which section was
10 last amended by Ordinance 123034, is amended as follows:

11 **23.66.124 Uses subject to special review**

12 A. ~~((Principal-use))~~ Flexible-use parking garages for short-term parking at any location,
13 except ~~((principal-use))~~ flexible-use parking garages for short-term parking in structures
14 authorized pursuant to Section 23.49.180, require approval of the Department of Neighborhoods
15 Director after review and recommendation by the Preservation Board and may be permitted if the
16 following conditions are met:

17 1. The use will not increase the ambient noise level in existing residences within
18 line of sight of the proposed parking structure; and

19 2. Exterior materials, height, wall openings, and fenestration will reflect, to the
20 extent possible, the character of the adjoining structures or structures on the adjoining block
21 facing the site; and

22 3. Access will comply with the standards in Section 23.66.170; and

1 23.66.324 and in Section 23.66.326, if applicable. The following uses are subject to special
2 review by the Board:

3 1. Formula fast food restaurants;

4 2. Hotels;

5 3. Planned community developments;

6 4. ((Principal use)) Flexible-use parking garages;

7 5. Street-level uses subject to special review as provided in subsection
8 23.66.326.C; and

9 6. Accessory surface parking areas, if located in a Downtown Mixed Residential
10 zone within the International Special Review District.

11 B. Nature of ((Review.)) review

12 1. The evaluation of applications for uses subject to special review shall be based
13 upon the proposal's impacts on the cultural, economic, social, historical, and related
14 characteristics of the International District, particularly those characteristics derived from its
15 Asian heritage; existing and potential residential uses; the pedestrian environment; traffic and
16 parking in the District; noise and light and glare.

17 2. In addition to the criteria in subsection 23.66.324.B.1, in reviewing applications
18 in a Downtown Mixed Residential zone for ((principal-use)) flexible-use parking garages or
19 accessory surface parking areas, the Board shall also consider the potential of the proposal to
20 serve the particular parking needs of the International District. The Board shall encourage
21 participation in an area-wide merchants' parking association.

1 Section 54. Section 23.66.342 of the Seattle Municipal Code, last amended by Ordinance
2 123589, is amended as follows:

3 **23.66.342 Parking and access ((~~7~~))**

4 A. ~~((Principal-use Parking Garages))~~ Flexible-use parking garages. ~~((Principal-use))~~
5 Flexible-use parking garages are subject to special review by the Board pursuant to Section
6 23.66.324 ~~((of this Land Use Code))~~. Parking garages shall be designed so that the street-level
7 portion of the garage is committed to pedestrian-oriented uses permitted in the District. When
8 abutting street slopes exceed eight percent ~~((8%))~~ this requirement may be waived by the
9 Director of the Department of Neighborhoods ~~((Director))~~, following review and
10 recommendation by the Board. View-obscuring screening may be required by the Director of the
11 Department of Neighborhoods ~~((Director))~~ as needed to reduce adverse visual impacts on the
12 area.

13 B. Accessory ~~((Parking and Loading.))~~ parking and loading

14 1. Parking ~~((Quantity))~~ quantity. The number of parking spaces required for any
15 use shall be the number required by the underlying zoning, except that restaurants shall be
16 required to provide one space per ~~((five hundred (500)))~~ 500 square feet for all gross floor area in
17 excess of ~~((two thousand five hundred (2,500)))~~ 2,500 square feet; motion picture theaters shall
18 be required to provide one ~~((1))~~ space per ~~((fifteen (15)))~~ 15 seats for all seats in excess of
19 ~~((one hundred fifty (150)))~~ 150; and other entertainment uses shall be required to provide one
20 ~~((1))~~ space per ~~((four hundred (400)))~~ 400 square feet for all gross floor area in excess of ~~((two~~
21 ~~thousand five hundred (2,500)))~~ 2,500 square feet.

22 2. Exceptions to ~~((Parking-Quantity))~~ parking quantity. To mitigate the potential
23 impacts of required accessory and loading on the District, the Director of the Department of

1 Neighborhoods (~~Director~~), after review and recommendation by the Special Review Board, and
2 after consultation with the Director of Transportation, may waive or reduce required parking and
3 loading under the following conditions:

4 a. After incorporating high-occupancy-vehicle alternatives such as
5 carpools and vanpools, required parking spaces exceed the net usable space in all below-grade
6 floors; or

7 b. Strict application of the parking or loading standards would adversely
8 affect desirable characteristics of the District; or

9 c. An acceptable parking and loading plan is submitted to meet parking
10 demands generated by the use. Acceptable elements of the parking and loading plan may include
11 but shall not be limited to the following:

12 ((f)) 1) Valet parking service; ((g))

13 ((f)) 2) Validation system; ((g))

14 ((f)) 3) Lease of parking from parking management company; ((g))

15 ((f)) 4) Provision of employee parking; ((g)) and

16 5) Accommodations for commercial deliveries and passenger drop
17 off and pick up.

