SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor
Seattle, WA 98104

Journal of the Proceedings of the Seattle City Council

Tuesday, December 16, 2025

1:00 PM

Special Meeting*

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

City Council

Sara Nelson, Council President
Joy Hollingsworth, Member
Debora Juarez, Member
Robert Kettle, Member
Eddie Lin, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member
Rob Saka, Member
Dan Strauss, Member

Chair Info: 206-684-8809; Sara.Nelson@seattle.gov

A. CALL TO ORDER

The City Council of The City of Seattle met in special session in the Council Chamber in City Hall in Seattle, Washington, on December 16, 2025, pursuant to the provisions of the City Charter. The meeting was called to order at 1:12 p.m., with Council President Nelson presiding.

B. ROLL CALL

Present: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Excused: 1 - Juarez

C. PRESENTATIONS

There were none.

D. PUBLIC COMMENT

The following individuals addressed the Council:
Yvette Dinish
Cedar Bushoe
Martha Brown
David Gloger
Sandy Shettler
Josh Friedmann
Evan Sexton
Ryan Makinster
Logan Schmidt
Lilly Hayward
June BlueSpruce
Lois Martin
Greg Smith
David Haines
Suzanne Grant
Patrick Christie
Orla Concannon
Aidan Thornsberry
Carter Nelson
Jazmine Smith
David Moehring
Bennett Haselton
Jess Yang
Tara Camp
Kyler Parris
Jeff Paul
Jesse Simpson
Jennifer Godfrey
Susan Fedore
Donna Breske
Mike Nykrem

E. PUBLIC HEARING

By unanimous consent, the Public Hearing was moved to follow Agenda Item 1 under Committee Reports.

F. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR:

IRC 504 **December 16, 2025**

By unanimous consent, the Introduction & Referral Calendar (IRC) was adopted.

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

G. APPROVAL OF THE AGENDA

By unanimous consent, the Agenda was adopted.

H. APPROVAL OF CONSENT CALENDAR

At the request of Councilmember Rivera, item 80, Appointment 03382, was removed from the Consent Calendar.

Motion was made by Council President Nelson, duly seconded and carried, to adopt the Consent Calendar with the exception of item 80, Appointment 03382.

Bills:

1. CB 121144 **AN ORDINANCE appropriating money to pay certain claims for the week of December 1, 2025, through December 5, 2025, and ordering the payment thereof; and ratifying and confirming certain prior acts.**

The Council Bill (CB) was passed on the Consent Calendar by the following vote, and the President signed the Council Bill (CB):

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

Appointments:

GOVERNANCE, ACCOUNTABILITY, AND ECONOMIC DEVELOPMENT COMMITTEE:

2. Appt 03107 **Reappointment of Thomas J. Kelly as member, Joint Apprenticeship Training Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Nelson, Kettle, Hollingsworth, Lin, Rivera
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

3. Appt 03108 **Reappointment of Lisa Reager as member, Joint Apprenticeship Training Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Nelson, Kettle, Hollingsworth, Lin, Rivera
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

4. Appt 03437 **Reappointment of Jonathan Schirmer as member, Seattle Ethics and Elections Commission, for a term to December 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Nelson, Kettle, Hollingsworth, Lin, Rivera
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

HOUSING AND HUMAN SERVICES COMMITTEE:

5. Appt 03362 **Appointment of Zachary Dar as member, Seattle Disability Commission, for a term to October 31, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

6. Appt 03363 **Appointment of Linda W. Finkle as member, Seattle Disability Commission, for a term to October 31, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

7. Appt 03364 **Appointment of Sawyer Stearns as member, Seattle Disability Commission, for a term to April 30, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

8. Appt 03365 **Appointment of Sierra Miles as member, Seattle Women's Commission, for a term to July 1, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

9. Appt 03366 **Appointment of Sonia Hitchcock as member, Seattle Women's Commission, for a term to July 1, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

10. Appt 03367 **Appointment of Elizabeth Perez as member, Seattle Women's Commission, for a term to July 1, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

11. Appt 03370 **Reappointment of Martine Pierre-Louis as member, Pacific Hospital Preservation and Development Authority Governing Council, for a term to December 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

12. Appt 03371 **Appointment of Carl G. Harris as member, Seattle LGBTQ Commission, for a term to October 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

13. Appt 03372 **Appointment of Scott Humphreys as member, Seattle LGBTQ Commission, for a term to October 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

14. Appt 03373 **Appointment of Roger W. Long as member, Community Roots Housing Public Development Authority Governing Council, for a term to March 31, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

15. Appt 03374 **Appointment of Aaron Pritchard as member, Community Roots Housing Public Development Authority Governing Council, for a term to March 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

16. Appt 03375 **Appointment of Diane Pietrowski as member, Pacific Hospital Preservation and Development Authority Governing Council, for a term to December 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

17. Appt 03376 **Appointment of Brandon Monson as member, Seattle Human Rights Commission, for a term to July 22, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

18. Appt 03377 **Appointment of Julia Thompson as member, Seattle Disability Commission, for a term to April 30, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

19. Appt 03390 **Appointment of Leah Martin as member, Housing Levy Oversight Committee, for a term to December 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

20. Appt 03391 **Appointment of Yuvika Tolani as member, Housing Levy Oversight Committee, for a term to December 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

21. Appt 03392 **Reappointment of Febben Fekadu as member, Housing Levy Oversight Committee, for a term to December 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

22. Appt 03393 **Reappointment of Sunaree Marshall as member, Housing Levy Oversight Committee, for a term to December 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

23. Appt 03394 **Reappointment of Dan Wise as member, Housing Levy Oversight Committee, for a term to December 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

24. Appt 03395 **Appointment of Balvina E. Cortez as member, Seattle Disability Commission, for a term to April 30, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

25. Appt 03396 **Appointment of Naomi Snow as member, Seattle Disability Commission, for a term to April 30, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

26. Appt 03397 **Appointment of Marc G. Cote as member, Seattle Disability Commission, for a term to April 30, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

27. Appt 03398 **Appointment of Elliott McMurray as member, Seattle Disability Commission, for a term to April 30, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

28. Appt 03399 **Appointment of Dominic Del Castillo as member, Seattle LGBTQ Commission, for a term to October 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

29. Appt 03400 **Reappointment of Kody L. Allen as member, Seattle LGBTQ Commission, for a term to October 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

30. Appt 03401 **Reappointment of Chris Curia as member, Seattle LGBTQ Commission, for a term to October 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

31. Appt 03402 **Reappointment of Jennifer Tran as member, Seattle Women's Commission, for a term to July 1, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

32. Appt 03403 **Reappointment of Kate Faoro Wright as member, Seattle Women's Commission, for a term to July 1, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

33. Appt 03404 **Appointment of Avery Hultgren as member, Seattle Human Rights Commission, for a term to July 22, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Juarez, Lin, Nelson, Rinck, Saka
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

LIBRARIES, EDUCATION, AND NEIGHBORHOODS COMMITTEE:

34. Appt 03417 **Appointment of Gabriel de los Angeles as member, Community Involvement Commission, for a term to May 31, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

35. Appt 03418 **Appointment of Timothy Turner as member, Community Involvement Commission, for a term to May 31, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

36. Appt 03419 **Appointment of Chelsea Affleck as member, Community Involvement Commission, for a term to May 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

37. Appt 03420 **Appointment of Elise A. Herwig as member, Community Involvement Commission, for a term to May 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

38. Appt 03421 **Appointment of Nada Ramadan as member, Community Involvement Commission, for a term to May 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

39. Appt 03422 **Appointment of Jalen M. Smith as member, Community Involvement Commission, for a term to May 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

40. Appt 03423 **Appointment of Max Chandrasekaran as member, Seattle Youth Commission, for a term to August 31, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

41. Appt 03424 **Appointment of Koreb Tadesse as member, Seattle Youth Commission, for a term to August 31, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

42. Appt 03425 **Appointment of Audrey Mai Trinen as member, Seattle Youth Commission, for a term to August 31, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

43. Appt 03426 **Appointment of Sean O'Brien as member, Pioneer Square Preservation Board, for a term to March 1, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

44. Appt 03427 **Appointment of Katrina Plewinski as member, Pioneer Square Preservation Board, for a term to March 1, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

45. Appt 03428 **Appointment of Catherine Walker as member, Pioneer Square Preservation Board, for a term to March 1, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

46. Appt 03429 **Appointment of Maya Spotted Bear as member, Pioneer Square Preservation Board, for a term to March 1, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

47. Appt 03430 **Reappointment of Maureen R. Elenga as member, Pioneer Square Preservation Board, for a term to March 1, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

48. Appt 03431 **Reappointment of Sohyun Kim as member, Pioneer Square Preservation Board, for a term to March 1, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

49. Appt 03432 **Appointment of Joe Krentz as member, Ballard Avenue Landmark District Board, for a term to June 30, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

50. Appt 03433 **Reappointment of Anthony R. Salazar as member, Ballard Avenue Landmark District Board, for a term to June 30, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

51. Appt 03434 **Appointment of Ras Peynado as member, Pike Place Market Historical Commission, for a term to December 1, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

52. Appt 03435 **Appointment of Alex Rasmussen as member, Pike Place Market Preservation and Development Authority Governing Council, for a term to June 30, 2029.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

53. Appt 03436 **Appointment of Matthew D. Zinski as member, Landmarks Preservation Board, for a term to August 14, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

PARKS, PUBLIC UTILITIES, AND TECHNOLOGY COMMITTEE:

54. Appt 03405 **Reappointment of Katie Garrow as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

55. Appt 03406 **Reappointment of Emily Hoober George as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

56. Appt 03407 **Reappointment of Eric R. Howard as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

57. Appt 03408 **Reappointment of Shawn Jackson as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

58. Appt 03409 **Reappointment of Gerry Johnson as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

59. Appt 03410 **Reappointment of Edward M. Leigh as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

60. Appt 03411 **Reappointment of Pamela Quadros as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

61. Appt 03412 **Reappointment of Jim Rowe as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

62. Appt 03413 **Reappointment of Michelle A. Rusk as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

63. Appt 03414 **Reappointment of Ryan Smith as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

64. Appt 03415 **Reappointment of Donny Stevenson as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

65. Appt 03416 **Reappointment of Leslie Veloz as member, Central Waterfront Oversight Committee, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

PUBLIC SAFETY COMMITTEE:

66. Appt 03378 **Reappointment of Richard Greene as member, Public Safety Civil Service Commission, for a term to December 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 5 - Kettle, Saka, Hollingsworth, Juarez, Nelson
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

SUSTAINABILITY, CITY LIGHT, ARTS AND CULTURE COMMITTEE:

67. Appt 03348 **Appointment of Fatima Kabba as member, Green New Deal Oversight Board, for a term to April 30, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

68. Appt 03349 **Reappointment of Douglas E. Norberg as member, Museum Development Authority Governing Council, for a term to July 13, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

69. Appt 03350 **Reappointment of Stephanie Ellis-Smith as member, Museum Development Authority Governing Council, for a term to July 11, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

70. Appt 03351 **Reappointment of Robert Strong as member, Museum Development Authority Governing Council, for a term to July 11, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

71. Appt 03352 **Reappointment of Robert D. Kaplan as member, Museum Development Authority Governing Council, for a term to July 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

72. Appt 03353 **Reappointment of Rosita I. Romero as member, Museum Development Authority Governing Council, for a term to July 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

73. Appt 03354 **Appointment of Raymond Tymas-Jones as member, Museum Development Authority Governing Council, for a term to July 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

74. Appt 03359 **Appointment of Gina Cristina Sima as member, City Light Review Panel, for a term to April 11, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

75. Appt 03360 **Reappointment of Toyin Olowu as member, City Light Review Panel, for a term to April 11, 2026.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

76. Appt 03361 **Reappointment of Leo L. Lam as member, City Light Review Panel, for a term to April 11, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

77. Appt 03379 **Appointment of Leslie Bain as member, Cultural Space Agency Public Development Authority Governing Council, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

78. Appt 03380 **Appointment of Aaron Nathaniel Carr as member, Cultural Space Agency Public Development Authority Governing Council, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

79. Appt 03381 **Appointment of M. Angela Castañeda as member, Cultural Space Agency Public Development Authority Governing Council, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

81. Appt 03383 **Appointment of Nick Ronan as member, Cultural Space Agency Public Development Authority Governing Council, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

82. Appt 03384 **Appointment of Obadiah Stephens-Terry as member, Cultural Space Agency Public Development Authority Governing Council, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

83. Appt 03385 **Reappointment of Nyema Clark as member, Cultural Space Agency Public Development Authority Governing Council, for a term to December 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

84. Appt 03386 **Reappointment of Afua Kouyate as member, Cultural Space Agency Public Development Authority Governing Council, for a term to December 31, 2028.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

I. COMMITTEE REPORTS

CITY COUNCIL:

1. CB 121126 **AN ORDINANCE amending Ordinance 127156, which adopted the 2025 Budget; making appropriations from the General Fund for food programs and reserves; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.**

Motion was made by Council President Nelson and duly seconded to pass Council Bill 121126.

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

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

E. PUBLIC HEARING

Inf 2813 **Public Hearing on Council Bill 121094 / Ordinance 127329, relating to negative use restrictions that limit a property's use a grocery store or pharmacy.**

The Public Hearing on Council Bill 121094 / Ordinance 127329 opened at 2:02 p.m.

The following speakers addressed the Council:
Donna Breske
K. Carolyn Ramamurti
David Haines

The Public Hearing closed at 2:09 p.m.

LIBRARIES, EDUCATION, AND NEIGHBORHOODS COMMITTEE:

2. Appt 03294 **Reappointment of Dwane Chappelle as Director of the Department of Education and Early Learning, for a term to August 1, 2029.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

The Appointment (Appt) was confirmed by the following vote:

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

3. CB 121139 **AN ORDINANCE relating to historic preservation; imposing controls upon the Stewart House, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.**

The Committee recommends that City Council pass the Council Bill (CB).
In Favor: 3 - Rivera, Rinck, Hollingsworth
Opposed: None
Abstain: 1 - Lin

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

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

4. CB 121140 **AN ORDINANCE relating to historic preservation; imposing controls upon líq'təd - Licton Springs Park, a landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code, and adding it to the Table of Historical Landmarks contained in Chapter 25.32 of the Seattle Municipal Code.**

The Committee recommends that City Council pass the Council Bill (CB).
In Favor: 4 - Rivera, Rinck, Hollingsworth, Lin
Opposed: None

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

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

GOVERNANCE, ACCOUNTABILITY, AND ECONOMIC DEVELOPMENT COMMITTEE:

5. CB 121073 **AN ORDINANCE relating to the SODO Parking and Business Improvement Area; changing the assessment rate and exemptions; and amending Ordinance 125678, as previously amended by Ordinance 126191.**

The Committee recommends that City Council pass as amended the Council Bill (CB).
In Favor: 5 - Nelson, Kettle, Hollingsworth, Lin, Rivera
Opposed: None

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

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

6. CB 121130 **AN ORDINANCE relating to the Ethics Code; establishing reporting and disclosure requirements for political consultants; prohibiting political consultants from providing political consulting services without reporting; adding a new Section 4.16.072 to the Seattle Municipal Code; and amending Section 4.16.030 of the Seattle Municipal Code.**

The Committee recommends that City Council pass as amended the Council Bill (CB).
In Favor: 3 - Nelson, Kettle, Rivera
Opposed: 1 - Hollingsworth
Abstain: 1 - Lin

ACTION 1:
Motion was made by Councilmember Strauss and duly seconded, to amend Council Bill 121130, by amending the title, and amending Sections 1 and 3, as shown on Attachment 1 to the Minutes.

By unanimous consent, the City Council meeting was in recess from 2:41 p.m. until 2:45 p.m.

At 2:50 p.m., the December 16, 2025, City Council meeting was called back to order.

Present: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

The Motion carried by the following vote:
In favor: 6 - Hollingsworth, Kettle, Nelson, Rinck, Saka, Strauss
Opposed: 2 - Lin, Rivera

ACTION 2:
Motion was made by Councilmember Saka and duly seconded, to amend Council Bill 121130, by adding a new Section 4, and renumbering the subsequent Sections accordingly, as shown on Attachment 2 to the Minutes.

The Motion carried by the following vote:
In favor: 7 - Hollingsworth, Kettle, Lin, Nelson, Rinck, Saka, Strauss
Opposed: 1 - Rivera

ACTION 3:
Motion was made by Councilmember Nelson and duly seconded to amend Council Bill 121130, amending Section 3, by adding a new Section 4.16.072, Political consultants, to the Seattle Municipal Code, as

shown on Attachment 3 to the Minutes.

ACTION 4:
By unanimous consent, the Council Rules were suspended to allow consideration of an amendment to Council Bill 121130.

The Motion carried by the following vote:
In favor: 5 - Nelson, Hollingsworth, Kettle, Saka, Strauss
Opposed: 3 - Lin, Rinck, Rivera

The Council Bill (CB) was passed as amended by the following vote, and the President signed the Council Bill (CB):

In Favor: 6 - Nelson, Hollingsworth, Kettle, Rinck, Saka, Strauss

Opposed: 2 - Lin, Rivera

7. CB 121141 **AN ORDINANCE relating to City employment; exempting positions from the civil service system; returning positions to the civil service system; and amending Section 4.13.010 of the Seattle Municipal Code; all by a 2/3 vote of the City Council.**

The Committee recommends that City Council pass the Council Bill (CB).
In Favor: 5 - Nelson, Kettle, Hollingsworth, Lin, Rivera
Opposed: None

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

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

8. CB 121142 **AN ORDINANCE relating to City employment; and establishing the Deferred Compensation Analyst classification title series and corresponding rates of pay in the Seattle City Employees' Retirement System.**

The Committee recommends that City Council pass the Council Bill (CB).
In Favor: 5 - Nelson, Kettle, Hollingsworth, Lin, Rivera
Opposed: None

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

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

SELECT COMMITTEE ON THE COMPREHENSIVE PLAN:

9. CB 120985 **AN ORDINANCE relating to land use and zoning; repealing and replacing the Seattle Comprehensive Plan pursuant to a major update, with new goals, policies, and elements and a new Future Land Use Map; amending Sections 5.72.020, 5.72.030, 5.73.030, 6.600.040, 22.805.070, 23.34.007, 23.34.008, 23.34.009, 23.34.010, 23.34.011, 23.34.012, 23.34.014, 23.34.018, 23.34.020, 23.34.024, 23.34.028, 23.34.074, 23.34.076, 23.34.078, 23.34.080, 23.34.082, 23.34.086, 23.34.099, 23.34.100, 23.34.108, 23.34.110, 23.34.128, 23.40.070, 23.41.004, 23.41.012, 23.42.058, 23.44.019, 23.45.509, 23.45.510, 23.45.514, 23.45.516, 23.45.527, 23.45.530, 23.45.532, 23.45.550, 23.47A.004, 23.47A.005, 23.47A.008, 23.47A.009, 23.47A.012, 23.47A.013, 23.48.002, 23.48.021, 23.48.220, 23.48.221, 23.48.225, 23.48.245, 23.48.250, 23.48.285, 23.48.290, 23.48.602, 23.48.605, 23.48.610, 23.48.623, 23.48.690, 23.48.710, 23.48.720, 23.48.723, 23.48.740, 23.48.780, 23.48.785, 23.48.802, 23.48.905, 23.48.940, 23.49.012, 23.49.019, 23.49.036, 23.50.012, 23.50A.040, 23.50A.190, 23.50A.360, 23.51A.004, 23.52.004, 23.52.008, 23.53.006, 23.54.015, 23.54.016, 23.54.020, 23.54.035, 23.58A.014, 23.58A.024, 23.58A.040, 23.58A.042, 23.58B.040, 23.58B.050, 23.58C.040, 23.58C.050, 23.69.022, 23.69.026, 23.69.035, 23.71.020, 23.74.002, 23.84A.025, 23.84A.026, 23.84A.032, 23.84A.038, 23.84A.040, 23.84A.042, 23.86.006, 25.05.164, 25.05.665, and 25.05.800 of the Seattle Municipal Code; and amending the title of Sections 23.48.230, 23.48.235, 23.48.240, 23.48.255, and 23.48.280 of the Seattle Municipal Code.**

The Committee recommends that City Council pass as amended the Council Bill (CB).
In Favor: 8 - Hollingsworth, Kettle, Juarez, Nelson, Rinck, Rivera, Saka, Strauss
Opposed: None

ACTION 1:
Motion was made by Councilmember Hollingsworth and duly seconded, to amend Council Bill 120985, by amending the boundaries, as shown on Attachment 4 to the Minutes.

