

Amendment 65 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

Sponsor: Council President Sara Nelson

Cosponsor: Councilmember Strauss

Allowing stores to be located anywhere in neighborhood residential

Effect: This amendment would remove the requirement that ground-floor commercial uses in neighborhood residential zones be located on a corner lot. As transmitted, the proposed legislation allows small (under 2,500 square feet) commercial uses such as food processing and general sales and service in neighborhood residential zones on a corner lot or on a lot that abuts a street and alley. This amendment would allow these small commercial uses to be located on any lot in the zone. All other restrictions such as hours of operation, ground floor location, and distance from adjacent lots for outside sales or service are as transmitted.

Amend Section 30 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

Chapter 23.44 NEIGHBORHOOD RESIDENTIAL

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23.44.020 Permitted and prohibited uses

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E. All ground-floor commercial uses permitted pursuant to this Section 23.44.020 shall meet the following conditions:

~~1. The commercial use is located on a corner lot or on a lot that abuts both a street and an alley;~~

~~2.~~1. The commercial use is limited to the following:

- a. Food processing and craft work;
- b. General sales and services; and
- c. Restaurants;

~~3.2.~~ The gross floor area of commercial uses does not occupy more than 2,500 square feet of gross floor area;

~~4.3.~~ The commercial use is located only on or below the ground floor of a structure;

~~5.4.~~ Vents for venting of odors, vapors, smoke, gas and fumes, and exterior heat exchangers and other similar devices (e.g., related to ventilation, air conditioning, refrigeration) shall be at least 10 feet above finished sidewalk grade and directed away to the extent possible from residential uses within 50 feet of the vent;

~~6.5.~~ Drive-in businesses are prohibited as a principal or accessory use;

~~7.6.~~ Outdoor sales of food or beverages must be located at least 50 feet from adjacent lots;

~~8.7.~~ Outdoor service of food or beverages must be located at least 50 feet from adjacent lots; and

~~9.8.~~ Businesses may not be open between the hours of 10 p.m. and 6 a.m.

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Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.