18 C. When parking is provided it shall be subject to the requirements of Section 23.54.030.
19 (~~of this Land Use Code.~~)

20 * * *

Section 55. Section 23.71.014 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

23.71.014 Open space

* * *

C. Minimum ~~((Standards for Usable Open Space.))~~ standards for usable open space

~~((Table 23.71.014 A~~

~~Minimum Square Footage Requirements For Usable Open Space))~~

<u>Table 23.71.014 A</u>		
<u>Minimum square footage requirements for usable open space</u>		
	<u>Minimum ((Width)) width in feet</u>	<u>Minimum ((Area)) area in square feet</u>
Active park	80 (')	11,000 ((square feet))
Atrium/greenhouse	40 (')	2,000 ((square feet))
Courtyard	30 (')	2,000 ((square feet))
Galleria	20 (')	2,000 ((square feet))
Landscaped interior – block pedestrian connections	10 (')	((no minimum area)) No minimum
Passive park	100 (')	22,000 ((square feet))
Public meeting space	30 (')	1,500 ((square feet))
Terrace	10 (')	800 ((square feet))
Town square	80 (')	11,000 ((square feet))
Urban garden	10 (')	((no minimum area)) No minimum
Urban plaza	50 (')	3,500 ((square feet))

1. Active ~~((Park))~~ park. An active park shall be essentially level, accessible from a public right-of-way and shall include areas for active recreation such as, but not limited to, ball fields, courts, and children’s play area(s). Public seating shall be provided.

2. ~~((Atrium/Greenhouse, Galleria))~~ Atrium/greenhouse or galleria. An atrium/greenhouse or galleria shall provide a large, enclosed, weather-protected space, generally covered by transparent and/or translucent material and meeting the following minimum standards and guidelines:

1 a. Location and access. The location of an atrium/greenhouse or
2 galleria shall be highly visible from the street and easily accessible to pedestrians. Pedestrian
3 access should be designed to improve overall pedestrian circulation on the block.

4 b. Minimum standards.

5 ((i.)) 1) The minimum height shall be ((~~thirty~~) 30) feet,
6 ((~~30~~)).

7 ((ii.)) 2) A minimum of ((~~fifteen~~) 15) percent ((~~(15%)~~)) of
8 an atrium/greenhouse or galleria shall be landscaped.

9 ((iii.)) 3) A minimum of ((~~fifteen~~) 15) percent ((~~(15%)~~)) of
10 an atrium/greenhouse or galleria shall be reserved for public seating at a rate of one lineal foot
11 for every ((~~thirty~~ 30)) 30 square feet of floor area or one lineal foot of public seating area for
12 every ((~~thirty~~ 30)) 30 square feet of floor area.

13 ((iv.)) 4) A minimum of ((~~thirty-five~~) 35) percent ((~~(35%)~~))
14 of the perimeter of an atrium/greenhouse or galleria shall be occupied by retail sales and service
15 uses and ((~~sixty~~) 60) percent ((~~(60%)~~)) of every retail frontage on the atrium/greenhouse or
16 galleria shall be transparent.

17 ((v.)) 5) Perimeter walls of an atrium/greenhouse or
18 galleria, excluding the wall of the structure, shall be no more than ((~~fifteen~~) 15) percent
19 ((~~(15%)~~)) blank. All nontransparent perimeter walls shall include measures to reduce the effect
20 of the blank wall including, but not limited to, architectural detailing, landscaping, modulation,
21 or art.

22 3. Courtyard. A courtyard shall meet the following minimum standards and
23 guidelines:

1 a. Location and (~~(Access)~~) access. A courtyard shall be adjacent to or
2 attached to a structure or public sidewalk and shall be highly visible from adjacent sidewalks and
3 public areas and have direct access to the streets on which it fronts. A courtyard shall be easily
4 accessible and inviting to pedestrians and provide enclosure through use of design elements such
5 as pedestrian walkways, structures containing retail uses, low planters or benches, and seating.

6 b. Fifty percent (~~((50%))~~) of the courtyard area, outside of areas of major
7 pedestrian traffic, shall be level.

8 c. Courtyards shall include unit paving; landscaping, which encourages
9 privacy and quiet; and pedestrian-scaled lighting and seating. Public seating shall be provided at
10 a rate of one lineal foot of seating for every (~~((fifty (50)))~~) 50 square feet of courtyard area.

11 4. Passive (~~(Park)~~) park. Passive parks shall provide landscaped space for
12 unstructured recreational activity such as walking or picnicking.

13 5. Public (~~(Meeting Space)~~) meeting space. Public meeting spaces shall be
14 enclosed rooms available for use by the public free of charge, designed for the purposes of
15 accommodating meetings, gatherings, or performances with seating capacity for at least (~~((fifty~~
16 ~~(50)))~~) 50 people. Public meeting spaces shall be available to the public between the hours of
17 (~~((ten))~~) 10 a.m. (~~((10:00 a.m.))~~) and (~~((ten))~~) 10 p.m. (~~((10:00 p.m.))~~) Monday through Friday and
18 shall not count towards minimum parking requirements.

19 6. Terrace. A terrace is intended to provide additional opportunity for open space
20 in areas of concentrated development.

21 a. Location and (~~(Access)~~) access.

22 (~~(+) 1~~) 1) A terrace is a wind-sheltered area above street-level uses in
23 a structure.

1 8. Urban (~~(Garden)~~) garden. Urban gardens are intended to provide color and
2 visual interest to pedestrians and motorists and are characterized by such amenities as specialized
3 landscaping, paving materials, and public seating.