The Motion carried by the following vote:
In favor: 5 - Hollingsworth, Nelson, Rivera, Saka, Strauss
Opposed: 3 - Kettle, Lin, Rinck

ACTION 2:
Motion was made by Councilmember Hollingsworth and duly seconded,

to amend Council Bill 120985, Attachment 1, amending policies T 9.5 and T 9.6 under Operating and Maintaining the Transportation System, in the Transportation Element, as shown on Attachment 5 to the Minutes.

The Motion carried by the following vote:
In favor: 8 - Hollingsworth, Kettle, Lin, Nelson, Rinck, Rivera, Saka, Strauss
Opposed: None

The Council Bill (CB) was passed as amended by the following vote, and the President signed the Council Bill (CB):

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

10. CB 120993 **AN ORDINANCE relating to land use and zoning; implementing a major update of Neighborhood Residential zones and modifying development standards in other zones to comply with various state laws; amending Chapter 23.32 of the Seattle Municipal Code at pages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 98, 99, 100, 102, 103, 104, 105, 106, 107, 111, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 216, 217, 219, 220, and 221 of the Official Land Use Map; amending Chapters 6.600, 14.08, 14.09, 15.32, 21.49, 22.214, 22.801, 22.907, 23.22, 23.24, 23.28, 23.30, 23.34, 23.42, 23.45, 23.47A, 23.48, 23.49, 23.50, 23.51A, 23.51B, 23.53, 23.54, 23.58C, 23.60A, 23.66, 23.72, 23.75, 23.76, 23.80, 23.84A, 23.86, 23.90, 23.91, 25.09, and 25.11 of the Seattle Municipal Code; renumbering existing subsection 23.54.015.K of the Seattle Municipal Code as Section 23.54.037 and further amending the section; renumbering existing subsections 23.54.030.F, 23.54.030.G, 23.54.030.K, and 23.54.030.L as Sections 23.54.031, 23.54.032, 23.54.033, and 23.54.034 and further amending the sections; repealing Chapter 23.44 and Sections 23.34.010, 23.34.012, 23.34.013, 23.34.072, 23.42.130, 23.45.512, 23.45.531, 23.86.010, and 25.09.260 of the Seattle Municipal Code; adding a new Chapter 23.44 and new Sections 23.42.024, 23.42.047, 23.42.132, 23.45.519, 23.45.560, 23.80.010, 23.80.012, 23.80.014, 25.09.055, and 25.11.025 to the Seattle Municipal Code; and repealing Ordinance 127219.**

The Committee recommends that City Council pass as amended the Council Bill (CB).
In Favor: 9 - Hollingsworth, Solomon, Kettle, Juarez, Nelson, Rinck, Rivera, Saka, Strauss
Opposed: None

ACTION 1:

Motion was made by Councilmember Hollingsworth and duly seconded, to amend Council Bill 120993, by substituting Version 4A for Version 2, as shown on Attachment 6 to the Minutes.

The Motion carried by the following vote:
In favor: 8 - Hollingsworth, Kettle, Lin, Nelson, Rinck, Rivera, Saka, Strauss
Opposed: None

The Council Bill (CB) was passed as amended by the following vote, and the President signed the Council Bill (CB):

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

11. Res 32183 **A RESOLUTION relating to the One Seattle Plan Comprehensive Plan update; calling for additional measures by City departments to further advance the goals of the One Seattle Plan; and requesting that the Office of Planning and Community Development and other City departments develop additional amendments to the Comprehensive Plan in 2026.**

The Committee recommends that City Council adopt as amended the Resolution (Res).
In Favor: 9 - Hollingsworth, Solomon, Kettle, Juarez, Nelson, Rinck, Rivera, Saka, Strauss
Opposed: None

ACTION 1:
Motion was made by Councilmember Hollingsworth and duly seconded, to amend Resolution 32183, by amending Section 3, and renumbering the Sub-Sections accordingly, as shown on Attachment 7 to the Minutes.

The Motion carried by the following vote:
In favor: 8 - Hollingsworth, Kettle, Lin, Nelson, Rinck, Rivera, Saka, Strauss
Opposed: None

The Resolution (Res) was adopted as amended by the following vote, and the President signed the Resolution (Res):

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

PARKS, PUBLIC UTILITIES, AND TECHNOLOGY COMMITTEE:

12. CB 121137 **AN ORDINANCE amending the Amended Landscape Conservation and Infrastructure Program Funding Plan for the South Lake Union and Downtown as adopted by Ordinance 127252; amending Ordinance 127156, which adopted the 2025 Budget, including the 2025-2030 Capital Improvement Program; changing appropriations to various departments and budget control levels, and from various funds in the Budget; making an appropriation from the Park and Recreation Fund for related costs; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.**

The Committee recommends that City Council pass the Council Bill (CB).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

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

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

13. CB 121138 **AN ORDINANCE relating to Seattle Public Utilities; authorizing the General Manager/CEO of Seattle Public Utilities or designee to acquire by negotiation or eminent domain (condemnation) a parcel of land in Seattle, for utility purposes identified as King County Parcel Number 152504-9010 located at 4000 NE 41st St. and to execute, accept, and record deeds, conveyance documents, and agreements deemed by the General Manager/CEO to be necessary to this transaction on behalf of the City; placing the real property under the jurisdiction of Seattle Public Utilities; authorizing payment of all other costs associated with the acquisition; amending Ordinance 127362, which adopted the 2026 Budget including the 2026-2031 Capital Improvement Program; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.**

The Committee recommends that City Council pass the Council Bill (CB).
In Favor: 5 - Hollingsworth, Nelson, Kettle, Rivera, Strauss
Opposed: None

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

In Favor: 8 - Nelson, Hollingsworth, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

J. ITEMS REMOVED FROM CONSENT CALENDAR

80. Appt 03382 **Appointment of Gulgun Kayim as member, Cultural Space Agency Public Development Authority Governing Council, for a term to December 31, 2027.**

The Committee recommends that City Council confirm the Appointment (Appt).
In Favor: 4 - Rinck, Lin, Saka, Strauss
Opposed: None

The Appointment (Appt) was confirmed by the following vote:

In Favor: 6 - Hollingsworth, Kettle, Lin, Rinck, Saka, Strauss

Opposed: 2 - Nelson, Rivera

K. ADOPTION OF OTHER RESOLUTIONS

There were none.

L. OTHER BUSINESS

By unanimous consent, Councilmember Strauss was appointed as Council President Pro Tem, and in the absence of Councilmember Strauss, the following Councilmembers will serve as Council President Pro Tem in the order of succession: Councilmember Hollingsworth, Councilmember Kettle, Councilmember Rivera, Councilmember Saka, Councilmember Rinck, Councilmember Juarez, Councilmember Lin, and Councilmember Foster.

This appointment will be in effect January 1, 2026, and expire when the Council adopts a 2026 and 2027 Council President Pro Tem Resolution.

M. ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 5:20 p.m.

Jodee Schwinn, Deputy City Clerk

Signed by me in Open Session, upon approval of the Council, on January 6, 2026.

Dan Strauss, Council President Pro Tem of the City Council

Attachment: Att 1 - Action 1 of CB 121130
Attachment: Att 2 - Action 2 of CB 121130
Attachment: Att 3 - Action 3 of CB 121130
Attachment: Att 4 - Action 1 of CB 120985
Attachment: Att 5 - Action 2 of CB 120985
Attachment: Att 6 - Action 1 of CB 120993
Attachment: Att 7 - Action 1 of Res 32183

Att 1 – Action 1 of CB 121130

Amendment 1 to CB 121130 – Consultant Ethics

Sponsor: Councilmember Strauss

Removing certain prohibited acts; reincorporating right-sized registration and reporting requirements.

Effect: This Amendment accomplishes three purposes:

(1) to reincorporate the political consulting entity registration and reporting requirements from the introduced version of the bill.
(2) to retain registration of political consultants and political consulting entities, but right-size this requirement from the introduced version so that a registering entity discloses only the principals, employees, and contractors that work on a political consulting matter.
(3) to remove 3 prohibited conduct provisions. The first prohibition prevents City contractors from engaging in political activities for election campaigns. The second and third require a cooling off period between City consulting work and political consulting work. Removing these prohibitions allows for those contracting with the City to share in the broad range of political expression opportunities enjoyed by other City employees. A related amendment would also remove a 5 year debarment requirement that was a consequence of political consultants violating the provision on concurrent City contracting and political consulting work.

Note: The amendment language is shown in dashed underline and double underline/strikethrough. The dashed line indicates language that is from the introduced version of the bill and proposed to be reincorporated into the bill. The double underline/strikethrough is new language proposed for the bill.

1. Amend the title of CB 121130 as follows:

AN ORDINANCE relating to the Ethics Code; establishing reporting and disclosure requirements for political consultants; prohibiting political consultants from providing political consulting services without reporting ((~~concurrently performing consulting work with the city; establishing a cooling-off period for political consultants~~)); adding a new Section 4.16.072 to the Seattle Municipal Code; and amending Section 4.16.030 of the Seattle Municipal Code.

2. Amend Section 1 of CB 121130 to reincorporate language from the introduced version in subsection F as follows:

Section 1. The City finds and declares:

Att 1 – Action 1 of CB 121130

* * *

F. Registered lobbyists must file reports pursuant to Chapter 2.06 SMC, which makes their relationships with elected officials more publicly transparent than the elected officials' unreported relationships with their political consultant(s). Given consultants' access and potential influence over the City's decision makers, it is important to expand transparency by establishing registration and reporting requirements for political consultants. ((~~prohibit certain concurrent consulting activities~~)).

* * *

3. Amend Section 1 of CB 121130 to remove subsection G as follows:

Section 1. The City finds and declares:

* * *

((~~G. In SMC 4.16.075, those leaving City employment, including City contractors and consultants, are restricted from certain types of activities or from using confidential information gained from the City; likewise, this legislation creates a cooling off period wherein those performing consulting services for the City must wait one year before providing political consulting services to an election campaign.~~))

* * *

4. Amend Section 3 of CB 121130 to reincorporate deleted language in subsection A and reincorporate the introduced versions of 4.16.072.B (with differences noted with double underlining), 4.16.072.C, 4.16.072.E, 4.16.072.H, and 4.16.072.I that are renumbered as follows:

Section 3. A new Section 4.16.072 is added to the Seattle Municipal Code as follows:

4.16.072 Political consultants

Att 1 – Action 1 of CB 121130

A. The purpose of this Section 4.16.072 is to prevent conflicts of interest and enhance transparency by prohibiting political consultants from engaging in certain activities and otherwise requiring political consultants to comply with registration and reporting requirements. This Section 4.16.072 does not regulate the content and viewpoint of services provided regarding an election campaign.

B. Within 15 days after providing any political consulting services, a political consultant shall register with the Executive Director. The registration shall include at least:

1. If the political consultant is an individual, the name and phone contact information of both the individual and any of the individual's associated entities that provide politicial consulting services on the matter prompting registration;

2. If the political consultant is an entity, the names and phone contact information of its principals, employees, and contractors that provide political consulting services on the matter prompting registration;

3. The name of the candidate or elected official to whom the political consultant provided political consulting services, or, if the political consultant services were provided to the principal campaign committee for a ballot proposition, the identity of the proposition; and

4. The date when services commenced.

If any information in the registration changes, the political consultant shall update that information within 15 days of the change.

C. When a political consultant who is required to register under this Section 4.16.072 later terminates all political consulting services provided regarding an election campaign, the

political consultant shall file a termination statement with the Executive Director within 15 days of termination.

D. All information submitted in any statement or registration required by this Section 4.16.072 will be posted on the Commission's website within five days after receipt.

E. A person shall not submit false, fraudulent, or misleading information in any statement or registration, including but not limited to misrepresenting the scope or nature of services provided or the identity of clients to whom services are provided.

F. The Commission's rulemaking powers for this Section 4.16.072 include but are not limited to prescribing forms for registration and reporting, determining the method for filing, conducting appropriate inquiry and review of reports or statements for completeness and accuracy, and establishing fees for late filing or non-filing.

* * *

5. Amend Section 3 of CB 121130 to amend Section 4.16.072.B as follows:

Section 3. A new Section 4.16.072 is added to the Seattle Municipal Code as follows:

4.16.072 Political consultants

* * *

G((~~B~~)). A political consultant shall not((~~:~~))

((~~1. Perform~~)) perform political consulting services ~~work on a consulting contract with the City~~ without reporting as required by this Section 4.16.072 ((~~; or~~)).

((~~2. Perform compensated work on a City election campaign while retained with a consulting services contract with the City at the same time; or~~

~~3. Perform compensated political consulting services for a City election campaign within one year after the termination of any consulting services contract between the City and a political consultant or the political consultant's principals, employees, or contractors; or~~

~~4. Perform work under a consulting services contract with the City within one year after the termination of any political consulting services for a City election campaign.~~))

6. Amend Section 3 of CB 121130 to remove Section 4.16.072.E.2 as follows:

Section 3. A new Section 4.16.072 is added to the Seattle Municipal Code as follows:

4.16.072 Political consultants

* * *

J((~~E~~)). In addition to other enforcement provisions in this Chapter 4.16((~~:~~))

((~~1.~~)) A contract with the City that is in violation of this Section 4.16.072 is void. Upon determination by the Executive Director that such a contract is void, the Executive Director is authorized to pursue collection of payments made by the City related to the contract.

((~~2. A person that violates subsection 4.16.072.B.2 shall not contract with the City for five years after the date the person is found to be in violation. Pursuant to Section 20.70.030, the Director of Finance and Administrative Services may issue an order of~~

~~debarment that prevents a person from entering into any contract with the City or from acting as a subcontractor on any contract with the City.~~))

7. Amend CB 121130 to renumber each subsection for sequential consistency as needed.

Att 2 – Action 2 of CB 121130

Amendment B to CB 121130 – Consultant Ethics

Sponsor: Councilmember Saka

Council commitment regarding the delegation of rulemaking authority to SEEC

Effect: This amendment memorializes a commitment by the Full Council if Council at some point in the future considers further amendments to the Code of Ethics. If this circumstance arises, Council will consult with the Seattle Ethics and Election Commission (SEEC) regarding delegation of rulemaking authority over the code of ethics for elected officials. While this Council cannot bind the hands of future Councils, it can signal its strong intent on the direction of the Code of Ethics for the sake of public trust and accountability. For the last two years, the City Council has taken up revisions to the Code of Ethics provisions that impact and regulate elected officials. Each time this exercise has been met with public scrutiny and distrust over the motives and consequences of the ethics code amendments. In order to strengthen public trust and ensure independent regulation of Seattle's elected leaders, Council should only take up the code of ethics again if it intends to pursue greater rulemaking authority for the SEEC whereby they can regulate elected officials using national best practices for a transparent and accountable system.

1. Add a new Section 4 to CB 121130 and renumber subsequent sections as follows:

Section 4. The City Council commits that, if it again takes up amendments to the Code of Ethics, then it will consult with the Seattle Ethics and Elections Commission (SEEC) on national best practices to delegate rulemaking authority over ethics regulation to the SEEC and thereby strengthen public trust and government accountability. This work should produce greater SEEC rulemaking authority over ethics regulations applicable to elected officials and strengthen the authority of the SEEC.

Att 3 - Action 3 of CB 121130

Amendment C to CB 121130 – Consultant Ethics

Sponsor: Council President Nelson

Requiring disclosure when political consultants accept City consulting work

Effect: This amendment would require disclosure to the Seattle Ethics and Elections Commission (SEEC) by any political consultant that accepts a City consulting contract. Requiring this disclosure by a political consultant will daylight to the SEEC and the public any concurrent roles of election campaigning and City consulting work.

1. Amend Section 3 of CB 121130 as follows:

Section 3. A new Section 4.16.072 is added to the Seattle Municipal Code as follows:

4.16.072 Political consultants

* * *

D. When accepting a City consulting contract, all consultants must declare in that contract that they are not in violation of the provisions of this section 4.16.072. Within 15 days of accepting a City consulting contract, a person that is performing work as a political consultant for a City election campaign must disclose to the Seattle Ethics and Elections Commission (SEEC) that they have accepted a City consulting contract and disclose the City department for which they are consulting.

* * *

Att 4 – Action 1 of CB 120985

Amendment A Version #1 to CB 120985 OPCD One Seattle Plan Comprehensive Plan Update ORD

Sponsor: Chair Hollingsworth

Restore the current boundaries of the First Hill/Capitol Hill Regional Center

Effect: This amendment maintains the current boundary of the First Hill/Capitol Hill Regional Center, removing an area between 14th Avenue and 18th Avenue that was proposed to be added to the area. The amendment is intended to provide time for additional outreach to the community and to consider this area's designation in the context of the historic and current connections between this area and the Central District and the African American community present in the Central District.

The Mayor's Recommended One Seattle Plan proposed to expand a portion of the eastern boundary of the First Hill/Capitol Hill Regional Center to add the area between 14th Avenue to 18th Avenues between E Pike Street and E Alder Street to the Regional Center. The Mayor's Recommended Plan also proposed to expand the Central District Urban center along the western boundary from 18th Avenue and 20th and 21st Avenues between E Pine Street and E Alder Street. This amendment would defer any decisions about the area proposed to be added to the Regional Center but would proceed with the proposed boundaries of the Central District Urban Center.

Regional Centers are generally anticipated to accommodate the most growth in the City, a wide range of higher-density housing types are permitted in Regional Centers, including high-rise tower construction.

The area that was proposed to be added to the Regional Center includes the Swedish Medical Center- Cherry Hill hospital Major Institution Overlay, between E Cherry Street and E Jefferson Street. Areas south of the hospital are zoned Neighborhood Residential. The remainder of the area is zoned Lowrise 1 and Lowrise 3 multifamily zones. The area includes a mix of multifamily, single-family and institutional uses. Bus lines run along E Union Street and E Jefferson Street in this area.

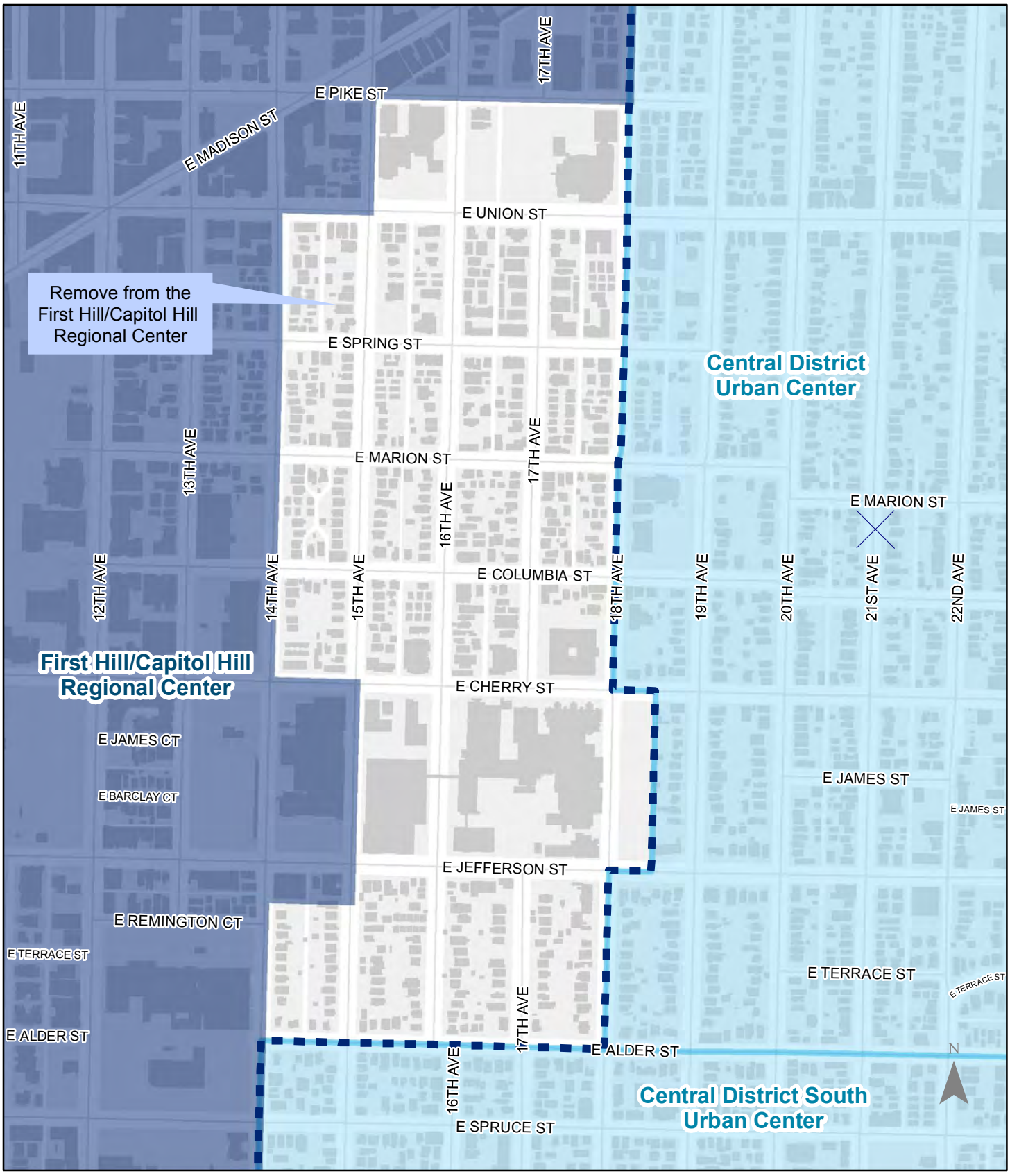
In 2024, the Office of Planning and Community Development released draft zoning maps for changes to new and expanded regional and urban centers. Those maps indicated that within this area, zoning should include Midrise 1, Midrise 2, and Lowrise 3 zones.

