

Amendment 66 Version 2 to CB 120993 OPCD Permanent State Zoning Compliance ORD

Sponsor: Councilmember Rinck

Allowing more commercial uses in more locations in neighborhoods

Effect: This amendment would allow stores with a wider variety of commercial uses to be located on any lot in neighborhood residential zones, with no size maximum. As transmitted, the proposed legislation would allow commercial uses including food processing, general sales, and restaurants on corner lots in neighborhood residential zones with a maximum size of 2,500 square feet. The amendment would remove the size restriction and the requirement that the use be located on a corner lot; the list of allowed commercial uses was also expanded to include all eating and drinking establishments.

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

23.44.020 Permitted and prohibited uses

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

1. The commercial use is limited to the following:

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

~~c. Restaurants;~~

c. Eating and drinking establishments.

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

~~3.2.~~ The commercial use is located only on or below the ground floor of a structure;

~~4.3.~~ 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;

~~5.4.~~ Drive-in businesses are prohibited as a principal or accessory use;

~~6.5.~~ Outdoor sales of food or beverages must be located at least 50 feet from adjacent lots;

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

~~8. Businesses may not be open between the hours of 10 p.m. and 6 a.m.~~

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.