4 a. Location and (~~(Access)~~) access. Urban gardens shall be located at or
5 near sidewalk grade and adjacent to a public right-of-way or building lobby.

6 b. One (~~((1))~~) public seating space for each (~~((twenty (20)))~~) 20 square feet
7 of garden area or one (~~((1))~~) lineal foot of public seating for every (~~((twenty (20)))~~) 20 square feet
8 of garden area shall be provided.

9 c. Urban gardens shall be developed with unit paving and plant materials
10 in a garden-like setting. Landscaping shall include a mix of seasonal and permanent plantings,
11 including trees and shrubs. A water feature is encouraged.

12 d. A minimum of (~~((seventy-five))~~) 75 percent (~~((75%))~~) of the garden area
13 shall receive solar exposure from (~~((eleven))~~) 11 a.m. (~~((11:00 a.m.))~~) until (~~((two))~~) 2 p.m. (~~((2:00~~
14 ~~p.m.))~~) PDT, between the spring and autumn equinox.

15 e. The garden shall be open to the public at least five (~~((5))~~) days a week
16 from (~~((eight))~~) 8 a.m. (~~((8:00 a.m.))~~) until (~~((seven))~~) 7 p.m. (~~((7:00 p.m.))~~)

17 9. Urban (~~(Plaza)~~) plaza. An urban plaza shall serve as a link between a building
18 and the pedestrian network and/or as a focal point between two (~~((2))~~) or more buildings.

19 a. Location and (~~(Access)~~) access

20 (~~((1))~~) 1 An urban plaza shall be one (~~((1))~~) contiguous space, with
21 at least one (~~((1))~~) edge abutting a street at a transit stop or anywhere along a Major Pedestrian
22 Street.

1 i. An urban plaza shall be open to the public during normal business hours,
2 seven ~~((7))~~ days a week.

3 10. For surface parking areas exceeding 250 parking spaces, a 10-foot-wide
4 landscaped pedestrian walkway separating each of the parking areas and connecting to the
5 building shall be provided, or separation of parking areas exceeding 250 spaces shall be provided
6 by principal-use or accessory-use structures on-site. Landscaped pedestrian walkways may be
7 counted towards open space requirements as provided for in this Section 23.71.014.

8 Section 56. Section 23.71.016 of the Seattle Municipal Code, last amended by Ordinance
9 123649, is repealed:

10 ~~((23.71.016 Parking and access~~

11 ~~A. Required Parking.~~

12 ~~1. Off-street parking requirements are prescribed in Chapter 23.54, except as~~
13 ~~modified by this chapter. Minimum and maximum parking requirements for specified uses in the~~
14 ~~Northgate Overlay District are identified in Table A for 23.71.016.~~

15 **Table A for 23.71.016**

16 **Minimum and Maximum Parking Requirements**

	LONG TERM		SHORT TERM
	Minimum	Maximum	Minimum
Office	0.9/1000	2.6/1000	0.2/1000
General sales and service (Customer service office)*	1.0/1000	2.4/1000	1.6/1000
General sales and service (other and Major durables retail sales)*	0.93/1000	2.4/1000	2.0/1000
Motion picture theaters	N/A	N/A	Min: 1/8 seats Max: 1/4 seats

17 *Except that the minimum requirements for pet daycare centers is pursuant to Table A for
18 Section 23.54.015 and as regulated in Section 23.47A.039.

1 ~~2. Parking waivers provided under Section 23.54.015 D apply in the Northgate~~
2 ~~Overlay District, except that no waiver of parking may be granted to medical service uses.~~

3 ~~3. Parking may exceed the maximums if provided in a structure pursuant to a joint~~
4 ~~use parking agreement with the Metro Transit Center, if the spaces are needed only to meet~~
5 ~~evening and weekend demand or as overflow on less than ten percent of the weekdays in a year,~~
6 ~~and will otherwise be available for daytime use by the general public.~~

7 ~~4. Short-term parking for motion picture theaters may be increased by ten percent~~
8 ~~beyond the maximum requirement, if these additional spaces are not provided as surface parking,~~
9 ~~will not adversely impact pedestrian circulation and will reduce the potential for overflow~~
10 ~~parking impacts on surrounding streets.~~

11 ~~B. Additional Parking Waivers on Major Pedestrian Streets.~~

12 ~~1. When the amount of required parking has been determined pursuant to~~
13 ~~subsection A of this section, waivers are permitted, as follows:~~

14 ~~a. Parking shall not be required for the first one hundred fifty (150) seats~~
15 ~~of all motion picture theatre uses and the first seven hundred fifty (750) square feet for all eating~~
16 ~~and drinking establishments.~~

17 ~~b. Parking shall not be required for an additional two thousand five~~
18 ~~hundred (2,500) square feet to a maximum of five thousand (5,000) square feet for all other~~
19 ~~required street-level personal and household retail sales and service uses.~~

20 ~~2. The Director may permit an additional parking waiver up to a maximum of four~~
21 ~~thousand (4,000) square feet for eating and drinking establishments as a special exception subject~~
22 ~~to the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use~~

1 ~~Decisions. The following factors shall be considered by the Director in making a determination~~
2 ~~whether to allow additional parking waivers for eating and drinking establishments:~~