The area being removed from the Regional Center is 99 acres. With this change, the First Hill/Capitol Hill Regional Center would be approximately 915 acres.

Amend the Growth Strategy Element of the One Seattle Comprehensive Plan, Attachment 1 to Council Bill 120985, by amending Figures 2, 3, and 9 to amend the boundaries of the First Hill/Capitol Hill Regional Center as shown on the attached maps.

Att 4 – Action 1 of CB 120985

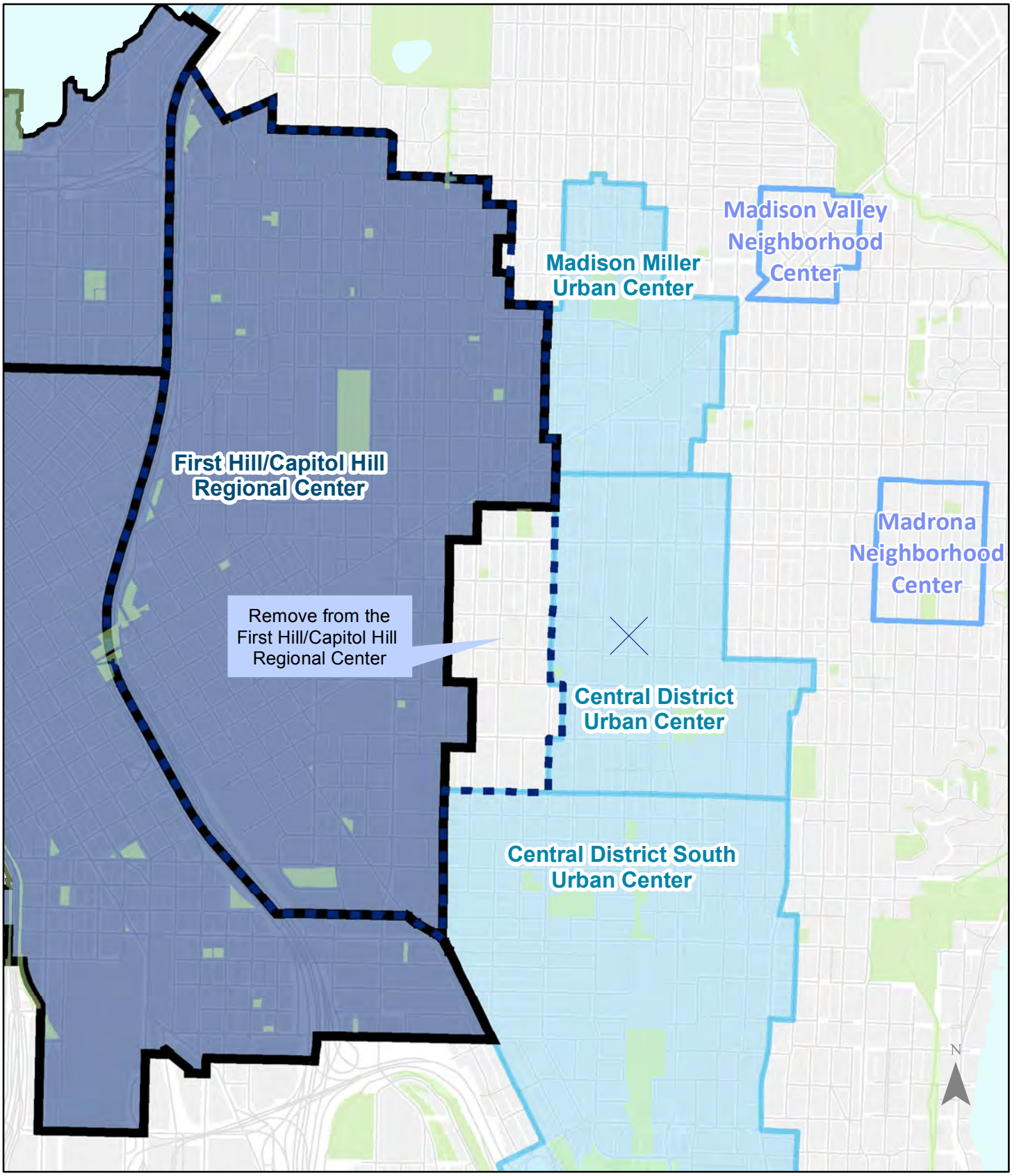
Amend Attachment 2 to Council Bill 120985, to update Figure A-22 of the Transportation Appendix to the Comprehensive Plan based on the boundaries shown on the attached maps, as appropriate.



Regional Center boundary in proposed One Seattle Plan

Existing Center boundary, restored under Amendment A

0 250 500 1,000 Feet


Madison Valley Neighborhood Center
Madison Miller Urban Center
First Hill/Capitol Hill Regional Center
Madrona Neighborhood Center
Remove from the First Hill/Capitol Hill Regional Center
Central District Urban Center
Central District South Urban Center
N
Regional Center boundary in proposed One Seattle Plan
Existing Center boundary, restored under Amendment A
0 250 500 1,000 Feet

Att 5 – Action 2 of CB 120985

Amendment B Version #2 to CB 120985 OPCD One Seattle Plan Comprehensive Plan Update ORD

Sponsor: Councilmember Hollingsworth

Amend the Comprehensive Plan to clarify policies on pavement and bridge condition

Effect: This amendment would amend two new policies in the Comprehensive Plan's Transportation Element related to pavement and bridge condition by adding a date by which time the City seeks to achieve the goals laid out in the policies.

Amend Attachment 1 to Council Bill 120985 to amend policies T 9.5 and T 9.6 under "Operating and Maintaining the Transportation System" in the Transportation Element as follows:

T 9.5 Achieve and maintain an average Pavement Condition Index of 80, at a minimum, for arterial streets by 2050 or sooner.

T 9.6 Achieve and maintain a Federal Highway Administration Bridge Rating of good for at least 30% of vehicle bridges and a rating of Fair for at least 60% of vehicle bridges by 2050 or sooner.

Att 6 - Action 1 of CB 120993

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

Sponsor: Councilmember Hollingsworth

Substitute Bill – Technical Corrections

Effect: This amendment would substitute Version 4a for Council Bill 120993 for Version 2, which passed out of the Select Committee on the Comprehensive Plan on September 18. Version 2 incorporated the Committee's amendments.

Version 4a includes a number of technical corrections and edits to the bill, including:

- Redrafting sections of the code that were amended by multiple amendments so that they are as clear as possible;
- Restoring provisions that were inadvertently deleted, such as continuing to allow Accessory Dwelling Units to be located in rear setbacks;
- Maintaining consistency in language and policy intent across the land use code;
- Updating references to regional centers and urban centers;
- Adding references to new code sections;
- Incorporating changes that were made by bills adopted since the introduction of Council Bill 120993; and
- Correcting typos.

In particular, the substitute would:

1. Increase the new family housing bonus in Neighborhood Residential (NR) zones to be consistent with other FAR bonuses. With all of the different changes to the Floor Area Ratio section, it ended up that family housing would have a lower FAR limit than other housing types, which was the opposite of the intention of that provision. (Section 23.44.050)
2. Allow pitched roofs and other rooftop features to extend above the roof for projects in NR zones where 42 foot roof heights are allowed. Currently these features are allowed above 32 foot roofs. Version 4a would extend that longstanding provision to the higher height limits that the Committee's bill allows. (Section 23.44.070)
3. Limit the flexibility that will be provided to projects that include Type A accessible units to projects with less than 10 stacked dwelling units. Projects with 10 or more units are already required to have ADA-compliant units. (Section 23.44.080)
4. Add setback limits that would apply to nonresidential structures, like churches or schools, in NR zones. (Section 23.44.090)
5. Amend the setback limits to allow detached ADUs within 5 feet of the rear lot line in NR zones, consistent with current regulations. (Section 23.44.090)

6. In Lowrise (LR) zones, allow “corner stores” to be located on any lot, consistent with the Committee’s direction for NR zones (Section 23.44.110)

Version 4a of Council Bill 120993 is attached. Changes included in Version 3a, which was published for public comment on November 22, are in red. Additional, minor changes, incorporated in Version 4a are in purple.

Attachment 1 is a table listing each of the changes incorporated into Version 4a of the bill.

Substitute Version 4a of Council Bill 120993 for Version 2, as shown on the following pages.

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning; implementing a major update of Neighborhood Residential zones and modifying development standards in other zones to comply with various state laws; amending Chapter 23.32 of the Seattle Municipal Code at pages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 98, 99, 100, 102, 103, 104, 105, 106, 107, 111, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 216, 217, 219, 220, and 221 of the Official Land Use Map; amending Chapters 6.600, 14.08, 14.09, 15.32, 21.49, 22.214, 22.801, 22.907, 23.22, 23.24, 23.28, 23.30, 23.34, 23.42, 23.45, 23.47A, 23.48, 23.49, 23.50, 23.51A, 23.51B, 23.53, 23.54, 23.58C, 23.60A, 23.66, 23.72, 23.75, 23.76, 23.80, 23.84A, 23.86, 23.90, 23.91, 25.09, and 25.11 of the Seattle Municipal Code; renumbering existing subsection 23.54.015.K of the Seattle Municipal Code as Section 23.54.037 and further amending the section; renumbering existing subsections 23.54.030.F, 23.54.030.G, 23.54.030.K, and 23.54.030.L as Sections 23.54.031, 23.54.032, 23.54.033, and 23.54.034 and further amending the sections; repealing Chapter 23.44 and Sections 23.34.010, 23.34.012, 23.34.013, 23.34.072, 23.42.130, 23.45.512, 23.45.531, 23.86.010, and 25.09.260 of the Seattle Municipal Code; adding a new Chapter 23.44 and new Sections 23.42.024, 23.42.047, 23.42.132, 23.45.519, 23.45.560, ~~23.80.006, 23.80.008,~~ 23.80.010, 23.80.012, 23.80.014, 25.09.055, and 25.11.025 to the Seattle Municipal Code; and repealing Ordinance 127219.

..body

WHEREAS, the Office of Planning and Community Development, in cooperation with other City agencies including the Seattle Planning Commission, began in 2022 a series of programs and events, under the title One Seattle Plan, to engage the public in discussions about potential changes to the Comprehensive Plan, consistent with the One Seattle Plan Public Participation Plan and documented in the One Seattle Plan Public Engagement Report; and

WHEREAS, in April 2021, the Washington State Legislature passed Chapter 300, Laws of 2021 (also known as House Bill 1287), which directed the Building Code Council to adopt rules for electric vehicle infrastructure requirements; and

WHEREAS, the Office of Planning and Community Development held a scoping period for the Environmental Impact Statement from June 23 to August 22, 2022; and

WHEREAS, in April 2023, the Washington State Legislature passed Chapter 322, Laws of 2023 (also known as House Bill 1110), which amended the Growth Management Act to require certain cities, including Seattle, to allow the development of "middle housing" in all residential areas, including at least four units on each lot and at least six units per lot near transit or when at least two units are affordable; and

WHEREAS, in April 2023, the Washington State Legislature passed Chapter 333, Laws of 2023 (also known as House Bill 1293), which imposes limits on design review and requires that design standards be clear and objective; and

WHEREAS, in April 2023, the Washington State Legislature passed Chapter 334, Laws of 2023 (also known as House Bill 1337), which requires cities to remove regulatory barriers to accessory dwelling units; and

WHEREAS, in March 2024, the Washington State Legislature passed Chapter 152, Laws of 2024 (also known as House Bill 2321), which clarified standards implemented through House Bill 1110; and

WHEREAS, in March 2024, the Washington State Legislature passed Chapter 274, Laws of 2024 (also known as Senate Bill 6015), which imposes restrictions on parking requirements; and

WHEREAS, in March 2024, the Office of Planning and Community Development published a Draft Environmental Impact Statement analyzing the potential effects of five different growth alternatives in the city through 2044 and a "no action" alternative, conducted two public hearings, and received comments from the public on this document; and

WHEREAS, in March 2024, the Office of Planning and Community Development published a Draft Comprehensive Plan rooted in a deliberate approach to creating more housing, encouraging density near amenities and frequent transit, and preventing displacement; and

WHEREAS, in Spring 2024, the Office of Planning and Community Development held open houses across all seven council districts and received input from residents and community groups over a two-month public comment period on the draft plan and an initial proposal for updating Neighborhood Residential zones as documented in the One Seattle Plan Public Engagement Report; and

WHEREAS, in Fall 2024, the Office of Planning and Community Development held open houses across all seven council districts and received input from residents and community groups over a two-month public comment period on a revised proposal for updating Neighborhood Residential zones and draft legislation as documented in the One Seattle Plan Public Engagement Report; and

WHEREAS, in January 2025, the Office of Planning and Community Development published a Final Environmental Impact Statement that included analysis of a preferred growth strategy alternative that increased potential housing supply in the city by doubling residential development capacity and that promoted housing supply, variety, and

affordability by adding new and expanded areas for growth in neighborhoods across the city; and

WHEREAS, on March 27, 2025, the Office of Planning and Community Development transmitted legislation to the City Council which would adopt the One Seattle Plan; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone properties on pages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 98, 99, 100, 102, 103, 104, 105, 106, 107, 111, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 216, 217, 219, 220, and 221 of the Official Land Use Map as follows:

A. Properties identified for rezones as shown on Attachment 1 to this ordinance are rezoned as shown in those maps.

B. Except for properties identified to be rezoned as shown on Attachment 1 to this ordinance, all areas identified as “existing zoning” in Table A for Section 1 are rezoned as shown under the “New zoning” column in Table A for Section 1.

Table A for Section 1 Standard zoning changes	
Existing zoning	**New zoning**
RSL (M)	LR1 (M)
NR1	NR
NR2	NR
NR3	NR
NR3-PUD	NR

1. Where the existing zoning includes a Major Institution Overlay, the underlying zoning shall be modified as stated in this subsection 1.B and the Major Institution Overlay shall continue to apply.

2. The rezones in this subsection 1.B shall not remove any existing suffixes other than PUD suffixes.

Section 2. Section 6.600.080 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

6.600.080 Bed and breakfast operator general provisions

All bed and breakfast operators who advertise or offer a bed and breakfast unit on a platform in the City, shall comply with the following:

* * *

C. If operating within a ((~~neighborhood residential~~)) Neighborhood Residential zone, comply with all standards provided in ((~~Section 23.44.051~~)) subsection 23.44.020.C. If operating within a ((~~multi-family~~)) multifamily zone, comply with all standards provided in subsection ((~~23.45.545.G~~)) 23.45.504.I.

* * *

Section 3. Section 14.08.020 of the Seattle Municipal Code, last amended by Ordinance 126767, is amended as follows:

14.08.020 Definitions

Definitions as used in this Chapter 14.08, unless additional meaning clearly appears from the context, shall have the meanings subscribed:

"Accessory dwelling unit" has the meaning defined in ((~~Chapter 23.84A.032's definition of "Residential use."~~)) Section 23.84A.008.

* * *

((~~"Detached accessory dwelling unit" has the meaning defined in Chapter 23.84A.032's definition of "Residential use".~~))

* * *

Section 4. Section 14.09.010 of the Seattle Municipal Code, last amended by Ordinance 126080, is amended as follows:

14.09.010 Definitions

"Accessory dwelling unit" has the meaning defined in Section ((~~23.84A.032's definition of "Residential use."~~)) 23.84A.008.

* * *

((~~"Detached accessory dwelling unit" has the meaning defined in Section 23.84A.032's definition of "Residential use".~~))

* * *

"Single family dwelling unit" has the meaning as defined in Section 22.204.200.A.

* * *

Section 5. Section 15.32.200 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

15.32.200 At-grade communication cabinets

* * *

F. The applicant for a new at-grade communication cabinet proposal that is more than 36 inches in height including footings or bases as measured from the grade of the surrounding public place, or has a maximum volume of more than 18 cubic feet, shall: (1) send notice of a Seattle Department of Transportation application by first-class mail to all business entities, property owners, and residents located within a 100-foot radius from where the communication cabinet is proposed to be located; and (2) post notice of the new application at the proposed site. The notice shall be displayed towards the nearest public place that abuts the site and is viewable by the public and shall be maintained on the site for the duration of the public notice period.

1. If the new at-grade communication cabinet proposal is more than 36 inches in height including footings or bases as measured from the grade of the surrounding public place, or has a maximum volume of more than 18 cubic feet, and is abutting a lot zoned ((~~NR1, NR2, NR3, RSL,~~)) NR, LR1, LR2, or LR3 as these zoning designations are defined under subsection 23.30.010.A and the abutting zoning does not have an RC classification as shown on the Official Land Use Map, Chapter 23.32 ("residentially zoned parcels"), the communication cabinet shall be fully screened from the public place and abutting private property. If it is not feasible to install mitigation screening due to physical site constraints, the applicant shall provide an alternative mitigation proposal within 200 feet of the project. If the alternative mitigation cannot be located within 200 feet of the project, the applicant shall propose an alternative location that the Director shall review and may approve. All mitigation screening shall comply with setback standards in

Section 15.32.250 and remain the permittee's sole responsibility to maintain so long as the communication cabinet or accessory equipment occupies the public place. As determined by the Director, mitigation screening may include landscaping, fencing, or visual treatment to the cabinet surface. Visual treatment to the cabinet may include paint, decals, vinyl wraps, photos, or other surface treatments. A cabinet shall be considered fully screened for visual treatment purposes when the treatment is applied to all communication cabinet vertical surfaces.

2. The applicant shall send and post all required notices at least three calendar days before the start of the public notice period. The mailing and on-site notice shall be on a form provided by the Seattle Department of Transportation and shall include: a description of the proposed location and installations, comment period dates, information on how the public can submit comments to the Seattle Department of Transportation, and how to request a reconsideration of a Street Use permit decision. If the proposal is abutting a residentially zoned parcel, the mailing and on-site notice shall include a visual and narrative description of the proposed mitigation screening required in subsection 15.32.200.F.1.

3. Written comments concerning the application shall be postmarked or emailed to the Director of the Seattle Department of Transportation within ten business days after the first day of the public notice period.

4. The applicant shall provide the Director of the Seattle Department of Transportation with a mailing list containing the individuals the notice was mailed to, the recipient's mailing address, and date the notice was mailed to each recipient.

* * *

Section 6. Section 15.32.250 of the Seattle Municipal Code, last amended by Ordinance 126732, is amended as follows:

15.32.250 Communication cabinet standards and setbacks

* * *

C. If the at-grade communication cabinet is to be installed in a planting strip it shall be placed in proximity to and in line with existing utility or street light poles, street signs, or other existing structures within the planting strip in order to create a physical and visual alignment. The communication cabinet shall not impair the line of sight for vehicles exiting adjacent alleys, streets, or driveways as provided in ((~~subsection 23.54.030.G~~)) Section 23.54.032 or other sight triangle requirements adopted by City code or rule.

* * *

Section 7. Section 21.49.110 of the Seattle Municipal Code, last amended by Ordinance 125171, is amended as follows:

21.49.110 Electric service connection provisions

* * *

E. Prohibition of master metering((~~.~~))

1. The Department shall not supply electricity for any new service to a duplex or multiple-dwelling building for the purpose of master metering the energy usage of the dwelling units, a central space heating system or HVAC system, or a central domestic water heating system. The Department shall not supply electricity for any larger service to an existing duplex or multiple-dwelling building for the purpose of master metering new central or individual space heating or HVAC systems. The existence of alternative laundry or dining arrangements for residents of multiple-dwelling buildings (such as central kitchens and dining rooms where

residents can buy or eat their meals, or a central laundry), in addition to the availability of cooking and/or laundry facilities within the individual dwelling units, will not be considered grounds for an exemption from the prohibition of master metering.

2. This prohibition does not apply to multiple-dwelling buildings such as transitional housing, student dormitories and residences for religious orders, the elderly or the disabled, in which the residents do not live independently.

3. In situations with a mix of living accommodations where some residents live independently and some do not, those buildings or portions of buildings which provide non-transient independent dwelling units will not be eligible for master metering.

