

**Amendment A Version #1 to CB 120567 – OPCD Chapter 23.50A ORD**

**Sponsor:** Councilmember Strauss

Technical amendments

**Effect:** This amendment corrects two drafting errors in Council Bill 120567, as amended by the Land Use Committee, identified by members of the public and City staff as follows:

1. In the table of uses for industrial zones, add a reference to footnote (8), which was inadvertently omitted;
2. Add Map A for Section 23.50A.018 back to the bill with the title “Designated Industrial Streets.” This map, which previously was titled “Industrial Streets Landscaping Plan Map” was removed from CB 120567 as part of an amendment to require street trees throughout industrial areas, but other code provisions refer to the map.

These amendments are solely intended to clarify code requirements consistent with existing law and have no new effect.

1. Amend Section 8 of Council Bill 120567, to amend Table A to Section 23.50A.040 as follows:

Section 8. A new Chapter 23.50A is added to the Seattle Municipal Code as follows:

\* \* \*

| <b>Table A for 23.50A.004<br/>Uses in Industrial zones</b> |                          |                                       |    |    |    |
|--|--------------------------|---------------------------------------|----|----|----|
| Uses   | Qualifies as Industrial? | Permitted and prohibited uses by zone |    |    |    |
|  |                          | MML                                   | II | UI | IC |
| * * *  |                          |                                       |    |    |    |
| <b>E. INSTITUTIONS</b>                                     |                          |                                       |    |    |    |
| E.1. Adult care centers                                    | N/A                      | X                                     | X  | X  | X  |
| E.2. Child care centers                                    | No                       | X                                     | P  | P  | P  |
| E.3. Colleges  | No (7)                   | X (7)                                 | P  | P  | P  |

| <b>Table A for 23.50A.004<br/>Uses in Industrial zones</b>  |                          |                                       |        |        |        |
|---|--------------------------|---------------------------------------|--------|--------|--------|
| Uses  | Qualifies as Industrial? | Permitted and prohibited uses by zone |        |        |        |
|   |                          | MML                                   | II     | UI     | IC     |
| E.4. Community centers and Family support centers   | No                       | P                                     | P      | P      | EB     |
| E.5. Community clubs  | No                       | P                                     | P      | P      | EB     |
| E.6. Hospitals  | No                       | X                                     | P      | P      | P      |
| E.7. Institutes for advanced study  | No                       | P                                     | P      | P      | P      |
| E.8. Libraries  | N/A                      | X                                     | X      | X      | X      |
| E.9. Major institutions subject to the provisions of Chapter 23.69 <a href="#">(8)</a>                        | No                       | EB                                    | EB     | EB     | EB     |
| E.10. Museums   | No                       | X (9)                                 | P      | P      | P      |
| E.11. Private clubs   | No                       | EB                                    | P      | P      | P      |
| E.12. Religious facilities  | No                       | P (10)                                | P (10) | P (10) | P (10) |
| E.13. Schools, elementary or secondary  | No                       | X                                     | P      | P      | EB     |
| E.14. Vocational or fine arts schools   | No                       | P                                     | P      | P      | P      |
| * * *   |                          |                                       |        |        |        |
| <b>Key for Table A for 23.50A.004</b><br>CU = Administrative conditional use<br>CCU = Council conditional use |                          |                                       |        |        |        |

| <b>Table A for 23.50A.004<br/>Uses in Industrial zones</b>  |                                 |  |           |           |           |
|---|---------------------------------|--|-----------|-----------|-----------|
| <b>Uses</b>   | <b>Qualifies as Industrial?</b> | <b>Permitted and prohibited uses by zone</b> |           |           |           |
|   |                                 | <b>MML</b>                                   | <b>II</b> | <b>UI</b> | <b>IC</b> |
| EB = Permitted only in a building existing on June 1, 2023<br>EB/CU = Administrative conditional use permitted only in a building existing on June 1, 2023<br>P = Permitted<br>X = Prohibited   |                                 |  |           |           |           |
| Footnotes to Table A for 23.50A.004<br><p style="text-align: center;">* * *</p> (8) Major institution uses are permitted only in a building existing on June 1, 2023, except that such uses are permitted on properties located outside of the Ballard/Interbay/Northend Manufacturing and Industrial Center that are located in an area south of the Lake Washington Ship Canal, east of 8th Avenue West, north of West Nickerson Street, and west of 3rd Avenue West regardless of whether the use is located in a building existing on June 1, 2023.<br><p style="text-align: center;">* * *</p> |                                 |  |           |           |           |

\* \* \*

2. Amend Section 8 of Council Bill 120567, to add Map A to Section 23.50A.018 as follows:

Section 8. A new Chapter 23.50A is added to the Seattle Municipal Code as follows:

\* \* \*

**23.50A.018 Landscaping, screening, and Green Factor requirements**

\* \* \*

G. Screening and location of parking in an II 85-240 zone. Those developments that gain extra floor area above the base FAR in an II 85-240 zone are subject to the following, in addition to any other applicable parking screening requirements in this subsection 23.50A.018.G.

1. All parking permitted on the lot shall be provided below grade or enclosed within a structure.

## 2. Parking at street level

a. Parking is not permitted at street level within a structure along a lot line abutting a street bounding the Downtown Urban Center or a street shown on Map A for 23.50A.018, unless separated from the street by other uses, except that garage and loading doors and access to parking need not be separated.

b. Parking is permitted at street level within a structure along a street lot line abutting a street not specified in subsection 23.50A.018.G.2.a. subject to the following requirements:

1) Any parking not separated from the street lot line by another use is screened from view at the street level, except that garage and loading doors and access to parking need not be screened.

2) The facade facing the street lot line is enhanced by architectural detailing, artwork, landscaping, or similar visual interest features.

c. Parking above street level. Parking is not permitted above street level unless it is separated from abutting street lot lines by another use, except that for structures located on a lot that is less than 150 feet in depth, as measured from the lot line with the greatest street frontage, parking is permitted above the first story under the following conditions:

1) One story of parking shall be permitted above the first story of a structure for each story of parking provided below grade that is of at least equivalent capacity, up to a maximum of two stories of parking above the first story.


2) Above the first story of a structure, parking is permitted up to a maximum of 70 percent of the length of each street-facing facade. Any additional parking must be separated from the street by another use. For structures located on corner lots, separation by

another use shall be provided at the corner portion(s) of the structure for a minimum of 15 percent of the length of each street-facing facade.

d. For all parking located on stories above street level that is not separated from the street by another use, the parking shall be screened from view at street level, and, through the use of materials, fenestration, or other architectural treatment, the screening shall be designed to provide visual interest and to integrate the screened portions of the building facade with the overall design of the structure's street-facing facades.

e. The Director may permit, as a Type I decision, exceptions to subsection 23.50A.018.G.2.b.1 to permit more parking above street level than otherwise allowed, if the Director finds that locating permitted parking below grade is infeasible due to physical site conditions such as a high-water table, contaminated soil conditions, or proximity to a tunnel. In such cases, the Director shall determine the maximum feasible amount of parking that can be provided below grade, if any, and the amount of additional parking to be permitted above street level.

**Map A for 23.50A.018  
Designated Industrial  
Streets**

 Designated Street