3 ~~a. Anticipated parking demand for the proposed use;~~

4 ~~b. The extent to which an additional parking waiver is likely to create or~~
5 ~~add significantly to spillover parking in adjacent residential neighborhoods;~~

6 ~~c. Whether land is available for parking without demolishing an existing~~
7 ~~commercial structure, displacing a commercial use, or rezoning land to a commercial~~
8 ~~designation;~~

9 ~~d. The availability of shared or joint use parking within eight hundred feet~~
10 ~~(800') of the business establishment;~~

11 ~~e. The Director may require that a transportation study be submitted for~~
12 ~~review by the Director;~~

13 ~~f. The Director shall determine the content of the transportation study~~
14 ~~based on the following factors:~~

15 ~~i. The size and type of the proposed use;~~

16 ~~ii. The size of the requested parking waiver;~~

17 ~~iii. Any anticipated impacts of an additional parking waiver.~~

18 ~~3. Parking waivers permitted by this subsection shall apply to each street level~~
19 ~~business establishment in a structure.~~

20 ~~C. Shared Parking. Shared parking, as provided in Section 23.54.020 G, is permitted for~~
21 ~~two (2) or more uses to satisfy all or a portion of minimum off-street parking requirements in the~~
22 ~~Northgate Overlay District.~~

1 ~~D. Owners shall provide parking for bicycles which is protected from the weather.~~

2 ~~Owners shall provide bicycle lockers for storage of commuter bicycles.~~

3 ~~E. Payment in Lieu of On-site Long-term Parking.~~

4 ~~1. In lieu of providing up to twenty percent (20%) of the long-term parking which~~
5 ~~is otherwise required, the Director may permit an owner to make a payment to a Northgate~~
6 ~~Parking Commission, if a commission is established by the City Council. The payment shall be~~
7 ~~used to build a public parking structure for long-term parking within the Northgate Core area.~~

8 ~~The payment and use thereof shall be consistent with RCW 82.02.020.~~

9 ~~2. The amount of the payment shall be based on the construction cost of a parking~~
10 ~~space in a structured garage in the Northgate Core area, as determined by the Northgate Parking~~
11 ~~Commission.~~

12 ~~3. The Director shall apply the following criteria in determining whether to~~
13 ~~approve a payment in lieu:~~

14 ~~a. Spillover parking would not occur which would significantly impact~~
15 ~~nearby residential neighborhoods;~~

16 ~~b. The parking demand proposed to be met by in-lieu payment will not~~
17 ~~exceed the capacity provided by the long-term parking structure.~~

18 ~~4. If a public parking structure is not constructed within six (6) years of the date~~
19 ~~of issuance of a certificate of occupancy for a development which made a payment in lieu, the~~
20 ~~City may use the payments to help reduce vehicle trips in the area. If the owner can show that the~~
21 ~~long-term parking demand of the site has been reduced enough to eliminate the need for the~~
22 ~~waived spaces, the amount of payments shall be returned to the property owner.~~

1 ~~F. Parking Location and Access.~~

2 1. ~~Parking location and access are subject to the provisions of the underlying~~
3 ~~zone, except as modified by this subsection and Section 23.71.008.~~

4 2. ~~The following provisions shall apply to all new parking provided, the~~
5 ~~reconfiguration of more than two hundred fifty (250) parking spaces, or the replacement of~~
6 ~~existing surface parking with structured parking. Existing nonconforming parking used to meet~~
7 ~~the parking requirement for newly developed space or new uses shall not be required to meet~~
8 ~~these standards.~~

9 a. ~~The first two hundred (200) proposed parking spaces located on-site~~
10 ~~may be located in either a surface parking area, or within or under a structure. In addition,~~
11 ~~seventy five percent (75%) of the spaces in excess of two hundred (200) shall be accommodated~~
12 ~~either below grade or above grade in structures. All parking in excess of two hundred (200)~~
13 ~~spaces may be located off-site within eight hundred feet (800') of the site except as provided in~~
14 ~~subsection E1 of this section. The Director may waive or modify this requirement if site size,~~
15 ~~shape, or topography makes it infeasible to construct an accessory parking structure.~~

16 b. ~~The first two hundred (200) proposed surface parking spaces may be~~
17 ~~increased to three hundred fifty (350) spaces if 1) the surface parking area does not cover more~~
18 ~~than thirty five percent (35%) of the total lot area, and 2) the on-site open space requirement, in~~
19 ~~excess of the minimum required landscaped open space provided for in Section 23.71.014, is~~
20 ~~provided as usable open space which is contiguous to other usable open space on the site.~~

21 c. ~~For surface parking areas exceeding two hundred fifty (250) parking~~
22 ~~spaces, a ten foot (10') wide landscaped pedestrian walkway separating each of these parking~~
23 ~~areas and connecting to the building is required, or separation of parking areas exceeding two~~

1 ~~hundred fifty (250) spaces shall be provided by structures on site. These landscaped pedestrian~~
2 ~~walkways may be counted towards open space requirements as provided in Section 23.71.014.~~

3 ~~3. Surface parking areas shall be screened and landscaped according to the~~
4 ~~provisions of the underlying zone.))~~

5 Section 57. Section 23.74.008 of the Seattle Municipal Code, last amended by Ordinance
6 122311, is amended as follows:

7 **23.74.008 Uses**

8 Notwithstanding the use provisions of the underlying zone, the following use provisions apply:

9 * * *

10 C. The following uses are prohibited:

- 11 1. Heavy manufacturing uses;
- 12 2. High-impact uses;
- 13 3. Solid waste management;
- 14 4. Recycling uses;
- 15 5. Animal shelters and kennels;
- 16 6. Veterinary offices;
- 17 7. Pet grooming;
- 18 8. Airports, land and water based;
- 19 9. Hospitals;
- 20 10 Elementary and secondary schools;
- 21 11. Drive-in businesses, except gas stations;
- 22 12. Bus bases;
- 23 13. ~~((Principal use))~~ Flexible-use parking¹;

1 14. Lodging uses; and

2 15. Colleges².

3 ~~((1.))~~¹ Parking required for a spectator sports facility or exhibition hall is allowed and shall be
4 permitted to be used for ~~((general))~~ flexible-use parking ~~((purposes))~~ or shared with another such
5 facility to meet its required parking. A spectator sports facility or exhibition hall within the
6 Stadium Transition Overlay Area District may reserve non-required parking only outside the
7 overlay district and only if:

8 (a) The parking is owned and operated by the owner of the spectator sports facility or
9 exhibition hall; and

10 (b) The parking is reserved for events in the spectator sports facility or exhibition hall;
11 and

12 (c) The reserved parking is south of South Royal Brougham Way, west of 6th Avenue
13 South and north of South Atlantic Street. Parking that is provided to meet required parking will
14 not be considered reserved parking.

15 ~~((2.))~~² Training facilities for industrial trades operated by colleges and universities are permitted.

16 Section 58. Section 23.76.004 of the Seattle Municipal Code, last amended by Ordinance
17 125429, is amended as follows:

18 **23.76.004 Land use decision framework**

19 * * *

Table A for 23.76.004 LAND USE DECISION FRAMEWORK¹	
Director's and Hearing Examiner's Decisions Requiring Master Use Permits TYPE I Director's Decision (Administrative review through land use interpretation as allowed by Section 23.88.020 ²)	
* * *	
*	Intermittent uses
((*)	((Interim use parking authorized under subsection 23.42.040.G))
*	Uses on vacant or underused lots pursuant to Section 23.42.038
* * *	
Footnotes for Table A for 23.76.004 ¹ Sections 23.76.006 and 23.76.036 establish the types of land use decisions in each category. This Table A for 23.76.004 is intended to provide only a general description of land use decision types. ² Type I decisions may be subject to administrative review through a land use interpretation pursuant to Section 23.88.020. ³ Shoreline decisions, except shoreline special use approvals that are not part of a shoreline substantial development permit, are appealable to the Shorelines Hearings Board along with all related environmental appeals.	

1 Section 59. Section 23.76.006 of the Seattle Municipal Code, last amended by Ordinance
 2 125429, is amended as follows:

3 **23.76.006 Master Use Permits required**

4 A. Type I, II, and III decisions are components of Master Use Permits. Master Use
 5 Permits are required for all projects requiring one or more of these decisions.

6 B. The following decisions are Type I:

7 1. Determination that a proposal complies with development standards;

8 2. Establishment or change of use for uses permitted outright, ~~((interim use~~
 9 ~~parking under subsection 23.42.040.G,))~~ uses allowed under Section 23.42.038, temporary
 10 relocation of police and fire stations for 24 months or less, transitional encampment interim use,
 11 temporary uses for four weeks or less not otherwise permitted in the zone, and renewals of

1 temporary uses for up to six months, except temporary uses and facilities for light rail transit
2 facility construction and transitional encampments;

3 3. The following street use approvals:

4 a. Curb cut for access to parking, whether associated with a development
5 proposal or not;

6 b. Concept approval of street improvements associated with a
7 development proposal, such as additional on-street parking, street landscaping, curbs and gutters,
8 street drainage, sidewalks, and paving;

9 c. Structural building overhangs associated with a development proposal;

10 d. Areaways associated with a development proposal;

11 4. Lot boundary adjustments;

12 5. Modification of the following features bonused under Title 24:

13 a. Plazas;

14 b. Shopping plazas;

15 c. Arcades;

16 d. Shopping arcades; and

17 e. Voluntary building setbacks;

18 6. Determinations of Significance (determination that an Environmental Impact
19 Statement is required) for Master Use Permits and for building, demolition, grading, and other
20 construction permits (supplemental procedures for environmental review are established in
21 Chapter 25.05, Environmental Policies and Procedures), except for Determinations of
22 Significance based solely on historic and cultural preservation;