4. Accessory housing exception. ((~~An owner-occupied dwelling unit also containing an additional "accessory housing unit" meeting all provisions as defined in Chapter 23.44 and approved by the City~~)) A structure that only contains one principal dwelling unit and one accessory dwelling unit shall be exempt from the master metering provisions of this Chapter 21.49.

5. Other exceptions. Exemption from the master metering prohibition for residential dwelling situations not covered in the provisions of this Chapter 21.49 may be granted on a case-by-case basis by the Department.

* * *

Section 8. Section 22.214.020 of the Seattle Municipal Code, last amended by Ordinance 124919, is amended as follows:

22.214.020 Definitions

For purposes of this Chapter 22.214, the following words or phrases have the meaning prescribed below:

"Accessory dwelling unit" or "ADU" ((~~means an "Accessory dwelling unit" or a "Detached accessory dwelling unit" or "DADU" as~~)) has a meaning defined ((~~under "Residential use"~~)) in Section ((~~23.84A.032~~)) 23.84A.008.

* * *

Section 9. Section 22.801.200 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

22.801.200 "S"

* * *

"Sidewalk" means "sidewalk" as defined in Section 23.84A.036.

"Sidewalk project" means a project for the creation of a new sidewalk or replacement of an existing sidewalk, including any associated planting strip, apron, curb ramp, curb, or gutter, and necessary roadway grading and repair. If the total new plus replaced hard surface in the roadway exceeds 10,000 square feet, the entire project is a roadway project.

"Single-family residential project" means a project that constructs one ((~~Single-family Dwelling Unit~~)) principal detached or attached dwelling unit as defined in ((~~subsection 23.84A.032~~)) 23.84A.008 and any associated accessory dwelling unit located in land classified as being Neighborhood Residential ((~~1 (NR1), Neighborhood Residential 2 (NR2), or Neighborhood Residential 3 (NR3)~~)) pursuant to Section 23.30.010, and the total new plus replaced hard surface is less than 5,000 square feet.

* * *

Section 10. Section 22.907.030 of the Seattle Municipal Code, last amended by Ordinance 125873, is amended as follows:

22.907.030 Notice of proposed sale of low-income multi-family rental building

A. Except as provided in this Section 22.907.030, an owner of a ((~~multifamily rental housing~~)) building ((~~as defined in Section 23.84A.032,~~)) having two or more housing rental units, excluding congregate residences as defined in Section 23.84A.032, any one of which rents for an amount that is affordable to households at or below 80 percent of area median income, as most recently determined by the United States Department of Housing and Urban Development for the Seattle metropolitan statistical area, shall notify the Seattle Office of Housing (OH) and the Seattle Housing Authority (SHA) of the owner's intent to sell the building. The notice shall be in writing and include the owner's name, phone number, and the address of the rental housing building that will be offered for sale. At the same time, the owner shall submit to OH a declaration signed under penalty of perjury, affirming that the owner has complied with the notice requirements of this Section 22.907.030. The notice and declaration shall be submitted no later than 90 days prior to the building being listed with any real estate listing service or advertised for sale in a printed newspaper or on a website. For the purposes of this Section 22.907.030, a building is "listed" when an owner has signed a listing agreement with a real estate agent.

* * *

Section 11. Section 23.22.062 of the Seattle Municipal Code, last amended by Ordinance 127211, is amended as follows:

23.22.062 Unit lot subdivisions

A. The provisions of this Section 23.22.062 apply exclusively to the unit subdivision of land for residential development including ((~~single-family dwelling units, townhouse, rowhouse, and cottage housing developments,~~)) attached and detached dwelling units and existing ((~~apartment~~)) structures containing stacked dwelling units built prior to January 1, 2013, but not

individual ((~~apartment~~)) stacked dwelling units, in all zones in which these uses are permitted, or any combination of the above types of residential development as permitted in the applicable zones.

* * *

Section 12. Section 23.24.045 of the Seattle Municipal Code, last amended by Ordinance 127211, is amended as follows:

23.24.045 Unit lot subdivisions

A. The provisions of this Section 23.24.045 apply exclusively to the unit subdivision of land for residential development including ((~~single-family dwelling units, townhouse, rowhouse, and cottage housing developments,~~)) attached and detached dwelling units and existing ((~~apartment~~)) structures containing stacked dwelling units built prior to January 1, 2013, but not individual ((~~apartment~~)) stacked dwelling units, in all zones in which these uses are permitted, or any combination of the above types of residential development as permitted in the applicable zones.

* * *

Section 13. Section 23.28.030 of the Seattle Municipal Code, last amended by Ordinance 126157, is amended as follows:

23.28.030 Criteria for approval

A. The Director shall approve an application for a lot boundary adjustment if it is determined that:

1. No additional lot, tract, parcel, site, or division is created by the proposed adjustment;

2. No lot contains insufficient area and dimensions to meet the minimum requirements for development as calculated under the development standards of the zone in which the lots affected are situated((~~, except as provided in Section 23.44.010,~~)) and under any applicable regulations for siting development on parcels with riparian corridors, wetlands, wetland buffers, or steep slopes in Chapter 25.09 or Section 23.60A.156. Adjusted lots shall continue to be regarded as existing lots for purposes of Chapter 25.09. Any required nondisturbance area shall be legibly shown and described on the site plan, and a covenant shall be required as set out in Section 25.09.335;

3. Every proposed adjusted lot shall conform to the following standards for lot configuration, unless a modification is authorized under subsection 23.28.030.A.4:

a. If an adjusted lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; ((~~and~~))

b. No adjusted lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; ((~~and~~))

c. No adjusted lot shall have more than six separate lot lines. The lot lines shall be straight lines unless the irregularly shaped lot line is caused by an existing right-of-way or existing lot line; and

d. If a lot to be adjusted abuts upon an alley, and that alley is either improved or required to be improved according to the standards of Section 23.53.030, then no adjusted lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Either the proposed adjusted lots shall have sufficient frontage on the alley to meet access standards for the zone in

which the property is located or an access easement from the adjusted lot or lots shall be provided to the alley that meets access standards for the zone in which the property is located.

4. Modification. The standards of subsection 23.28.030.A.3 may be modified if at least one of the following criteria applies:

a. One or more of the existing lots prior to the lot boundary adjustment is irregular in shape;

b. Topography, natural obstructions, configuration of existing lot lines prior to lot line adjustment, existing platting patterns, or street alignment prevent the reconfiguration of one or more lots according to the standards of subsection 23.28.030.A.3;

c. Location of existing principal structures that are retained on lots existing prior to the proposed lot boundary adjustment require a reconfiguration of one or more lots that cannot reasonably meet the standards of subsection 23.28.030.A.3;

d. Location of existing easements or feasibility of access to portions of the property prevents the reconfiguration of lot lines that meet the standards of subsection 23.28.030.A.3; or

e. The lot boundary adjustment establishes an irregular lot line that resulted from an adverse possession claim.

5. No adjusted lot shall be approved for development without a determination that it is capable of being served by existing or extended infrastructure for drainage; a determination that the lot has water supply and sanitary sewage disposal; and a determination that there is access for vehicles, utilities, and fire protection;

6. The lot boundary adjustment is consistent with applicable provisions of this Title 23 including, for lots in the Shoreline District, conformance with the applicable provisions of Section 23.60A.168.

* * *

Section 14. Section 23.30.010 of the Seattle Municipal Code, last amended by Ordinance 126862, is amended as follows:

23.30.010 Classifications for the purpose of this Subtitle III

A. General zoning designations. The zoning classification of land shall include one of the designations in this subsection 23.30.010.A. Only in the case of land designated "RC," the classification shall include both "RC" and one additional multifamily zone designation in this subsection 23.30.010.A.

Zones	**Abbreviated**
Residential, Neighborhood ((~~1~~))	NR((~~1~~))
((~~Residential, Neighborhood 2~~	~~NR2~~
~~Residential, Neighborhood 3~~	~~NR3~~
~~Residential, Neighborhood, Small Lot~~	~~RSL~~))
Residential, Multifamily, Lowrise 1	LR1
Residential, Multifamily, Lowrise 2	LR2
Residential, Multifamily, Lowrise 3	LR3
Residential, Multifamily, Midrise	MR
Residential, Multifamily, Highrise	HR
Residential-Commercial	RC

Zones	**Abbreviated**
Neighborhood Commercial 1	NC1
Neighborhood Commercial 2	NC2
Neighborhood Commercial 3	NC3
Master Planned Community—Yesler Terrace	MPC-YT
Seattle Mixed—South Lake Union	((~~SMU-SLU~~)) SM-SLU
Seattle Mixed—Dravus	SM-D
Seattle Mixed—North Rainier	SM-NR
Seattle Mixed - Rainier Beach	SM-RB
Seattle Mixed—University District	SM-U
Seattle Mixed—Uptown	SM-UP
Seattle Mixed—Northgate	SM-NG
Commercial 1	C1
Commercial 2	C2
Downtown Office Core 1	DOC1
Downtown Office Core 2	DOC2
Downtown Retail Core	DRC
Downtown Mixed Commercial	DMC
Downtown Mixed Residential	DMR
Pioneer Square Mixed	PSM
International District Mixed	IDM

Zones	**Abbreviated**
International District Residential	IDR
Downtown Harborfront 1	DH1
Downtown Harborfront 2	DH2
Pike Market Mixed	PMM
General Industrial 1	IG1
General Industrial 2	IG2
Industrial Buffer	IB
Industrial Commercial	IC
Maritime Manufacturing and Logistics	MML
Industry and Innovation	II
Urban Industrial	UI

* * *

Section 15. Section 23.34.010 of the Seattle Municipal Code, last amended by Ordinance 126509, is repealed:

((~~**23.34.010 Designation of NR1, NR2, and NR3 zones**~~

~~A. Except as provided in subsection 23.34.010.B, areas zoned NR1, NR2, or NR3 may be rezoned to zones more intense than NR3 only if the City Council determines that the area does not meet the locational criteria for NR1, NR2, or NR3 zones.~~

~~B. Areas zoned NR1, NR2, or NR3 that meet the locational criteria contained in subsections 23.34.011.B.1 through 23.34.011.B.3 may only be rezoned to zones more intense~~

~~than NR3 if they are located within the adopted boundaries of an urban village, and the rezone is to a zone that is subject to the provisions of Chapter 23.58B and Chapter 23.58C.~~))

Section 16. Section 23.34.011 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.34.011 ((~~NR1, NR2, and NR3 zones~~)) NR zone, function((~~,~~)) and locational criteria

A. Function. An area that provides ((~~predominantly detached single-family structures on lot sizes compatible with the existing pattern of development and the character of neighborhood residential areas~~)) for the development of detached, attached, and stacked dwelling units within a predominately three-story height limit.

B. Locational criteria. An ((~~NR1, NR2, or NR3~~)) NR zone designation is most appropriate in areas that are ((~~outside of urban centers and villages and meet the following criteria~~)) generally characterized by the following conditions:

((~~1. Areas that consist of blocks with at least 70 percent of the existing structures, not including detached accessory dwelling units, in single-family residential use; or~~

~~2. Areas that are designated by an adopted neighborhood plan as appropriate for single-family residential use; or~~

~~3. Areas that consist of blocks with less than 70 percent of the existing structures, not including detached accessory dwelling units, in single-family residential use but in which an increasing trend toward single-family residential use can be demonstrated; for example:~~

~~a. The construction of single-family structures, not including detached accessory dwelling units, in the last five years has been increasing proportionately to the total number of constructions for new uses in the area, or~~

~~b. The area shows an increasing number of improvements and rehabilitation efforts to single-family structures, not including detached accessory dwelling units, or~~

~~c. The number of existing single-family structures, not including detached accessory dwelling units, has been very stable or increasing in the last five years, or~~

~~d. The area's location is topographically and environmentally suitable for single-family residential developments.~~))

1. The area is located outside of a regional center, an urban center, ((~~urban village.~~)) or Station Area Overlay District;

2. The area is characterized by residential structures of generally three stories or less; and

3. One or more of the following conditions are present:

a. The area is not located near a major transit stop or on streets abutting frequent transit routes where higher density development might be more appropriate;

b. A significant portion of the area contains environmentally critical areas; or

c. The area is characterized by limited local access and circulation that make the area less suitable for higher density development.

((~~C. An area that meets at least one of the locational criteria in subsection 23.34.011.B should also satisfy the following size criteria in order to be designated as a NR1, NR2, or NR3 zone:~~

~~1. The area proposed for rezone should comprise 15 contiguous acres or more, or should abut existing NR1, NR2, or NR3 zones.~~

~~2. If the area proposed for rezone contains less than 15 contiguous acres, and does not abut existing NR1, NR2, or NR3 zones, then it should demonstrate strong or stable single-family residential use trends or potentials such as:~~

~~a. That the construction of single-family structures, not including detached accessory dwelling units, in the last five years has been increasing proportionately to the total number of constructions for new uses in the area, or~~

~~b. That the number of existing single-family structures, not including detached accessory dwelling units, has been very stable or increasing in the last five years, or~~

~~c. That the area's location is topographically and environmentally suitable for single-family structures, or~~

~~d. That the area shows an increasing number of improvements or rehabilitation efforts to single-family structures, not including detached accessory dwelling units.~~

~~D. Half-blocks at the edges of NR1, NR2, or NR3 zones which have more than 50 percent single-family structures, not including detached accessory dwelling units, or portions of blocks on an arterial which have a majority of single-family structures, not including detached accessory dwelling units, shall generally be included. This shall be decided on a case-by-case basis, but the policy is to favor including them.~~))

Section 17. Section 23.34.012 of the Seattle Municipal Code, last amended by Ordinance 126855, is repealed:

((~~**23.34.012 Neighborhood Residential Small Lot (RSL) zone, function, and locational criteria**~~

~~A. Function. An area within an urban village that provides for the development of homes on small lots that may be more affordable compared to detached homes on larger lots and appropriate for households with children.~~

~~B. Locational criteria. An RSL zone is most appropriate in areas generally characterized by the following:~~

~~1. The area is similar in character to neighborhood residential zones;~~

~~2. The area is located inside an urban center, urban village, or Station Area Overlay District where it would provide opportunities for a diversity of housing types within these denser environments;~~

~~3. The area is characterized by, or appropriate for, a mix of single-family dwelling units, multifamily structures that are similar in scale to single-family dwelling units, such as duplex, triplex, rowhouse, and townhouse developments, and single-family dwelling units that have been converted to multifamily residential use or are well-suited to conversion;~~

~~4. The area is characterized by local access and circulation that can accommodate low density development oriented to the ground level and the street, and/or by narrow roadways, lack of alleys, and/or irregular street patterns that make local access and circulation less suitable for higher density multifamily development;~~

~~5. The area is within a reasonable distance of frequency transit service, but is not close enough to make higher density multifamily development more appropriate.~~

~~6. The area would provide a gradual transition between neighborhood residential zoned areas and multifamily or neighborhood commercial zoned areas; and~~

~~7. The area is supported by existing or projected facilities and services used by residents, including retail sales and services, parks, and community centers.~~))

Section 18. Section 23.34.013 of the Seattle Municipal Code, last amended by Ordinance 126509, is repealed:

((~~**23.34.013 Designation of multifamily zones**~~

~~An area zoned neighborhood residential that meets the criteria of Section 23.34.011 for designation as NR1, NR2 or NR3 may not be rezoned to multifamily except as otherwise provided in Section 23.34.010.B.~~))

Section 19. Section 23.34.014 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.34.014 Lowrise 1 (LR1) zone, function and locational criteria

A. Function. The function of the LR1 zone is to provide opportunities ((~~for low-density multifamily housing, primarily rowhouse and townhouse developments, through infill development that is compatible with single-family dwelling units, or through the conversion of existing single-family dwelling units to duplexes or triplexes~~)) for the development of detached, attached, and stacked dwelling units within a predominately three-story height limit at a higher intensity than Neighborhood Residential zones.

B. Locational ((~~Criteria~~)) criteria. The LR1 zone is most appropriate in areas generally characterized by the following conditions:

1. ((~~The area is similar in character to neighborhood residential zones;~~

~~2.~~)) The area is ((~~either~~)):

a. ((~~located~~)) Located outside of an urban center, urban village, or Station Area Overlay District;

b. ((~~a~~)) A limited area within an urban center, urban village, or Station Area Overlay District that would provide opportunities for a diversity of housing types within these denser environments; or

c. ((~~located~~)) Located on a collector or minor arterial;

((~~3.~~)) 2. The area is characterized by ((~~a mix of single-family dwelling units, multifamily structures that are similar in scale to single-family dwelling units, such as rowhouse and townhouse developments, and single-family dwelling units that have been converted to multifamily residential use or are well-suited to conversion~~)) residential structures of generally three stories or less;

((~~4.~~)) 3. The area is characterized by local access and circulation that can accommodate low density ((~~multifamily~~)) development ((~~oriented to the ground level~~)) and the street, and/or by narrow roadways, lack of alleys, and/or irregular street patterns that make local access and circulation less suitable for higher density ((~~multifamily~~)) development;

((~~5. The area would provide a gradual transition between neighborhood residential zoned areas and multifamily or neighborhood commercial zoned areas; and~~

~~6.~~)) 4. The area is supported by existing or projected facilities and services used by residents, including retail sales and services, parks, and community centers.

Section 20. Section 23.34.072 of the Seattle Municipal Code, last amended by Ordinance 126509, is repealed:

((~~23.34.072 Designation of commercial zones.~~

~~A. The encroachment of commercial development into residential areas shall be discouraged.~~

~~B. Areas meeting the locational criteria for a neighborhood residential designation may be designated as certain neighborhood commercial zones as provided in Section 23.34.010.~~

~~C. Preferred configuration of commercial zones shall not conflict with the preferred configuration and edge protection of residential zones as established in Sections 23.34.010 and 23.34.011 of the Seattle Municipal Code.~~

~~D. Compact, concentrated commercial areas, or nodes, shall be preferred to diffuse, sprawling commercial areas.~~

~~E. The preservation and improvement of existing commercial areas shall be preferred to the creation of new business districts.~~))

Section 21. Section 23.42.022 of the Seattle Municipal Code, enacted by Ordinance 127211, is amended as follows:

23.42.022 Accessory dwelling units

A. ((~~Attached and detached accessory~~)) Accessory dwelling units are ((~~permitted~~)) allowed as a housing use in all zones where ((~~single-family dwelling units are permitted~~)) housing uses are allowed. In the Shoreline District, accessory dwelling units shall comply with Chapter 23.60A.

((~~B. A maximum of two accessory dwelling units may be located on the same lot as a principal dwelling unit. Either or both accessory dwelling units may be attached or detached. Two detached accessory dwelling units may be located in one structure.~~))

B. Accessory dwelling units may not be accessory to residential uses other than housing uses.

C. No lot may have more than two accessory dwelling units.

D. Accessory dwelling units may be attached, detached, or stacked.

E. Unless otherwise provided in the standards of the underlying zone, accessory dwelling units shall be subject to the same standards as principal dwelling units.

F. Accessory dwelling units must be located on the same lot as the principal dwelling unit.

((~~C. Floor area limit in all zones and floor area ratio in Neighborhood Residential zones~~))

G. Maximum size

1. Gross floor area limit

a. The gross floor area of an accessory dwelling unit with up to two bedrooms may not exceed 1,000 square feet, except as provided in subsection 23.42.022.G.1.c.

b. The gross floor area of an accessory dwelling unit with three or more bedrooms may not exceed 1,200 square feet, except as provided in subsection 23.42.022.G.1.c.

c. The gross floor area of an accessory dwelling unit ~~with any number~~ regardless of number of bedrooms may not exceed 1,500 square feet if ~~the following requirements are met~~:

((~~a.~~)) 1)~~i.~~ The lot is located in a LR zone;

((~~b.~~)) 2)~~ii.~~ The lot is located in a frequent transit service area; and

((~~c.~~)) 3)~~iii.~~ The lot has not been purchased for ((~~value~~)) more than $1,000 in the past 20 years.

2. The following are not included in the gross floor area limit:

a. Up to 250 square feet of gross floor area in an attached garage;

b. ((~~Exterior-only accessed storage areas;~~

~~c.~~)) All stories, or portions of stories, that are underground; and

((~~d.~~)) c. Up to 35 square feet of gross floor area dedicated to long-term bicycle parking.