- 1 7. Discretionary exceptions for certain business signs authorized by subsection
- 2 23.55.042.D;
- 3 8. Waiver or modification of required right-of-way improvements;
- 4 9. Special accommodation pursuant to Section 23.44.015;
- 5 10. Reasonable accommodation;
- 6 11. Minor amendment to Major Phased Development Permit;
- 7 12. Streamlined design review decisions pursuant to Section 23.41.018 if no
- 8 development standard departures are requested pursuant to Section 23.41.012, and design review
- 9 decisions in an MPC zone if no development standard departures are requested pursuant to
- 10 Section 23.41.012;
- 11 13. Shoreline special use approvals that are not part of a shoreline substantial
- 12 development permit;
- 13 14. Determination that a project is consistent with a planned action ordinance,
- 14 except as provided in subsection 23.76.006.C;
- 15 15. Decision to approve, condition, or deny, based on SEPA policies, a permit for
- 16 a project determined to be consistent with a planned action ordinance;
- 17 16. Determination of requirements according to subsections 23.58B.025.A.3.a,
- 18 23.58B.025.A.3.b, 23.58B.025.A.3.c, 23.58C.030.A.2.a, 23.58C.030.A.2.b, and
- 19 23.58C.030.A.2.c;
- 20 17. Decision to increase the maximum height of a structure in the DOC2 500/300-
- 21 550 zone according to subsection 23.49.008.F;
- 22 18. Decision to increase the maximum FAR of a structure in the DOC2 500/300-
- 23 550 zone according to subsection 23.49.011.A.2.n;

1 a Master Use Permit to establish the use is issued prior to the earlier of the dates specified in the
2 preceding sentence, the variance expires on the expiration date of the Master Use Permit.

3 c. The time during which pending litigation related to the Master Use
4 Permit or the property subject to the permit made it reasonable not to submit an application for a
5 building permit, or to establish a use if a building permit is not required, is not included in
6 determining the expiration date of the Master Use Permit.

7 d. Master Use Permits with a Major Phased Development or Planned
8 Community Development component under Sections 23.47A.007, 23.49.036, or 23.50.015
9 expire as follows:

10 1) For the first phase, the expiration date shall be three years from
11 the date the permit is approved for issuance;

12 2) For subsequent phases, the expiration date shall be determined
13 at the time of permit issuance for each phase, and the date shall be stated in the permit.

14 e. Permits for uses allowed under Section 23.42.038, (~~and~~) temporary (~~(~~
15 ~~interim~~),) or intermittent use permits issued pursuant to Section 23.42.040, and transitional
16 encampment interim use permits issued under Section 23.42.056 (~~(~~) expire on the date stated in
17 the permit.

18 f. Except as otherwise provided in this subsection 23.76.032.A.1.f, Master
19 Use Permits for development pursuant to Sections 23.49.180 and 23.49.181 expire on the date set
20 by the Director in the Master Use Permit decision, which date may be a maximum of 15 years
21 from the date the Master Use Permit is approved for issuance. The Director shall consider the
22 complexity of the project, economic conditions of the area in which the project is located, and
23 the construction schedule proposed by the applicant in setting the expiration date. If no

1 expiration date is set in the Master Use Permit decision, the expiration date is three years from
2 the date a permit is approved for issuance.

3 1) In order for the Director to set the Master Use Permit expiration
4 date, the applicant shall:

5 a) Submit with the application a site plan showing a level of detail
6 sufficient to assess anticipated impacts of the completed project; and

7 b) Submit a proposed schedule for complying with the conditions
8 necessary to gain the amount of extra floor area and the extra height sought for the project.

9 2) The expiration date of the Master Use Permit may be extended
10 past the expiration date set in the Master Use Permit decision or the date established in this
11 subsection 23.76.032.A.1.f if:

12 a) On the expiration date stated in the Master Use Permit decision,
13 a building permit for the entire development has been issued, in which case the Master Use
14 Permit is extended for the life of the building permit if the Master Use Permit would otherwise
15 expire earlier, or

16 b) A complete application for a building permit that either is for
17 the entire development proposed pursuant to Section 23.49.180, or is for construction to
18 complete the entire development proposed pursuant to Section 23.49.180, is:

19 i. ~~((submitted))~~ Submitted before the expiration date of the Master
20 Use Permit; and

21 ii. ~~((made))~~ Made sufficiently complete to constitute a fully
22 complete building permit application as defined in the Seattle Building Code, or for a highrise
23 structure regulated under Section 403 of the Seattle Building Code, made to include the complete

1 structural frame of the building and schematic plans for the exterior shell of the building, in
2 either case before the expiration date of the Master Use Permit, in which case the Master Use
3 Permit is extended for the life of the building permit issued pursuant to the application if the
4 Master Use Permit would otherwise expire earlier.

5 ((h)) g. The permit expires earlier pursuant to Section 22.800.100.

6 2. On the expiration date determined as provided in subsection 23.76.032.A.1, a
7 Master Use Permit expires unless one of the conditions in this subsection 23.76.032.A.2 exists:

8 a. A building permit is issued before the expiration date, in which case the
9 Master Use Permit shall be extended for the life of the building permit.

10 b. A valid and fully complete application for a building permit is
11 submitted prior to the Master Use Permit expiration date and a building permit is subsequently
12 issued. In such cases, the Master Use Permit shall be extended for the life of the building permit.

13 c. For projects that do not require a building permit, the use has been
14 established prior to the expiration date and is not terminated prior to that date by abandonment,
15 change of use, or otherwise. In such cases the Master Use Permit expires when the use permitted
16 by the Master Use Permit is terminated by abandonment, change of use, or otherwise.

17 d. The Master Use Permit is renewed pursuant to subsection 23.76.032.C.

18 e. A Major Phased Development or Planned Community Development
19 component is part of the Master Use Permit, in which case subsection 23.76.032.A.1.d applies.