((~~3. In NR1, NR2, and NR3 zones, gross floor area in an accessory dwelling unit is exempt from FAR limits.~~

~~D. Permitted height~~

~~1. Neighborhood Residential zones. The maximum permitted height for accessory dwelling units is the permitted height for a principal dwelling unit.~~

~~2. Lowrise zones. The maximum permitted height for accessory dwelling units is the permitted height for rowhouse and townhouse development in the applicable zone.~~

~~3. All zones other than Neighborhood Residential or Lowrise. For zones with height limits of 40 feet or less, accessory dwelling units are subject to the permitted height of the zone for principal dwelling units. For zones with height limits greater than 40 feet, accessory dwelling units are subject to the permitted height for rowhouse and townhouse development in the LR3 zone, whichever height limit is applicable.~~

~~4. In all zones, accessory dwelling units associated with cottage developments are subject to the permitted height for cottage housing developments for the applicable zone.~~

~~5. In all zones, allowances above the maximum height limit for pitched roofs, including shed and butterfly roofs, and exemptions for rooftop features are permitted per the applicable zone.~~

~~E. In all zones, accessory dwelling units and appurtenant architectural elements including architectural details, bay windows, and other projections, such as covered porches, patios, decks, and steps, are subject to the yard and setback provisions for principal dwelling units in the underlying zone, except as follows:~~

~~1. In all zones detached accessory dwelling units have no required setback from any lot line that abuts an alley.~~

~~2. Neighborhood Residential zones~~

~~a. A detached accessory dwelling unit and appurtenant architectural elements may be located in the rear yard so long as the structure is no closer than 5 feet to any lot line that does not abut an alley. When a detached accessory dwelling unit is located within a rear yard, the following features may also be located within 5 feet of any lot line:~~

~~1) External architectural details with no living area, such as chimneys, eaves, cornices, and columns, may be located no closer than 3 feet from a property line.~~

~~2) Bay windows no more than 8 feet in width may be located no closer than 3 feet from a property line.~~

~~3) Other projections that include interior space, such as garden windows, may be located no closer than 3.5 feet from a property line starting a minimum of 30 inches above furnished floor, and with maximum dimensions of 6 feet in height and 8 feet in width.~~

~~b. On a through lot, when yards or setbacks cannot be determined, the Director shall designate a rear yard or rear setback for the purpose of allowing an accessory dwelling. In designating a rear yard or rear setback, the Director shall consider factors including but not limited to the location of the yards and setbacks for adjacent structures on the same block face, vehicular and pedestrian access, platting patterns in the vicinity, and topography.~~

~~3. Lowrise zones. Detached accessory dwelling units are excluded from setback averaging provisions and are subject to the minimum setback provision for a principal dwelling unit.~~

~~F. Rooftop decks that are portions of an accessory dwelling unit are allowed up to the applicable height limit, including additions allowed to a detached accessory dwelling unit under subsection 23.44.014.C.4.~~

~~G.~~)) H. Conversions of existing structures

1. For purposes of this subsection ((~~23.42.022.G~~)) 23.42.022.H, the term "conversion" means keeping an existing structure intact, adding to or altering an existing structure, or removing and rebuilding an existing structure, provided that any expansion or relocation of the structure complies with the development standards for accessory dwelling units in this Section 23.42.022 and the provisions of the applicable zone, unless otherwise allowed by this subsection ((~~23.42.022.G~~)) 23.42.022.H.

2. For the purposes of this subsection ((~~23.42.022.G~~)) 23.42.022.H, the term “existing accessory structure” means an accessory structure existing prior to July 23, 2023 or an accessory structure existing prior to July 23, 2023 that was subsequently replaced to the same configuration.

3. Existing accessory structures. An existing accessory structure may be converted into a detached accessory dwelling unit if it meets the following:

a. To facilitate the conversion of and additions to an existing accessory structure, the Director may allow waivers and modifications as a Type I decision to the provisions for accessory dwelling units in this Section 23.42.022 and the development standards of the applicable zone.

b. Conversion of an existing accessory structure to a detached accessory dwelling unit is permitted notwithstanding applicable lot coverage or yard or setback provisions in this Section 23.42.022 or the applicable zone. The converted accessory structure shall comply with the minimum standards set forth in Sections 22.206.020 through 22.206.140.

4. Existing principal structures. The gross floor area of an attached accessory dwelling unit may exceed 1,000 square feet if the portion of the structure in which the attached accessory dwelling unit is located existed as of July 23, 2023.

((~~H. Building separation~~

~~1. Neighborhood Residential zones. A detached accessory dwelling unit shall be separated from its principal dwelling unit by a minimum of 5 feet measured from eave to eave. To be considered attached, an accessory dwelling unit must be connected to the principal dwelling unit by an enclosed space that is at least 3 feet wide, 3 feet tall, and 3 feet long.~~

~~2. All other zones. A detached accessory dwelling unit shall be separated from its principal dwelling unit by a minimum of 3 feet measured from eave to eave. To be considered attached, an accessory dwelling unit must be connected to a principal dwelling unit by an enclosed space that is at least 3 feet wide, 3 feet tall, and 3 feet long.~~))

I. No off-street motor vehicle parking is required for an accessory dwelling unit.

J. When calculating density, the number of dwelling units shall include both accessory dwelling units and principal dwelling units.

((~~J.~~)) K. Title 23 shall not be interpreted or applied to prohibit the sale or other conveyance of a condominium unit on the grounds that the condominium unit was originally built as an accessory dwelling unit.

((~~K.~~)) L. Unless provided otherwise in this Section 23.42.022, the provisions of the applicable zone and overlay district apply. In the event of conflict with provisions elsewhere in Title 23 other than Chapter 23.60A, this Section 23.42.022 shall prevail.

Section 22. A new Section 23.42.024 is added to the Seattle Municipal Code as follows:

23.42.024 Adult family homes

Adult family homes are allowed as a home occupation in all zones where housing uses are allowed.

Section 23. A new Section 23.42.047 is added to the Seattle Municipal Code, as follows:

23.42.047 Sensitive land uses near highways and major truck routes

Any dwelling unit, school, or child care center that is located within 600 feet of an interstate, highway, or designated major truck street right-of-way, or railroad ((~~right-of-way~~)) must incorporate the following features to maintain indoor air quality and reduce noise intrusion:

A. Sound-insulating windows or other noise-insulating features sufficient to maintain interior sound levels at 45 decibels or below in consideration of existing environmental noise levels at the site. The applicant shall submit an analysis of existing noise levels and documentation of the sound insulating capabilities of windows or other noise-insulating features as part of the permit application; and

B. A permanently installed air cooling system and a balanced ventilation system, which may be combined. The ventilation system shall filter any outdoor air supply through filters rated MERV 13 or higher as determined by the American Society of Heating, Refrigerating, and Air

Conditioning Engineers (ASHRAE). The air cooling and ventilation systems shall be indicated on the plan.

Section 24. Section 23.42.050 of the Seattle Municipal Code, last amended by Ordinance 126845, is amended as follows:

23.42.050 Home occupations

A home occupation of a person residing in a dwelling unit is permitted outright in all zones as an accessory use to any residential use permitted outright or to a permitted residential conditional use, subject to the following requirements:

* * *

G. A maximum of three passenger vehicles, vans, and similar vehicles, associated with the home occupation, each not exceeding a gross vehicle weight of 10,000 pounds are permitted to be at the home occupation site, independent of commercial deliveries and pickups. For lots developed with a ((~~single-family~~)) residential dwelling unit in NR zones, this limit is in addition to the outdoor parking limit in subsection ((~~23.44.016.C.3~~)) 23.44.160.E.

* * *

Section 25. Section 23.42.106 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.42.106 Expansion of nonconforming uses

* * *

B. In addition to the standards in subsection 23.42.106.A, a structure in a ((~~neighborhood residential~~)) Neighborhood Residential zone occupied by a nonconforming residential use may be allowed to expand subject to the following:

1. The number of dwelling units shall not be increased, except as may be allowed pursuant to Section 23.40.040.

2. For a nonconforming residential use that is not a multifamily use, except as may be allowed pursuant to Section 23.40.040; if originally permitted by conditional use, the number shall not be allowed to increase above the number permitted by the conditional use approval.

3. An expansion of no more than 500 square feet of gross floor area, meeting the development standards for ((~~single-family~~)) residential construction in Chapter 23.44 and not exceeding the average height of the closest principal structures on either side, is allowed.

4. An expansion greater than 500 square feet of gross floor area and/or exceeding the average height of the closest principal structures on either side may be approved by the Seattle Department of Construction and Inspections through a special exception Type II Master Use Permit, if the proposed expansion meets the development standards for ((~~single-family~~)) residential construction and is compatible with surrounding development in terms of:

a. Architectural character;

b. Existing streetscape and pattern of ((~~yards~~)) setbacks; and

c. Scale and proportion of principal structures.

5. If an addition proposed under subsection 23.42.106.B.3 or 23.42.106.B.4 would require additional parking under the requirements of Section 23.54.015 ((~~for multifamily structures~~)), that additional parking must be provided.

* * *

D. A nonconforming nonresidential use shall not be expanded or extended, except as follows:

1. A structure occupied by a nonconforming nonresidential use may be maintained, repaired, renovated, or structurally altered but shall not be expanded or extended except as otherwise required by law, as necessary to improve access for the elderly or disabled or as specifically permitted elsewhere in this Code.

2. In ((~~the~~)) Seattle Mixed zones, general manufacturing uses exceeding 25,000 square feet of gross floor area and heavy manufacturing uses may be expanded or extended by an amount of gross floor area not to exceed 20 percent of the existing gross floor area of the use, provided that this exception may be applied only once to any individual business establishment.

3. The Seattle Asian Art Museum building and use located in Volunteer Park, as it exists on January 1, 2017, may be expanded subject to the following development standards:

a. Except as provided in this subsection 23.42.106.D.3, the development standards of Chapter 23.44 do not apply.

b. The building may be expanded one or more times but the gross floor area of all expansions combined and occurring after January 1, 2017, may not exceed 15,000 square feet.

c. No expansion may be located in a freestanding building that lacks a common wall with the building either as it existed on January 1, 2017, or as subsequently expanded.

d. No expansion may exceed the elevation of the highest point of the building as it existed on January 1, 2017.

e. Parking and loading for the proposed expansion is required as provided in Sections 23.54.015 and 23.54.035. As a Type I decision, the Director may reduce parking and loading requirements to an amount not less than the amount needed to provide adequate parking

and loading facilities, as demonstrated to the satisfaction of the Director by a parking and loading study prepared by a licensed professional engineer and submitted to the Director by the applicant.

f. Bicycle parking for the proposed expansion shall be provided in accordance with ((~~subsection 23.54.015.K~~)) Section 23.54.037.

g. The street and sidewalk requirements of Chapter 23.53 do not apply.

h. Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.

i. Nothing in this Section 23.42.106 alters the authority of the Landmarks Preservation Board pursuant to the City's Landmarks Preservation Ordinance.

* * *

Section 26. Section 23.42.110 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.42.110 Change from one nonconforming use to another nonconforming use

A nonconforming use may be converted by an administrative conditional use authorization to another use not otherwise permitted in the zone subject to the following limitations and conditions.

A. ((~~In neighborhood residential and residential small lot zones, a nonconforming multifamily residential use may not be converted to any nonresidential use not otherwise permitted in the zone.~~

~~B.~~)) The proposed new use must be no more detrimental to properties in the zone and vicinity than the existing use. This determination shall be based on consideration of the following factors:

1. The zones in which both the existing use and the proposed new use are allowed;

2. The number of employees and clients associated or expected with the proposed use;

3. The relative parking, traffic, light, glare, noise, odor and similar impacts of the two uses and how these impacts could be mitigated.

((~~C~~)) B. The existence of a single residential unit, such as a caretaker's or proprietor's unit, accessory to a nonconforming commercial use shall not be treated as having established a residential use, and such a unit may be converted or changed provided that it is the only residential use in the structure and comprises less than half of the total floor area of the structure.

((~~D~~)) C. Parking requirements for the proposed use shall be determined by the Director.

((~~E~~)) D. If the new use is permitted, the Director may require mitigation measures, including but not limited to landscaping, sound barriers or fences, mounding or berming, adjustments to ((~~yards~~)) setback or parking standards, design modification, or limiting hours of operation.

Section 27. Section 23.42.124 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.42.124 Light and glare standards nonconformity

When nonconforming exterior lighting is replaced, new lighting shall conform to the requirements of the light and glare standards of the respective zone. See ((~~subsection 23.44.008.H~~)) Section 23.44.150 for ((~~neighborhood residential~~)) Neighborhood Residential zones; Section 23.45.534 for multifamily zones; Section 23.46.020 for residential-commercial

zones; Section 23.47A.022 for C zones or NC zones; Section 23.48.075 for SM zones; Section 23.49.025 for downtown zones; and Section 23.50.046 for IB and IC zones.

Section 28. Section 23.42.130 of the Seattle Municipal Code, last amended by Ordinance 127099, is repealed:

((~~**23.42.130 Nonconforming solar collectors**~~

~~The installation of solar collectors that do not conform to development standards or that increase an existing nonconformity may be permitted as follows:~~

~~A. In neighborhood residential zones, pursuant to subsection 23.44.046.B;~~

~~B. In multifamily zones, pursuant to subsection 23.45.545.E;~~

~~C. In NC zones or C zones, pursuant to subsection 23.47A.012.E.~~))

Section 29. A new Section 23.42.132 is added to the Seattle Municipal Code as follows:

23.42.132 Columbariums, garden wall crypts, and mausoleums

Columbariums, garden wall crypts, and mausoleums are permitted only as accessory to existing cemeteries, except that columbariums and garden wall crypts may also be accessory to religious facilities. In addition, no interment openings shall abut or be directly across the street from property other than cemetery property. For columbariums, garden wall crypts, and mausoleums accessory to existing cemeteries, any border between structures and the property line shall be landscaped and maintained by the owner in good condition.

Section 30. Chapter 23.44 of the Seattle Municipal Code, last amended by Ordinance 127099, is repealed as shown in Attachment 2 to this ordinance.

Section 31. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

Chapter 23.44 NEIGHBORHOOD RESIDENTIAL

23.44.010 Scope of provisions

A. This Chapter 23.44 establishes regulations for the Neighborhood Residential (NR) zone.

B. Some land in these zones may be regulated by Subtitle III, Division 3, Overlay Districts, of this Title 23 in addition to the standards of this Chapter 23.44.

C. Other regulations may apply to development proposals, including but not limited to general use provisions (Chapter 23.42); transportation concurrency and transportation impact mitigation (Chapter 23.52); requirements for streets, alleys, and easements (Chapter 23.53); standards for access, off-street parking, and solid waste storage (Chapter 23.54); sign regulations (Chapter 23.55); communication regulations (Chapter 23.57); shoreline regulations (Chapter 23.60A); and environmental protection and historic preservation (Title 25).

D. Congregate residences are subject to additional requirements as specified in Section 23.42.049.

23.44.020 Permitted and prohibited uses

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.44.020 and this Section 23.44.020. Uses not referred to in Table A for 23.44.020 are prohibited, unless otherwise indicated in this Chapter 23.44 or Chapters 23.51A, 23.51B, or 23.57. Communication utilities and accessory communication devices, except as exempted in Section 23.57.002, are subject to this Chapter 23.44 and Chapter 23.57. Public facilities are subject to Section 23.51A.004.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in this Chapter 23.44.

Table A for 23.44.020 Permitted and prohibited uses	
Uses	**Permitted and prohibited uses**
A. Residential uses except as listed below	P
A.1. Assisted living facilities	X
A.2. Caretaker's quarters	X
A.3. Congregate residences	X/P[1]
B. Institutions except as listed below	P/CU[2]
B.1. Adult care centers	X
B.2. Colleges	X
B.3. Hospitals	X
B.4. Institutes for advanced study	X
B.5. Museums	X
B.6. Private clubs	X/CU/P[3]
B.7. Vocational or fine arts schools	X
C. Uses in existing or former public schools	
C.1. Preschools, public or private schools, colleges, and community centers in existing or former public schools	P
C.2. Uses not otherwise permitted in existing or former public schools	P[4]
D. Parks and open space uses	P
E. Ground-floor commercial uses	P[5]
F. Human service uses	X

Table A for 23.44.020
Permitted and prohibited uses

Uses	Permitted and prohibited uses
G. Cemeteries	P/X[6]
H. Community gardens	P
I. Rail transit facilities and railroads	P
J. Park and ride facilities	CU[7]
K. Commercially operating horse farms in existence before July 1, 2000	P[8]
L. Uses not otherwise permitted if located in Landmark structures	CU[9]
M. Uses not otherwise permitted if located in structures unsuited to permitted uses	CU[10]
N. All other uses	X

Key to Table A for 23.44.020
P = Permitted outright
CU = Permitted as an administrative conditional use
X = Prohibited
Footnotes to Table A for 23.44.020
[1] Congregate residences are allowed within a major transit service area and prohibited in other areas.
[2] Institutions meeting development standards including but not limited to Section 23.44.180 are permitted outright. Public schools that do not meet development standards are regulated by Chapter 23.51B and Chapter 23.79. Institutions other than public schools that do not meet development standards may be permitted as administrative conditional uses pursuant to Section 23.44.030.
[3] New private clubs are prohibited. Existing private clubs are permitted provided that the use is not expanded. Existing private clubs may be expanded as a conditional use only if the expansion would not result in the gross floor area or the number of surface parking spaces exceeding the amount existing on the effective date of this ordinance by more than 25%.
[4] Pursuant to procedures in Chapter 23.78.

Table A for 23.44.020 Permitted and prohibited uses	
Uses	**Permitted and prohibited uses**
[5] Ground-floor commercial uses are only allowed if they meet the standards of subsection 23.44.020.E. [6] Pursuant to subsection 23.44.020.D [7] Pursuant to subsection 23.44.030.F. [8] Provided that they are located on lots greater than 10 acres and conform to the limits on the number and location of farm animals and structures containing them set forth in Section 23.42.052. [9] Pursuant to subsection 23.44.030.D. [10] Pursuant to subsection 23.44.030.E.	

C. Accessory uses

1. Except as otherwise provided in this subsection 23.44.020.C, accessory uses customarily incidental to principal uses permitted outright are permitted outright.

2. All accessory uses and structures, except for urban farms and structures in urban farm use, must be located on the same lot as the principal use or structure unless otherwise specifically provided.

3. Urban farms with planting area not more than 4,000 square feet are permitted outright as an accessory use. Urban farms with more than 4,000 square feet of planting area may be permitted as an administrative conditional use accessory to any principal use permitted outright or as a conditional use, pursuant to Section 23.42.051.

4. Piers and floats are permitted, provided they comply with Chapter 23.60A.

5. Bed and breakfast uses are permitted outright if:

a. The bed and breakfast use has a valid business license tax certificate issued by the Department of Finance and Administrative Services;

b. The bed and breakfast use is operated by the primary resident of the dwelling unit where the bed and breakfast is located or the resident operator;

c. There is no evidence of the bed and breakfast use visible from the exterior of the dwelling unit except for a sign permitted by subsection 23.55.020.D.1; and

d. The bed and breakfast use has no more than five guest rooms, provided that this limitation does not apply to bed and breakfast uses that were established on or before April 1, 1987.

6. Accessory dwelling units are permitted, provided they comply with Section 23.42.022.

7. Human service uses accessory to institutional uses are permitted outright.

D. Existing cemeteries are permitted and are prohibited from expanding. New cemeteries are prohibited. For purposes of this Section 23.44.020, a change in a cemetery boundary is not considered an expansion in size and is permitted provided that:

1. The change does not increase the net land area occupied by the cemetery;

2. The land being added to the cemetery is contiguous to the existing cemetery and is not separated from the existing cemetery by a public street or alley whether or not improved; and

3. The use of the land being added to the cemetery will not result in the loss of housing.

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;

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

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

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;

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

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

7. 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.

23.44.030 Administrative conditional uses

A. Uses permitted as administrative conditional uses in Section 23.44.020 may be permitted by the Director when the provisions of Section 23.42.042 and this Section 23.44.030 are met.

B. Unless otherwise specified in this Chapter 23.44, conditional uses shall meet the development standards for uses permitted outright. If an existing structure is nonconforming to development standards, no conditional use is required for any alterations that do not increase the nonconformity.

C. Institutions other than public schools that do not meet the development standards of this Chapter 23.44, including Major Institution uses as provided in Chapter 23.69, and the expansion of existing private clubs may be permitted subject to the following:

1. Bulk and siting. In order to accommodate the special needs of the proposed institution, and to better site the facility with respect to its surroundings, the Director may modify the applicable development standards. In determining whether to allow such modifications, the Director shall balance the needs of the institution against the compatibility of the proposed institution with the residential scale and character of the surrounding area.

2. Noise, Light and Glare. The Director may condition the permit in order to mitigate potential noise, light and glare impacts. Measures the Director may require for this purpose include, but are not limited to the following: visual screening, landscaping, sound barriers, fences, berms, adjustments to setbacks or the location of refuse storage areas, location of parking areas and access, structural design modifications, limiting exterior lighting fixture type, location and height to mitigate light trespass, and regulating hours of use.

3. Transportation plan. A transportation plan is required for proposed new institutions and for those institutions proposing to expand larger than 4,000 square feet of gross floor area and/or to provide 20 or more new parking spaces. The Director may condition a permit to mitigate potential traffic and parking impacts pursuant to a Transportation Management Plan or Program as described in Director's rules governing such plans or programs. The Director will determine the level of detail to be disclosed in the transportation plan based on the probable impacts and/or scale of the proposed institution.

D. A use not otherwise permitted in a Neighborhood Residential zone within a structure designated as a Seattle Landmark that is subject to controls and incentives imposed by a

designating ordinance, when the owner of the Landmark has executed and recorded an agreement acceptable in form and content to the Landmarks Preservation Board providing for the restoration and maintenance of the historically significant features of the structure, may be permitted subject to the following:

1. The use is compatible with the existing design and/or construction of the structure without significant alteration;

2. Uses permitted by the zone are impractical because of structure design and/or that no permitted use can provide adequate financial support necessary to sustain the structure in reasonably good physical condition; and

3. The use shall not be detrimental to other properties in the zone or vicinity or to the public interest.

E. Uses in structures unsuited to uses permitted outright

1. A use not otherwise permitted in a Neighborhood Residential zone may be permitted as an administrative conditional use in structures unsuited to uses permitted outright in Neighborhood Residential zones. The determination that a use may be permitted shall be based on the following factors:

a. The design of the structure is not suitable for conversion to a use permitted outright in a Neighborhood Residential zone;

b. The structure contains more than 4,000 square feet; and

c. The proposed use will provide a public benefit.

2. Parking requirements for uses permitted under this subsection 23.44.030.E shall be determined by the Director.

3. The Director may require measures to mitigate impacts such as noise, odor, parking, or traffic impacts. Mitigating measures may include but are not limited to landscaping, sound barriers, fences, mounding or berming, adjustments to development standards, design modifications, or setting hours of operation.

4. In the case of an existing or former public school, permissible uses other than those permitted outright in the zone and their development standards including parking requirements shall be established only pursuant to procedures for establishing criteria for joint use or reuse of public schools in Chapter 23.78.

F. A park and ride facility under the management of a public agency responsible for commuter pooling efforts may be permitted if the Director determines that:

1. It is to be located on an existing parking lot;

2. That parking proposed for the park and ride facility is not needed by the principal use or its accessory uses during the hours proposed for park and ride use; and

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

G. Any use that was previously authorized by a conditional use permit but which has been discontinued shall not be re-established or re-commenced except pursuant to a new conditional use permit, provided that such permit is required for the use at the time re-establishment or re-commencement is proposed. Vacant property, except for dead storage of materials or equipment of the conditional use, shall not be considered as being devoted to the authorized conditional use. The expiration of licenses necessary for the conditional use shall be evidence that the property is not being devoted to the conditional use. A conditional use in a

residential structure or a multitenant commercial structure shall not be considered as discontinued unless all units are either vacant or devoted to another use. The following shall constitute conclusive evidence that the conditional use has been discontinued:

1. A permit to change the use of the property has been issued and the new use has been established; or

2. The property has not been devoted to the authorized conditional use for more than 24 consecutive months.

H. Minor structural work that does not increase usable gross floor area or seating capacity and that does not exceed the development standards applicable to the use shall not be considered an expansion and does not require approval as a conditional use unless the work would exceed the height limit of the zone for uses permitted outright. Such work includes but is not limited to roof repair or replacement and construction of uncovered decks and porches, facilities for barrier-free access, bay windows, dormers, and eaves.

23.44.040 General provisions

A. An exception from one specific standard does not relieve the applicant from compliance with any other standard.

B. Any structure occupied by a permitted principal use other than residential use may be converted to residential use even if the structure does not conform to the development standards for residential uses in the Neighborhood Residential zone.

C. Assisted living facilities, congregate residences, and structures containing ground floor commercial uses shall meet the development standards for stacked dwelling units unless otherwise specified.

D. If more than one category of residential use is located on a lot, and if different development standards apply to the different categories of use, then each category's percentage of the total limit imposed by the development standard shall be calculated based on each category's percentage of total structure footprint area as follows:

1. Calculate the footprint, in square feet, for each category of residential use. For purposes of this calculation, "footprint" is defined as the horizontal area enclosed by the exterior walls of the structure.

2. Calculate the total square feet of the footprint of all categories of residential uses on the lot.

3. Divide the square footage of the footprint for each category of residential structure in subsection 23.44.040.D.1 by the total square feet of the footprint of all residential uses in subsection 23.44.040.D.2.

4. Multiply the percentage calculated in subsection 23.44.040.D.3 for each housing category by the area of the lot. The result is the area of the lot devoted to each housing category.

5. The total limit for each category of residential use is the applicable limit for that use multiplied by the percentage calculated in subsection 23.44.040.D.4.

E. As a Type I decision, the Director may waive or modify the standards of Sections 23.44.110 ((~~,~~)) and 23.44.130, ((~~23.44.140,~~)) and subsections 23.44.160.A and 23.44.160.B for the conversion of a residential structure within a development from one dwelling unit to two or more dwelling units. For the purposes of this subsection 23.44.040.E, conversion means keeping an existing residential structure intact without the addition of interior floor area.

23.44.050 Floor area

A. Gross floor area. In Neighborhood Residential zones, gross floor area includes exterior corridors, breezeways, and stairways that provide building circulation and access to dwelling units or sleeping rooms. Balconies, patios, and decks that are associated with a single dwelling unit or sleeping room and that are not used for common circulation are not considered gross floor area.

B. Floor area ratio (FAR) limits. The FAR limit in Neighborhood Residential zones for lots with residential uses((~~, except for stacked dwelling units that meet the requirements in subsection 23.44.050.D,~~)) is as shown in Table A for 23.44.050, except that structures on lots with less than 5,000 square feet of lot area can include up to 2,500 square feet of total chargeable floor area or the amount of total chargeable floor area allowed by the FAR limit shown in Table A for 23.44.050, whichever is greater. The FAR limit in Neighborhood Residential zones for lots without residential uses is 1.2. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

Table A for 23.44.050 **Floor area ratio (FAR) in NR zones ((~~except for stacked dwelling units that meet the requirements in subsection 23.44.050.D~~))**	
Density (dwelling units per lot size)	**FAR**
Less dense than 1 unit / 4,000 square feet	0.6
1 unit / 4,000 square feet to 1 unit / 2,201 square feet	0.8, or 1.0 if the development meets the standards of subsection 23.44.050.D
1 unit / 2,200 square feet to 1 unit / 1,601 square feet	1.0, or 1.2 if the development meets the standards of subsection 23.44.050.D
1 unit / 1,600 square feet or denser	1.6 for attached and detached dwelling units, except that it is: • 1.8 for development on lots located within a frequent transit service area that consist entirely of attached or detached dwelling units in structures that are less than three stories and that are arranged

Table A for 23.44.050 **Floor area ratio (FAR) in NR zones ((~~except for stacked dwelling units that meet the requirements in subsection 23.44.050.D~~))**	
Density (dwelling units per lot size)	**FAR**
	on up to three sides of a common, ground-level amenity area equal to at least 20 percent of the lot area that includes usable, contiguous community green space and trees; • 1.8 for stacked dwelling units that do not meet the standards of subsection 23.44.050.D or 23.44.050.E; or • 2.0 for stacked dwelling units that meet either the standards of subsection 23.44.050.D or 23.44.050.E. ((~~a. as provided in 23.44.050.E for stacked dwelling units and b. 1.6 for development consisting entirely of dwelling units in structures that are less than three stories and that are arranged on up to three sides of a common, ground-level amenity area equal to at least 20 percent of the lot area that includes usable, contiguous community green space and trees on lots located within a frequent transit service area.~~))

C. The following floor area is exempt from FAR limits:

1. All stories, or portions of stories, that are underground.

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

3. Common walls separating individual attached dwelling units.

4. Square footage of dwelling units that are Type A units as defined in the Seattle Building Code.

D. The FAR limit for lots with stacked dwelling units that meet the following requirements is as shown in Table A ((~~B~~)) for 23.44.050:

1. The lot is within one quarter mile of an elementary or secondary school;

2. At least 25 percent of the stacked dwelling units have a minimum of three bedrooms and a minimum floor area of 1,050 square feet.

((~~**Table B for 23.44.050**~~
~~**Floor area ratio (FAR) in NR zones for stacked dwelling units that meet the requirements in subsection 23.44.050.D**~~

~~Density (dwelling units per lot size)~~	~~FAR~~
~~Less dense than 1 unit / 4,000 square feet~~	~~0.6~~
~~1 unit / 4,000 square feet to 1 unit / 2,201 square feet~~	~~1.0~~
~~1 unit / 2,200 square feet to 1 unit / 1,601 square feet~~	~~1.2~~
~~1 unit / 1,600 square feet or denser~~	~~1.4~~))

E. The FAR limit for lots with stacked dwelling units with a density of 1 unit per 1,600 square feet of lot size or denser ((~~is 1.8, except that it is 2.0 if it~~)) that meet((~~s~~)) one of the following criteria is ~~as shown in Table A for 23.44.050~~ 2.0:

1. Retain a Tier 1 tree, as defined in Section 25.11.130;

2. Retain two Tier 2 trees, as defined in Section 25.11.130; or

3. Meet a Green Factor score of 0.6, as measured in Section 23.86.019.

23.44.060 Maximum density and minimum lot size

A. Except as provided in subsection 23.44.060.C, the maximum density is:

1. For stacked dwelling units, one dwelling unit per 600 square feet of lot area;

2. For stacked dwelling units that meet one of the following criteria, one dwelling unit per 500 square feet of lot area:

a. Retain a Tier 1 tree, as defined in Section 25.11.130;

b. Retain two Tier 2 trees, as defined in Section 25.11.130; or

c. Meet a Green Factor score of 0.6, as measured in Section 23.86.019;

3. Within a frequent transit service area, for development consisting entirely of dwelling units in structures that are less than three stories and that are arranged on up to three

sides of a common ground-level amenity area equal to at least 20 percent of the lot area that includes usable, contiguous community green space and trees, one dwelling unit per 650 square feet of lot area;

4. For all other dwelling units, one dwelling unit per 1,250 square feet of lot area.

B. The minimum lot size for lots created after the effective date of this ordinance is 5,000 square feet.

C. Maximum density exceptions

1. A lot that is less than 5,000 square feet may be developed with up to four dwelling units provided that the lot does not contain any riparian corridors; wetlands and their buffers; submerged lands and areas within the shoreline setback; or designated non-disturbance area in steep slopes.

2. A lot that is less than 7,500 square feet and within one-quarter mile walking distance of a stop on a major transit service may be developed with up to six dwelling units if the lot does not contain any riparian corridors; wetlands and their buffers; submerged lands and areas within the shoreline setback; or designated non-disturbance area in steep slopes.

3. A lot that is less than 7,500 square feet and located more than one-quarter mile walking distance from a stop on a major transit service may be developed with up to six dwelling units if the lot meets the following criteria:

a. The lot does not contain any riparian corridors; wetlands and their buffers; submerged lands and areas within the shoreline setback; or designated non-disturbance area in steep slopes;

b. At least two principal dwelling units are low-income units subject to a regulatory agreement, covenant, or other legal instrument enforceable by The City of Seattle;

c. The low-income units are generally distributed throughout the development and have substantially the same functionality as unrestricted units in the development;

d. To the extent practicable, the low-income units are comparable to unrestricted units in terms of square footage and number of bedrooms and bathrooms;

e. The tenure (i.e., rental or ownership) of low-income units and unrestricted units is the same;

f. The regulatory agreement, covenant, or other legal instrument contains criteria and policies to maintain public benefit if the property is demolished or converted to a non-residential use;

g. For ownership housing, the low-income units are stewarded by a qualified non-profit organization, which for purposes of this subsection 23.44.060.C.3 means a non-profit organization that the Office of Housing determines as experienced in the development and stewardship of permanently affordable homes, including:

1) Pre-purchase verification of income and other requirements for eligible households, affordable sale price calculations for approval by the Office of Housing, and execution of legal restrictions on the property; and

2) Post-purchase support for homeowners by facilitating resales, monitoring compliance with financial, owner occupancy, and other legal requirements, and clear communication of program guidelines and restrictions; and

h. At such times as may be required by the Director of Housing but no less than annually, the property owner (for rental housing) or the qualified non-profit organization (for ownership housing) agrees to file property reports with the Office of Housing, verified upon

oath or affirmation, which shall contain such information as the Office of Housing may deem necessary to determine compliance with this subsection 23.44.060.C.3 and the regulatory agreement, covenant, or other legal instrument.

4. For lots that contain any riparian corridors, wetlands and their buffers, submerged lands and areas within the shoreline setback, or designated non-disturbance area in steep slopes, applicants may choose to develop the lot with the number of dwelling units provided in the density limits in subsection 23.44.060.A or with the number of dwelling units calculated as follows:

a. Determine the number of units that would be allowed under subsections 23.44.060.C.1 through 23.44.060.C.3 if no environmentally critical areas were located on the lot;

b. Determine the percentage of the lot that is not covered by riparian corridors, wetlands and their buffers, submerged lands and areas within the shoreline setback, or designated non-disturbance area in steep slopes; and

c. Calculate the number of dwelling units by multiplying the number of units determined in subsection 23.44.060.C.4.a by the percentage of the lot calculated in subsection 23.44.060.C.4.b. At least one dwelling unit is allowed on all lots in existence as of the effective date of this ordinance.

5. Square footage of dwelling units that are Type A units, as defined in the Seattle Building Code, do not count toward maximum density.

D. Measurement of minimum lot size and maximum density

1. When calculation of the number of dwelling units allowed results in a fraction of a unit, any fraction over 0.85 constitutes one additional unit.

2. Congregate residence sleeping rooms shall be treated as one-fourth of a dwelling unit for purposes of calculating density.

3. In the case of a development within a unit lot subdivision, the density limit shall be applied to the parent lot as a whole.

4. If dedication of right-of-way is required, permitted density shall be calculated before the dedication is made.

5. When calculating density, the number of dwelling units shall include both accessory dwelling units and principal dwelling units.

6. Areas not counted in calculating the lot size. The following areas shall not be counted in calculating the area of lots for the purpose of calculating the maximum density and the minimum lot size:

a. Riparian corridors;

b. Wetlands and their buffers;

c. Submerged lands and areas within the shoreline setback; and

d. Designated non-disturbance area in steep slopes.

E. For the purpose of this Section 23.44.060, designated non-disturbance area in steep slopes shall include all portions of steep slope hazard areas except the following:

1. Areas that are granted relief from the prohibition of development according to Section 25.09.090;

2. Areas where development is allowed under a small project waiver according to Section 25.09.090; and

3. Areas where intrusion into the steep slope erosion hazard area and buffer is allowed by steep slope erosion hazard area variance according to Section 25.09.290.

23.44.070 Structure height

A. Maximum height established

1. Subject to the exceptions allowed in this Section 23.44.070, ~~and except as provided in subsection 23.44.070.A.2,~~ the height limit is~~:~~

~~a.~~ ((~~for any structure in NR zones is~~)) 32 feet((~~.~~)) for any structure~~ except as otherwise provided in this subsection~~ not listed in subsections 23.44.070.A.2 or 23.44.070.A.3;

2. The height limit is 42 for the following types of development:

~~b.~~ ((~~2. The height limit for~~)) ~~42 feet for~~ a. Any development with three or more principal dwelling units and a front setback of at least 20 feet ((~~is 42 feet.~~)) ; ~~or~~

~~c.~~((~~3. The height limit~~)) ~~42 feet for stacked~~ b. Stacked dwelling units that meet the requirements in subsection 23.44.050.D ((~~is 42 feet.~~)) ;

~~d. 42 feet for stacked~~ c. Stacked dwelling units on lots that meet a Green Factor score of 0.6 or higher as measured in Section 23.86.019; or

~~e. 42 feet for structures~~ d. Structures on lots that ~~meet one of the following criteria~~:

~~i. retains~~ 1) Retain a Tier 1 or a Tier 2 tree, as defined in Section 25.11.130; or

~~ii. achieves~~ 2) Achieve a tree point score under Section 23.44.120, through planting or preserving medium/large or large trees that would result in at least ten percent canopy coverage for the site at tree maturity.

((~~4.~~)) ~~2.~~ 3. The height limit for accessory structures that are located in required setbacks is 12 feet, except as follows:

a. The ridge of a pitched roof may extend up to 3 feet above the 12-foot height limit provided that all parts of the roof above the height limit shall be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 12-foot height limit.

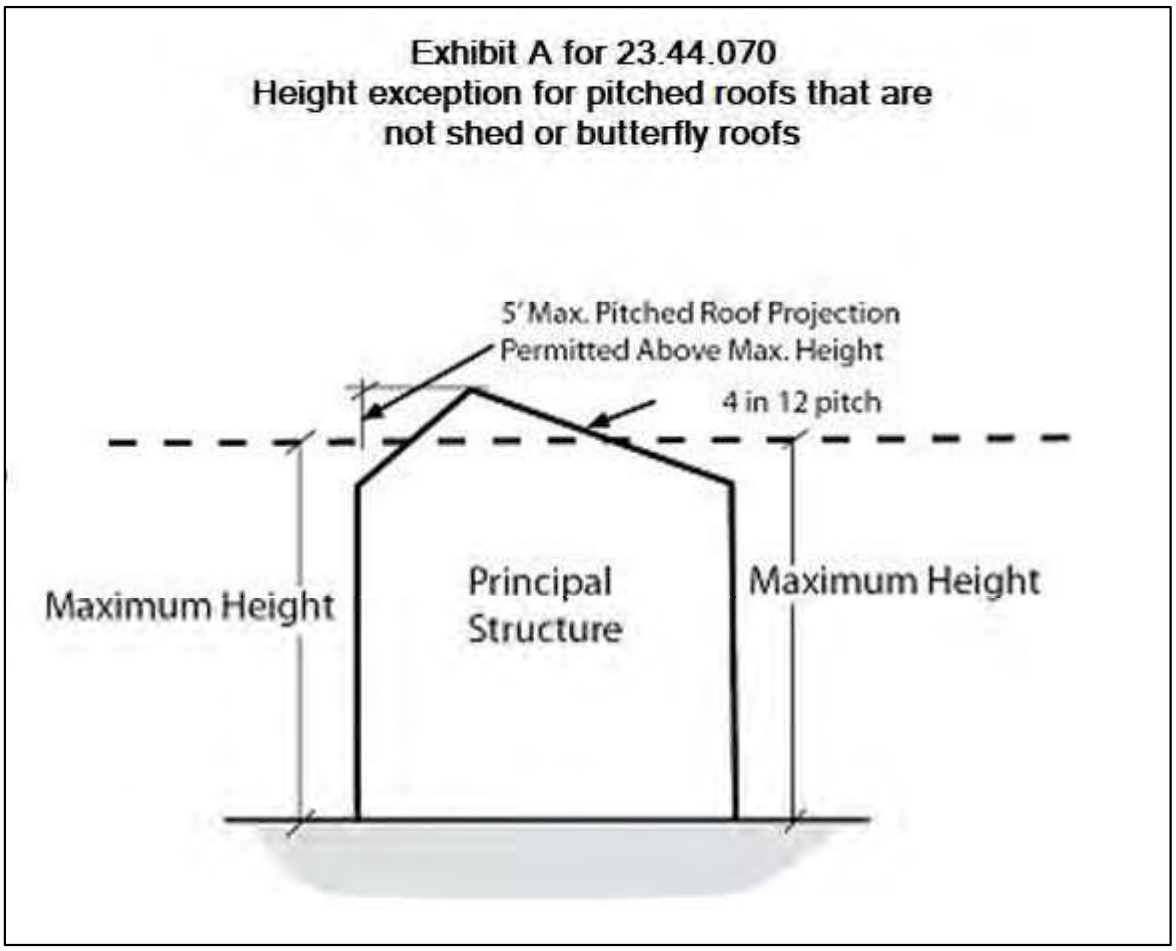
b. Freestanding flagpoles and religious symbols for religious institutions are exempt from height controls except as regulated in Chapter 23.64, provided they are no closer to any lot line than 50 percent of their height above existing grade.

B. Standards for pitched roofs

1. The ridge of a pitched roof that is not a shed or butterfly roof may extend up to 5 feet above the maximum height limit, as determined under subsection 23.44.070.A. All parts of the roof above the height limit must be pitched at a rate of not less than 4:12 (see Exhibit A for 23.44.070).