20 f. The Master Use Permit is for development subject to Section 23.49.180,
21 in which case the provisions in subsection 23.76.032.A.1.f apply.

22 * * *

1 Section 61. Section 23.84A.030 of the Seattle Municipal Code, last amended by
2 Ordinance 124378, is amended as follows:

3 **23.84A.030 “P”**

4 * * *

5 (~~“(Park and pool lot.” See “Principal use parking” under “Parking and moorage” under~~
6 ~~“Transportation facility.”)~~)

7 ~~“Park and ride ((lot)) facility.” See ((“Principal use parking”)) “Park and ride facility”~~
8 ~~under “Parking and moorage” under “Transportation facility.”~~

9 “Parking” when used as a noun means a surface parking area or parking garage.

10 “Parking, accessory” means one or more parking spaces that are either reserved or
11 required for a particular use or structure.

12 “Parking and moorage.” See “Transportation facility.”

13 “Parking, flexible-use.” See “Parking and moorage,” under “Transportation facility.”

14 “Parking garage” means a structure or a portion of a structure used or intended to be used
15 for parking or storage of vehicles.

16 “Parking, long-term” means one or more long-term parking spaces.

17 “Parking, non-required” means one or more parking spaces not required by either the
18 Land Use Code (Title 23 SMC) or the Zoning Code (Title 24 SMC) as accessory to a principal
19 use and not required as a mitigating measure pursuant to the State Environmental Policy Act.

20 (~~“(Parking, principal use.” See “Parking and moorage” under “Transportation facility.”)~~)

21 “Parking screen” means a screen that effectively obscures view of off-street parking from
22 the public right-of-way or private lots. (See also “Screen.”)

23 “Parking, short-term” means one or more short-term parking spaces.

1 ~~30 minutes or less for at least 18 hours every day-))~~ with scheduled service in a typical week
2 meeting or exceeding the following scheduled frequencies:

3 1. On weekdays from 6 a.m. to 7 p.m., 15 minutes on average (i.e., 52 trips
4 between 6 a.m. and 6:59 p.m., inclusive), and no individual hour with fewer than three scheduled
5 trips in each direction;

6 2. On weekdays from 7 p.m. to 12 a.m., 30 minutes on average (i.e., ten trips
7 between 7 p.m. and 11:59 p.m., inclusive), and no individual hour with fewer than one scheduled
8 trip in each direction; and

9 3. On weekends from 6 a.m. to 12 a.m., 30 minutes on average (i.e., 36 trips
10 between 6 a.m. and 11:59 p.m., inclusive), and no individual hour with fewer than one scheduled
11 trip in each direction.

12 4. For the purposes of this definition, “individual hour” means the 60-minute
13 period beginning at the top of each hour; e.g., 6 a.m. to 6:59 a.m., inclusive, or 3 p.m. to 3:59
14 p.m., inclusive.

15 “Transit service area, frequent” means an area within 1,320 feet walking distance of a bus
16 stop served by a frequent transit route or an area within 2,640 feet walking distance of a rail
17 transit station, as shown on a map adopted by Director’s Rule.

18 * * *

19 “Transportation facility” means a use that supports or provides a means of transporting
20 people ~~((and/or))~~ or goods from one location to another. Transportation facilities include but are
21 not limited to the following:

22 1. “Cargo terminal” means a transportation facility in which quantities of goods or
23 container cargo are, without undergoing any manufacturing processes, transferred to carriers or

1 stored outdoors in order to transfer them to other locations. Cargo terminals may include
2 accessory warehouses, railroad yards, storage yards, and offices.

3 2. "Parking and moorage" means the short-term or long-term storage of
4 automotive vehicles or vessels or both when not in use. Parking and moorage uses include but
5 are not limited to:

6 a. "Boat moorage" means a use ((5)) in which a system of piers, buoys, or
7 floats is used to provide moorage for vessels except barges, for sale or rent usually on a monthly
8 or yearly basis. Minor vessel repair, haul out, dry boat storage, and other services are also often
9 provided. Boat moorage includes, but is not limited to:

10 1) "Commercial moorage" means a boat moorage primarily
11 intended for commercial vessels except barges.

12 2) "Recreational marina" means a boat moorage primarily intended
13 for pleasure craft. (See also ((5)) "Boat moorage, public")

14 b. "Dry boat storage" means a use in which space on a lot on dry land, or
15 inside a building over water or on dry land, is rented or sold to the public or to members of a
16 yacht or boating club for the purpose of storing boats. Sometimes referred to as "dry storage."

17 c. "Parking, principal use" means a use within a Shoreline District, subject
18 to Chapter 23.60A, in which an open area or garage is provided for the parking of vehicles by the
19 public, and is not reserved or required to accommodate occupants, clients, customers, or
20 employees of a particular establishment or premises. Battery charging stations for electric
21 vehicles are accessory to principal use parking. ~~((Principal use parking includes but is not limited~~
22 ~~to the following uses:~~

1 **25.05.675 Specific environmental policies**

2 * * *

3 M. Parking

4 1. Policy background ((-))

5 a. It is the City's policy to encourage use of a broad range of
6 transportation options and to reduce reliance on single-occupant vehicles.