Exhibit A for 23.44.070

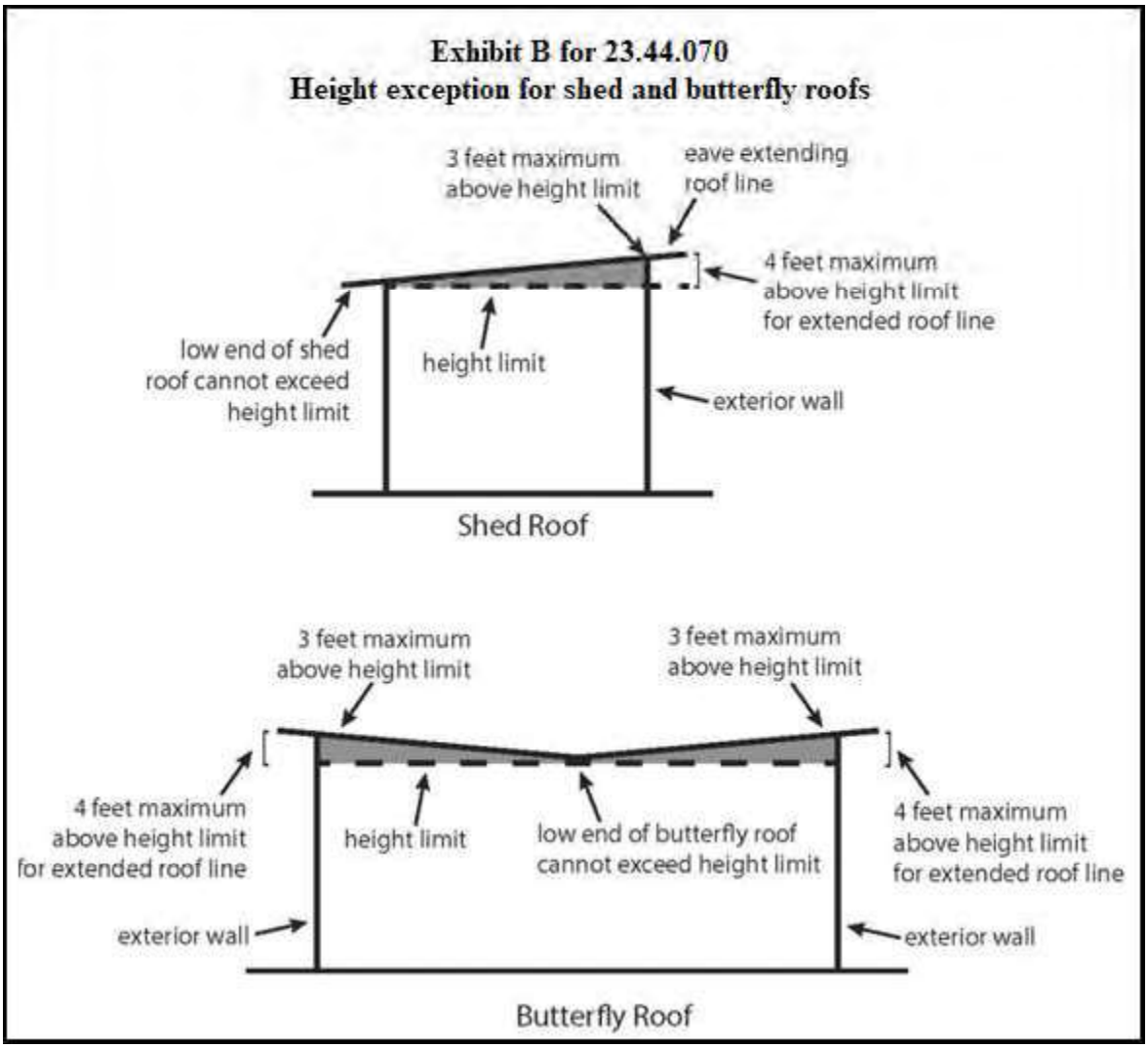
Height exception for pitched roofs that are not shed or butterfly roofs



2. The high side(s) of a shed or butterfly roof may extend 3 feet above the maximum height limit, as determined under subsection 23.44.070.A, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit (see Exhibit B for 23.44.070). The roof line of a shed or butterfly roof may be extended in order to accommodate eaves, provided that the highest point of the roof extension is no more than 4 feet above the height limit.

Exhibit B for 23.44.070

Height exception for shed and butterfly roofs



C. Height limit exceptions

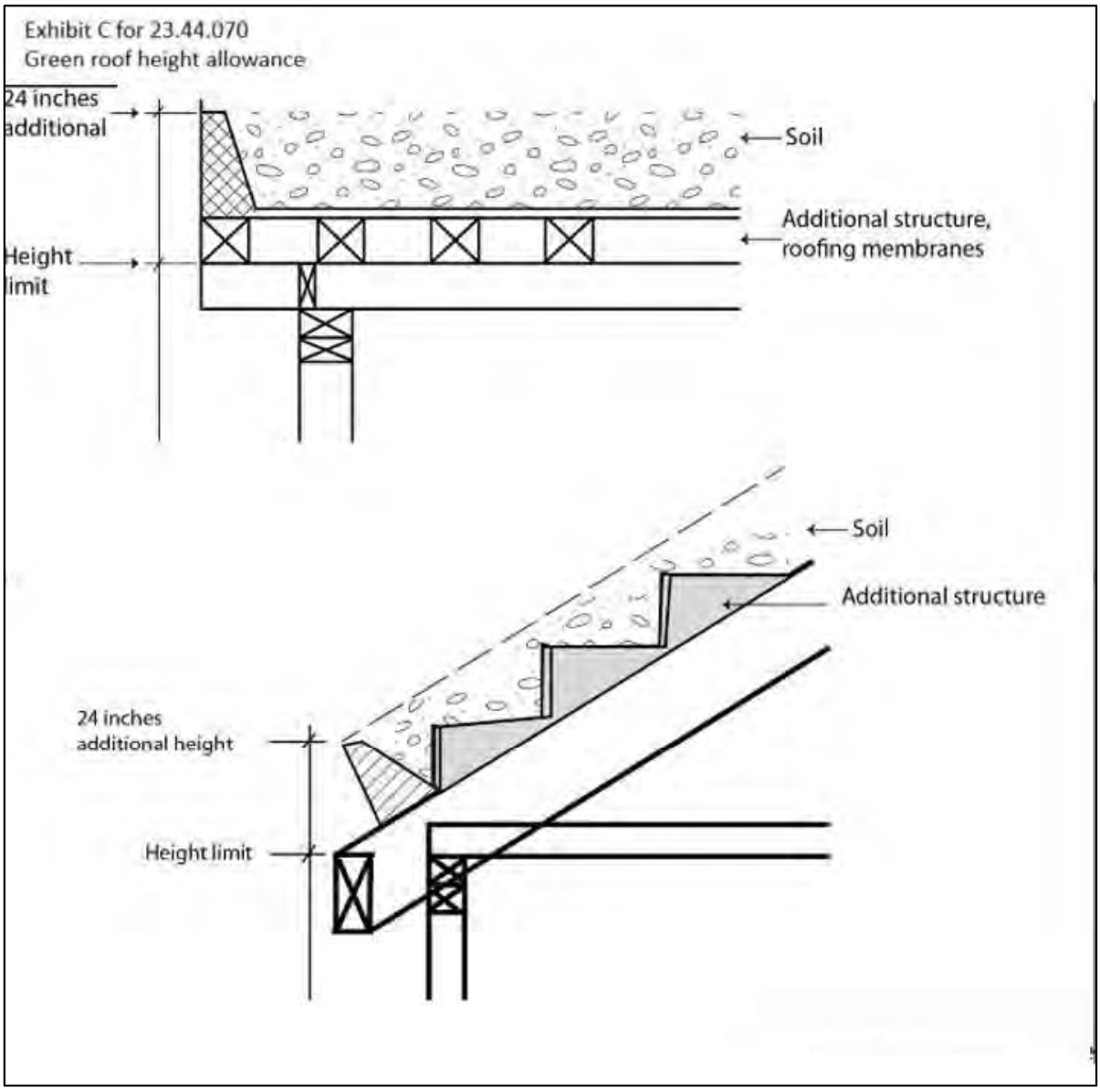
1. Except in the Airport Height Overlay District, flagpoles are exempt from height limits, provided that they are no closer to any adjoining lot line than 50 percent of their height above existing grade, or, if attached only to a roof, no closer than 50 percent of their height above the roof portion where attached.

2. Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls may extend 4 feet above the height limit in subsection 23.44.070.A. Planters on flat roofs shall not be located within 4 feet of more than 25 percent of the perimeter of the roof.

3. Green roofs may extend 2 feet above the height limit in subsection 23.44.070.A or above a pitched roof allowed in subsection 23.44.070.B.

Exhibit C for 23.44.070

Green roof height allowance



4. Solar collectors may extend 4 feet above the height limit in subsection 23.44.070.A or above a pitched roof allowed in subsection 23.44.070.B.

5. For nonresidential principal uses, the following rooftop features may extend up to 10 feet above the height limit in subsection 23.44.070.A, as long as the combined total coverage of all features listed in this subsection 23.44.070.C.5 does not exceed 15 percent of the roof area or 20 percent of the roof area if the total includes screened or enclosed mechanical equipment:

a. Stair and elevator penthouses;

b. Mechanical equipment;

c. Wind-driven power generators; or

d. Chimneys.

6. Devices for generating wind power may extend up to 10 feet above the height limit in subsection 23.44.070.A, provided that the combined total coverage of all features does not exceed 15 percent of the roof area.

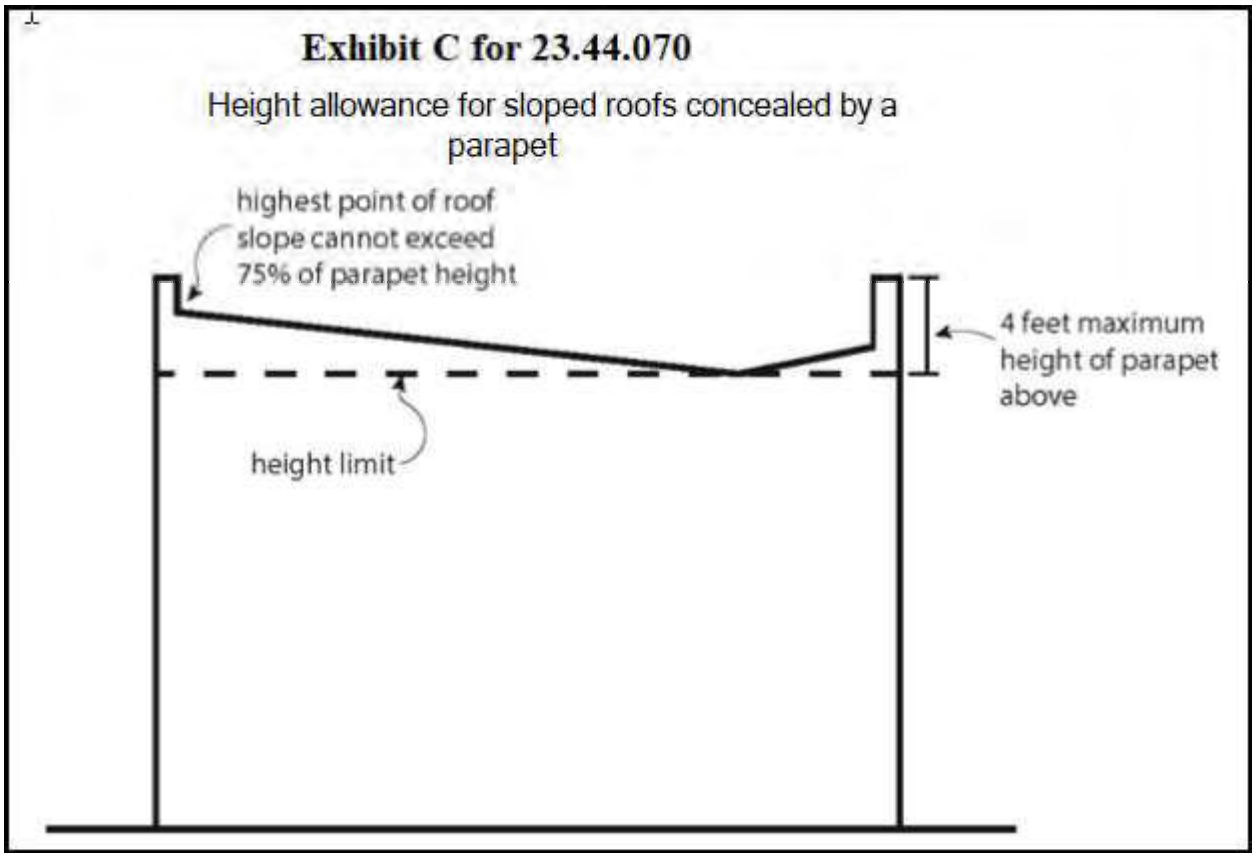
7. For height limits and exceptions for communication utilities and accessory communication devices, see Section 23.57.010.

8. Buildings existing prior to the effective date of this ordinance are permitted to extend up to 8 inches above the height limit in subsection 23.44.070.A or a pitched roof allowed in subsection 23.44.070.B solely for the purpose of adding insulation to an existing roof.

9. Roofs enclosed by a parapet. Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height, and provided that the lowest elevation of the roof surface is no higher than the applicable height limit. See Exhibit C for 23.44.070.

Exhibit C for 23.44.070

Height allowance for sloped roofs concealed by a parapet



((~~10. The height limit for stacked dwelling units that meet one of the following criteria is 42 feet:~~

~~a. Retain a Tier 1 tree, as defined in Section 25.11.130;~~

~~b. Retain two Tier 2 trees as defined in Section 25.11.130; or~~

~~c. Meet a Green Factor score of 0.6 as measured in Section 23.86.019.~~

~~11. The height limit is 42 feet for development that retains a Tier 2 tree, as defined in Section 25.11.130, or achieves a tree point score under Section 23.44.120, through planting or preserving medium and large trees that would result in a 10 percent canopy coverage for the site at tree maturity.~~))

23.44.080 Lot coverage

A. Except as otherwise provided in this Section 23.44.080, the maximum lot coverage allowed for structures is 50 percent.

B. The following areas shall not be counted in calculating the lot size for the purpose of calculating lot coverage in this Section 23.44.080:

1. Riparian corridors;

2. Wetlands and their buffers;

3. Submerged lands and areas within the shoreline setback; and

4. Designated non-disturbance area in steep slopes.

C. Structures not counted. The following structures and portions of structures are not counted in lot coverage calculations:

1. Underground structures;

2. The first 36 inches of architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other similar features that project from principal and accessory structures;

3. Decks or parts of a deck that are 36 inches or less above existing grade;

4. Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch, whichever is lower; and

5. Unenclosed structures that meet the standards of subsection 23.44.090.H.

6. Square footage of all Type A dwelling units, as defined in the Seattle Building Code, on any floor of a structure with up to ten stacked dwelling units. Any dwelling units above or below a Type A unit are not required to be Type A units to utilize this exception ((~~that are Type A units as defined in Seattle Building Code~~)).

D. The lot coverage allowed on lots containing areas listed in subsection 23.44.080.B shall not be less than 625 square feet or an amount of lot coverage approved by the Director through an environmentally critical area reduction, waiver, or modification pursuant to Chapter 25.09, whichever is greater.

E. For the purpose of this Section 23.44.080, designated non-disturbance area in steep slopes shall include all portions of steep slope hazard areas except the following:

1. Areas that are granted relief from the prohibition of development according to Section 25.09.090;

2. Areas where development is allowed under a small project waiver according to Section 25.09.090; and

3. Areas where intrusion into the steep slope erosion hazard area and buffer is allowed by steep slope erosion hazard area variance according to Section 25.09.290.

F. Within a frequent transit service area, for development consisting entirely of dwelling units in structures that are less than three stories and that are arranged on up to three((-)) sides of a common ground-level amenity area equal to at least 20 percent of the lot area, that includes usable, contiguous community green space and trees, the maximum lot coverage allowed for structures is 60 percent.

G. The maximum lot coverage allowed on lots with stacked dwelling units is 60 percent.

23.44.090 Setbacks

A. Required setbacks for the NR zones are shown in Table A for 23.44.090.

Table A for 23.44.090 Required setbacks in Neighborhood Residential zones[1]	
Front[2]	Lots with one or two dwelling units: 15 feet; Lots with three or more dwelling units: 10 feet((~~1~~))

Table A for 23.44.090 **Required setbacks in Neighborhood Residential zones**[1]	
Rear[3]	((~~15 feet for lots~~)) Lots with one or two principal dwelling units not abutting an alley: 15 feet; ((~~10 feet for lots~~)) Lots with three or more principal dwelling units not abutting an alley: 10 feet; ((~~it is 5 feet for other structures~~)) Lots under 5,000 square feet within frequent transit service areas: 5 feet; ((~~on lots under 5,000 square feet.~~)) ((~~if~~)) If the rear setback abuts an alley, no rear setback is required.
Side	((~~5 feet average, 3 feet minimum, except that it is 3 feet on lots~~)) Lots under 5,000 square feet within frequent transit service areas: 3 feet; All other lots: 5 feet average, 3 feet minimum.

Footnote for Table A for 23.44.090

[1] ~~Required setbacks for structures with nonresidential uses and no dwelling units are the required setbacks for lots with three or more dwelling units.~~ Required setbacks for lots with nonresidential structures are the same as the required setbacks for lots with three or more dwelling units.

[2] For lots abutting landmark public right-of-way on Queen Anne Boulevard, front setbacks shall be 20 feet or the average of the front setbacks of the structures on abutting lots, whichever is less, except that if the natural gradient or slope (as measured from the front line of the lot for a distance of 60 feet or the full depth of the lot, whichever is less) is in excess of 35 percent, the required front setback depth shall be the lesser of: 20 feet less one foot for each one percent of gradient or slope in excess of 35 percent; or the average of the front setbacks on the abutting lots.

[3] The rear setback for accessory dwelling units is 5 feet, except that, if the rear setback abuts an alley, no rear setback is required.

B. Through lots. In the case of a through lot, each setback abutting a street, shall be a front setback.

C. Other setback requirements. Additional structure setbacks may be required in order to meet the provisions of Chapter 23.53.

D. Underground structures. Underground structures, measured from existing or finished grade, whichever is lower, may be located within setbacks.

E. Projections from an enclosed structure allowed in required setbacks

1. Architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other similar features may project into required setbacks a maximum of 2 feet if they are no closer than 3 feet to any lot line.

2. Garden windows and other similar features that do not provide floor area may project a maximum of 18 inches into required setbacks if they:

a. Are a minimum of 30 inches above the finished floor;

b. Are no more than 6 feet in height and 8 feet wide; and

c. Combined with bay windows and other similar features that provide floor area, make up no more than 30 percent of the area of the facade.

3. Bay windows and other similar features that provide floor area may project a maximum of 2 feet into required front and rear setbacks if they:

a. Are no closer than 5 feet to any lot line;

b. Are no more than 10 feet in width; and

c. Combined with garden windows and other projections included in subsection 23.44.090.E.2, make up no more than 30 percent of the area of the facade.

4. Unenclosed porches and steps

a. Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 5 feet of a street lot line and 3 feet of a side lot line.

b. Porches or steps may be covered, provided that:

1) No portions of the cover-structure, including any supports, are closer than 5 feet to any lot line;

2) The height of the roof over unenclosed porch or steps shall not exceed 15 feet above existing or finished grade, whichever is lower;

3) The roof over such porches or steps shall not be used as a deck; and

4) The total area of porches attached to any individual dwelling unit and located in the setback is not more than 60 square feet.

F. Structures with ground-floor commercial uses. The ground floor of a structure containing a ground-floor commercial use may extend into one front setback provided it is not located closer than 2 feet from a front lot line.

G. Garages and carports

1. Garages and carports may be located in a setback where parking is allowed in a setback as provided in subsections 23.44.160.D.4 and 23.44.160.D.5.

2. Garages and carports may be located in a required side setback that abuts the rear or side setback of another lot if:

a. The garage or carport is a detached structure and extends only into that portion of a side setback that is either within 40 feet of the centerline of an alley or within 25 feet of any rear lot line that is not an alley lot line; or

b. An agreement between the owners of record of the abutting properties, authorizing the garage or carport in that location, is executed and recorded with the King County Recorder's Office.

3. Garages and carports may be located in the rear setback provided they are not located within 5 feet of the rear property line.

4. Garages and carports allowed in required setbacks shall comply with all of the following standards:

a. The area of a garage or carport in front setbacks, is limited to 300 square feet with 14-foot maximum width if one space is provided, and 600 square feet with 24-foot maximum width if two spaces are provided.

b. Roof eaves and gutters that project up to 2 feet are excluded from the maximum coverage and size limits.

c. The roof shall not be used as a balcony or deck in rear or side setbacks.

H. Other unenclosed structures allowed in setbacks

1. All unenclosed structures not more than 18 inches above existing or finished grade, whichever is lower, are allowed in any required setback including but not limited to decks, swimming pools, and hot tubs.