7 ((a)) b. Increased parking demand associated with development projects
8 may adversely affect the availability of parking in an area, especially one that is not well served
9 by transit or other transportation choices.

10 ((b)) c. Parking regulations, ((to mitigate)) where appropriate, and other
11 policies and regulations designating preferred land use patterns and promoting transportation
12 choices, combine to alleviate most growth-related parking impacts ((and to accommodate most
13 of the)) including cumulative ((effects of future projects on parking are implemented through the
14 City's Land Use Code)) impacts. This policy recognizes that the City's land use and
15 transportation planning policies encourage development patterns that support personal choices
16 among many transportation modes and maximize the ability of the street network to function
17 efficiently. This policy also recognizes the substantial costs imposed on housing by requiring
18 construction of parking, which adversely affects the ability to provide housing, including
19 affordable housing. City land use policies that encourage residential and commercial growth in
20 the areas with the greatest availability of transportation choices promote efficiencies that may
21 reduce or limit per capita parking demand. ((However, in some neighborhoods, due)) Due,
22 however, to ((inadequate off-street)) shortfalls in available parking resulting from existing or
23 projected demands, the City recognizes that in some neighborhoods ((streets are unable to

1 absorb)) parking spillover impacts may occur. ((The City recognizes that the cost of providing
2 additional parking may have an adverse effect on the affordability of housing.))

3 2. Policies

4 a. It is the City's policy to minimize or prevent adverse parking impacts
5 associated with development projects. This is achieved by requiring parking impact mitigation of
6 development projects where appropriate as provided for in the Land Use Code or other codes. It
7 is also achieved through implementing growth-management policies, transportation policies, and
8 policies that support reducing or eliminating off-street parking requirements where residents and
9 others may conveniently choose to use other forms of transportation instead of relying on
10 automobiles.

11 b. Subject to the overview and cumulative effects policies set forth in
12 Sections 25.05.665 and 25.05.670, the decision maker may condition a project to mitigate the
13 effects of development in an area on parking; provided that:

14 1) No SEPA authority is provided to mitigate the impact of
15 individual developments on parking availability in the Downtown and South Lake Union Urban
16 Centers;

17 2) No SEPA authority is provided for the decision maker to
18 mitigate the impact of individual developments on parking availability for ((residential)) uses
19 located within:

20 a) ((the)) The Capitol Hill/First Hill Urban Center, the
21 Uptown Urban Center, and the University District Urban Center, except the portion of the
22 Ravenna Urban Village that is not within one-quarter mile (1,320 feet) of a street with frequent

1 transit service, measured as the walking distance from the nearest transit stop to the lot line of the
2 lot;

3 b) ~~((the))~~ The Station Area Overlay District; and

4 c) ~~((portions))~~ Portions of urban villages within one-quarter
5 mile (1,320 feet) of a street with frequent transit service, measured as the walking distance from
6 the nearest transit stop to ~~((the))~~ a lot line, ~~((of the lot))~~ which in the case of unit lots shall be
7 made from the parent lot;

8 3) Outside of the areas listed in this subsection 25.05.675.M.2.b,
9 parking impact mitigation for multifamily development, except in the Alki area, as described in
10 subsection 25.05.675.M.2.c, may be required only where on-street parking is at capacity, as
11 defined by the Seattle Department of Transportation, or where the development itself would
12 cause on-street parking to reach capacity as so defined.

13 c. For the Alki area, as identified on Map B for 23.54.015, a higher
14 number of spaces per unit than is required by Section 23.54.015 may be required to mitigate the
15 adverse parking impacts of specific multifamily projects. Projects that generate a greater need for
16 parking and that are located in places where the street cannot absorb that need—for example,
17 because of proximity to ~~((the))~~ Alki Beach Park—may be required to provide additional parking
18 spaces to meet the building's actual need. In determining that need, the size of the development
19 project, the size of the units, and the number of bedrooms in the units shall be considered.

20 d. If parking impact mitigation is authorized by this subsection
21 25.05.675.M, it may include but is not limited to:

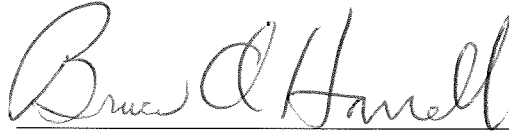
22 1) Transportation management programs;

23 2) Parking management and allocation plans; or

1 Section 65. The provisions of this ordinance are declared to be separate and severable.
2 The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this
3 ordinance or any exhibit to this ordinance, or the invalidity of the application thereof to any
4 person or circumstance, shall not affect the validity of any other provisions of this ordinance or
5 its exhibits, or the validity of their application to other persons or circumstances.

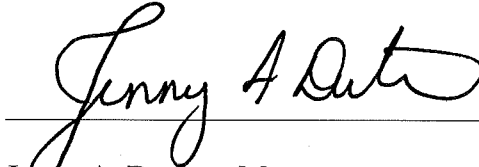
1 Section 66. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 2nd day of April, 2018,
5 and signed by me in open session in authentication of its passage this 2nd day of
6 April, 2018.

7 


8 President _____ of the City Council

9 Approved by me this 13th day of April, 2018.

10 

11 Jenny A. Durkan, Mayor

12 Filed by me this 13th day of April, 2018.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)