2. Barrier-free access. Access facilities for the disabled and elderly, are allowed in any required setback.

3. Freestanding signs, bike racks, play structures, and similar unenclosed structures that are 6 feet or less in height above existing or finished grade, whichever is lower, are allowed in any required setback, provided that:

a. Signs meet the provisions of Chapter 23.55;

b. Structures located in a side setback allow a 2.5-foot-wide pathway through the side setback; and

c. Structures located within 5 feet of a front lot line are not more than 4 feet in height.

4. Fences

a. Fences no greater than 6 feet in height are allowed in any required setback, except that fences in the required front setback extended to side lot lines or in street side setbacks extended to the front and rear lot lines may not exceed 4 feet in height. Fences located on top of a bulkhead or retaining wall are also limited to 4 feet. If a fence is placed on top of a new bulkhead or retaining wall used to raise grade, the maximum combined height is limited to 9.5 feet.

b. Except for fences in the required front setback extended to side lot lines or in street side setbacks extended to the front and rear lot lines, up to 2 feet of additional height for architectural features such as arbors or trellises on the top of a fence is allowed if the architectural features are predominately open.

c. Fence height may be averaged along sloping grades for each 6-foot-long segment of the fence, but in no case may any portion of the fence exceed 8 feet in height when the height allowed by subsection 23.44.090.H.4.a is 6 feet, or 6 feet in height when the height allowed by subsection 23.44.090.H.4.a is 4 feet.

5. Bulkheads and retaining walls

a. Bulkheads and retaining walls used to raise grade are allowed in any required setback if they are limited to 6 feet in height, measured above existing grade.

b. Bulkheads and retaining walls used to protect a cut into existing grade may not exceed the minimum height necessary to support the cut or 6 feet measured from the finished grade on the low side, whichever is greater. Any fence shall be set back a minimum of 3 feet from such a bulkhead or retaining wall.

6. Mechanical equipment. Heat pumps, charging devices for electric vehicles, and similar mechanical equipment, not including incinerators, are allowed in required setbacks if they are not located within 3 feet of any lot line.

7. Access bridges. Uncovered, unenclosed access bridges are allowed as follows:

a. Pedestrian bridges 5 feet or less in width, and of any height necessary for access, are permitted in required setbacks, except that in side setbacks an access bridge must be at least 3 feet from any side lot line.

b. A driveway access bridge is permitted in the required setback abutting the street if necessary for access to parking. The vehicular access bridge shall be no wider than 12 feet for access to one parking space or 22 feet for access to two or more parking spaces and of any height necessary for access. The driveway access bridge may not be located closer than 5 feet to any side lot line.

8. Unenclosed structures are allowed in the rear setback provided that the structure is:

a. Not located within 5 feet of a rear lot line that is not an alley lot line;

b. Not more than 12 feet in height; and

c. Separated from a dwelling unit by at least 3 feet, eave to eave.

9. Above-grade stormwater management features, such as bioretention planters and cisterns, are allowed in setbacks if:

a. No feature, excluding piping, is more than:

1) Twelve feet tall if located in a portion of the rear setback that is not also a side setback; or

2) Six and a half feet tall, if located in other setbacks.

b. No feature greater than 4.5 feet tall is located within 10 feet of the front lot line, excluding piping, unless it is integrated into a bulkhead or retaining wall that is allowed in subsection 23.44.090.H.5;

c. No feature greater than 6 inches tall is located within 2.5 feet of the side lot line; and

d. The total storage capacity of all above-grade cisterns located in setbacks is no greater than 1,250 gallons.

10. Guardrails or handrails no more than 42 inches are allowed on unenclosed stairs, decks, access bridges, bulkheads, and retaining walls.

I. Other enclosed structures allowed in setbacks

1. Any accessory structure that is not a dwelling unit may be constructed in a side or rear setback that abuts the rear or side setback of another lot upon recording with the King County Recorder's Office an agreement to this effect between the owners of record of the abutting properties.

2. Enclosed structures that are not dwelling units are allowed in the rear setback provided that:

a. They are not located within 5 feet of a rear lot line that is not an alley lot line;

b. They are not more than 12 feet in height; and

c. They are separated from a dwelling unit by at least 3 feet, eave to eave.

J. Certain additions. An addition to an existing dwelling unit may extend into a required side setback if:

1. The existing dwelling unit is already nonconforming with respect to that setback;

2. The portion of the dwelling unit that is presently nonconforming is at least 60 percent of the total width of the respective facade of the structure prior to the addition;

3. The addition would not be located within 3 feet of a side lot line; and

4. The addition would not be located any closer to the side lot line than the closest part of the existing structure.

Exhibit A for 23.44.090

Additions into side setbacks for existing dwelling units

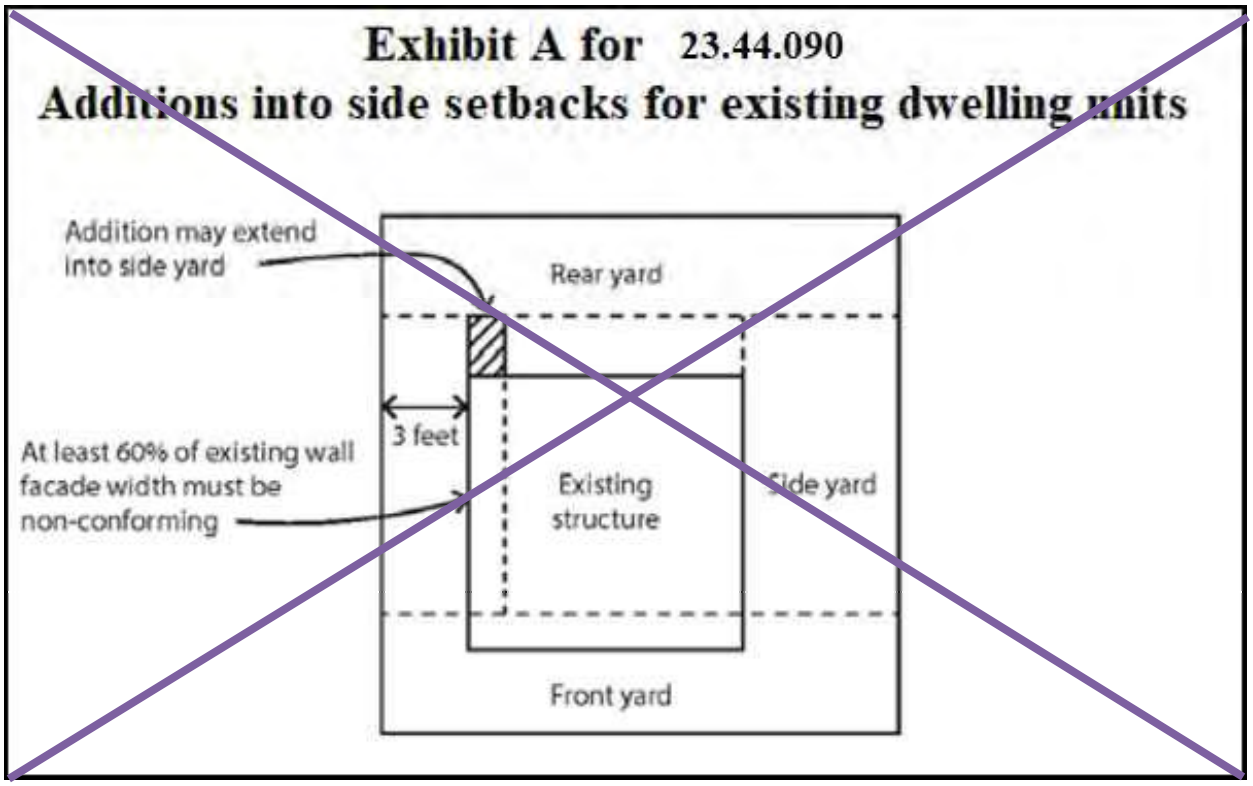
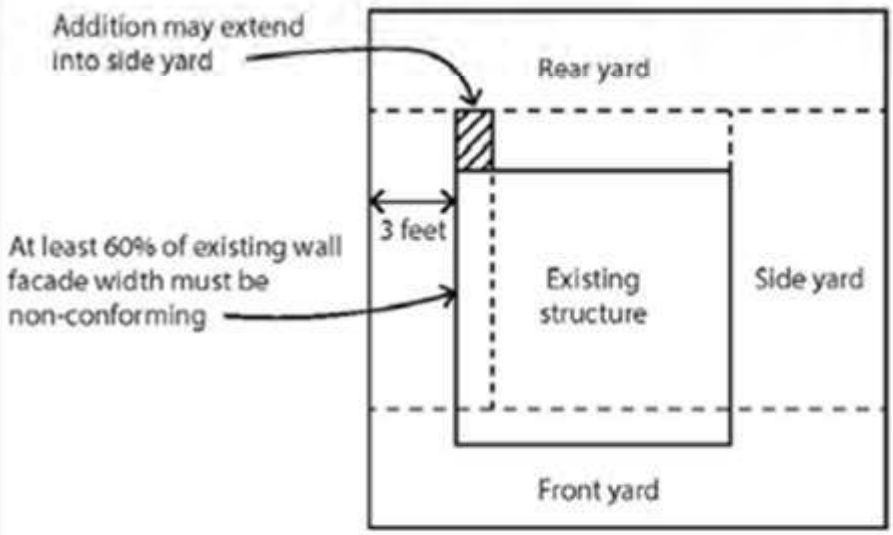


Exhibit A for 23.44.090
Additions into side setbacks for existing dwelling units



K. A structure may be permitted to extend into front and rear setbacks as necessary to protect ((~~Tier 1 and Tier 2~~)) trees pursuant to Section 25.11.070.

23.44.100 Separations between structures

A. The minimum required separation between structures containing floor area is 5 feet except that if the structures are separated by a driveway or parking aisle, the minimum required separation between the structures is 2 feet greater than the required width of the driveway or parking aisle or 24 feet, whichever is less.

B. If structures containing floor area are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.

C. Architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other forms of weather protection may project into required separations a maximum of 2 feet.

Garden windows, bay windows, covered porches and patios, balconies, and enclosed structures are not allowed in the required separation. Detached structures that are up to 10 feet in height and used exclusively for bike parking are allowed in required separations.

23.44.110 Amenity area

A. The amount of required amenity area for stacked dwelling units is equal to 25 percent of the lot area, unless every unit above the ground level has a balcony, in which case it is 20 percent of the lot area. The amount of required amenity area for attached and detached units is 20 percent of the lot area.

B. All dwelling units shall have access to either a common or private amenity area.

C. For attached and detached dwelling units, required ground-level amenity areas may be provided as either private or common space. For stacked dwelling units, at least 30 percent of the amenity area shall be provided as common space.

D. Amenity area shall not be enclosed within a structure.

E. Each amenity area shall be at least 120 square feet in area and have a minimum width and depth of 8 feet, except for balconies, which shall be at least 30 square feet in area and have a minimum width and depth of 4 feet.

F. Features in amenity areas

1. The following features are not allowed in amenity areas:

a. Vehicular parking areas, vehicular access easements, and driveways;

b. Required bike parking;

c. Solid waste and recyclable material storage area; and

d. Enclosed structures.

2. Pathways serving multiple dwelling units are not allowed in private amenity areas.

3. Decks, porches, and steps; swimming pools, spas, and hot tubs; stormwater management features, including but not limited to bioretention planters and cisterns; play equipment; and similar features are allowed in amenity areas.

4. Amenity areas may be covered by weather protection.

5. Projections that do not provide floor area may extend into an amenity area if they meet the standards for projections into setbacks in subsection 23.44.090.E and if garden windows and other similar features are at least 8 feet above finished grade.

6. Rooftop areas located within 8 feet of minor communication utilities and accessory communication devices do not qualify as amenity areas.

G. Areas in environmentally critical areas and their buffers, including but not limited to steep slopes, may count toward amenity areas.

H. No amenity area is required for:

1. One new dwelling unit added to a dwelling unit existing as of January 1, 1982, or for one new dwelling unit added to a multifamily residential use existing as of October 10, 2001; or

2. Development that retains a Tier 2 tree, as defined in Section 25.11.130, or achieves a tree point score under Section 23.44.120, through planting or preserving medium and large trees that would result in a ((~~10~~)) ten percent canopy coverage for the site at tree maturity.

23.44.120 Tree requirements

A. Development containing one or more new dwelling units must plant or retain trees to either achieve the number of tree points listed in Table A for 23.44.120 or provide at least one new tree for every 2,500 square feet of lot area, whichever results in the greater number of trees.

Table A for 23.44.120
Number of tree points required

Density (dwelling units per lot size)	Tree points required per lot area [1]
Less dense than 1 unit / 4,000 square feet	1 point / 500 square feet
1 unit / 4,000 square feet to 1 unit / 2,201 square feet	1 point / 600 square feet
1 unit / 2,200 square feet to 1 unit / 1,601 square feet	1 point / 675 square feet
1 unit / 1,600 square feet or denser	1 point / 750 square feet

Footnote to Table A for 23.44.120
[1] For purposes of this Section 23.44.120, lot area shall not include submerged lands.

B. Individual trees preserved during construction or planted as part of construction, excluding street trees, count toward the tree score according to Table B for 23.44.120. Trees required under Section 25.11.090 shall count toward this standard. All required trees shall meet standards promulgated by the Director to provide for the long-term health and viability of plantings. These standards may include but are not limited to tree selection, invasive species, planting specification, soil and mulch amendment, and protection practices during construction.

Table B for 23.44.120
Tree points

Type of tree	Tree species	Points for deciduous trees	Points for evergreen trees
Trees planted as part of construction	Small	1 point	1.25 point
	Small/medium	2 points	2.5 points
	Medium/large	3 points	3.75 points
	Large	4 points	5 points

Table B for 23.44.120
Tree points

Type of tree	Tree species	Points for deciduous trees	Points for evergreen trees
Trees preserved during construction	Small	0.4 point per inch of diameter	0.5 point per inch of diameter
	Small/medium	0.8 point per inch of diameter	1 point per inch of diameter
	Medium/large	1.2 point per inch of diameter	1.4 point per inch of diameter
	Large	1.6 point per inch of diameter	1.8 point per inch of diameter

C. Tree protection areas shall be designated in accordance with Section 25.11.060 for all trees that are proposed to be preserved to receive points under subsection 23.44.120.B, regardless of tree tier.

D. The owner of the subject lot is required to ensure that the trees planted remain healthy for at least five years after inspection by the City, and the owner of the subject lot shall be responsible for replacing any trees that do not remain healthy after inspection by the City.

E. Tree measurements

1. New trees planted to meet this requirement shall meet the following size standards:

a. Deciduous trees with one trunk must be at least 1.5 inches in diameter, measured 6 inches above the ground.

b. Multi-stemmed deciduous trees must have at least three stems and be at least 6 feet tall.

c. Evergreen trees must be at least 4 feet tall.

2. Existing trees shall be measured 4.5 feet above the ground.

F. Tree location. New trees planted to meet this requirement shall not be planted:

1. For small species trees, within 2 feet of a dwelling unit;

2. For small/medium species trees, within 4 feet of a dwelling unit;

3. For medium/large species trees, within 6 feet of a dwelling unit;

4. For large species trees, within 8 feet of a dwelling unit; and

5. For all trees, within 2 feet of a sidewalk located in the right-of-way.

G. Street tree requirements

1. Street trees are required for development that would add one or more principal dwelling units on a lot, except as provided in subsection 23.44.120.G.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal. The Director, in consultation with the Director of the Seattle Department of Transportation, shall determine the number, type, and placement of additional street trees to be provided in order to:

a. Improve public safety;

b. Promote compatibility with existing street trees;

c. Match trees to the available space in the planting strip;

d. Maintain and expand the urban forest canopy;

e. Encourage healthy growth through appropriate spacing;

f. Protect utilities; and

g. Allow access to the street, buildings, and lot.

2. Exceptions to street tree requirements

a. If a lot borders an unopened right-of-way, the Director may reduce or waive the street tree requirement along that right-of-way as a Type I decision if, after consultation with the Director of the Seattle Department of Transportation, the Director determines that the right-of-way is unlikely to be opened or improved.

b. If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with trees along the street lot line that abuts the required front setback, or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of the Seattle Department of Transportation. If a 5-foot setback or landscaped planting strip is not feasible, the Director may reduce or waive this requirement as a Type I decision.

23.44.130 Structure width limits

Structure width for each building containing residential uses in Neighborhood Residential zones may not exceed 90 feet. Measurement of structure width is provided in Section 23.86.014.

23.44.140 Design standards

A. Application of provisions.

1. The provisions of this Section 23.44.140 apply to development that includes the construction of new dwelling units, except for new dwelling units added within existing structures.

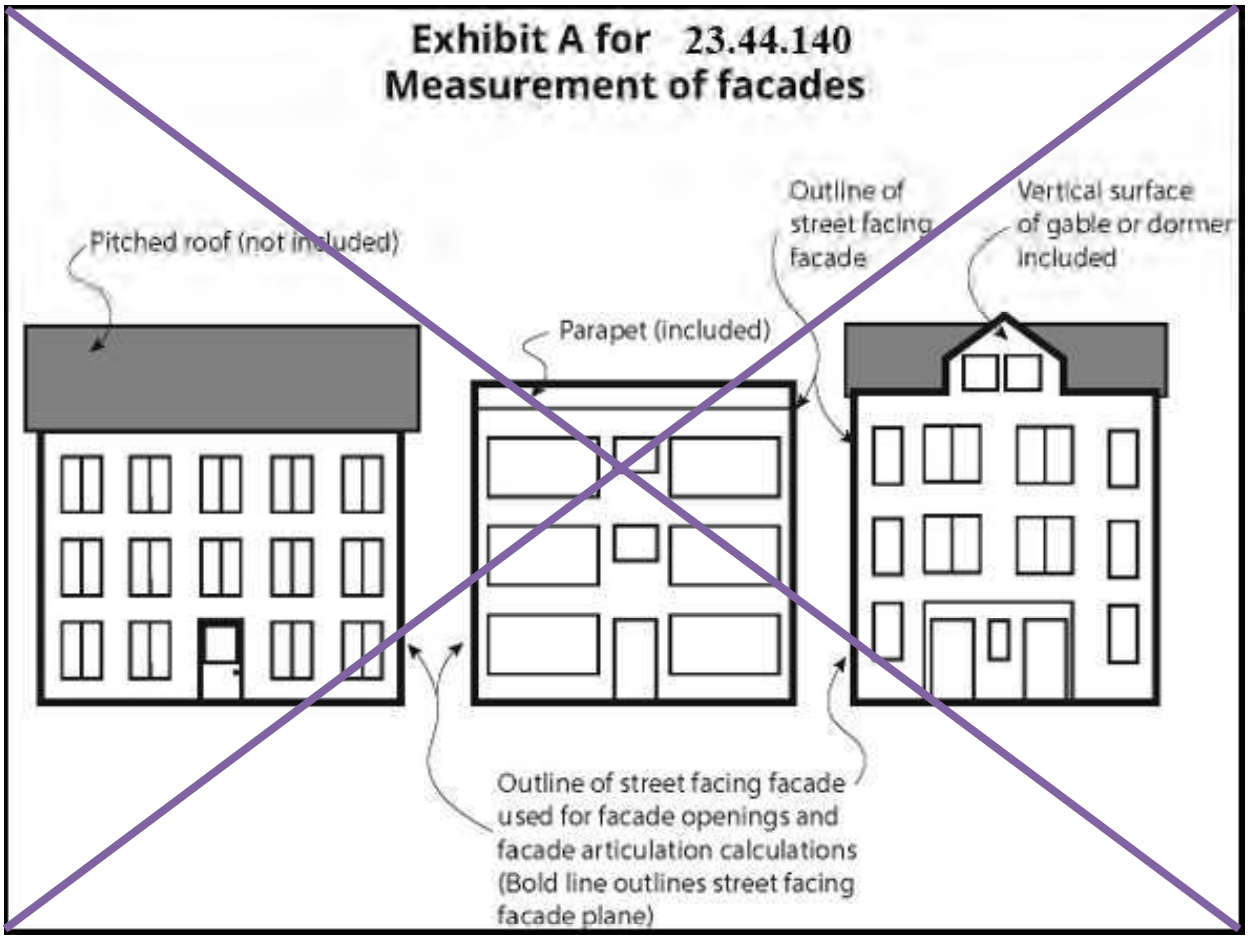
2. For the purposes of this Section 23.44.140, requirements for street-facing facades shall only apply to structures located within 40 feet of a street lot line or a vehicle access easement serving ten or more residential units. For structures located within 40 feet of a vehicle access easement serving ten or more residential units but not within 40 feet of a street lot line, the facade that faces the vehicle access easement shall be considered a street-facing facade for

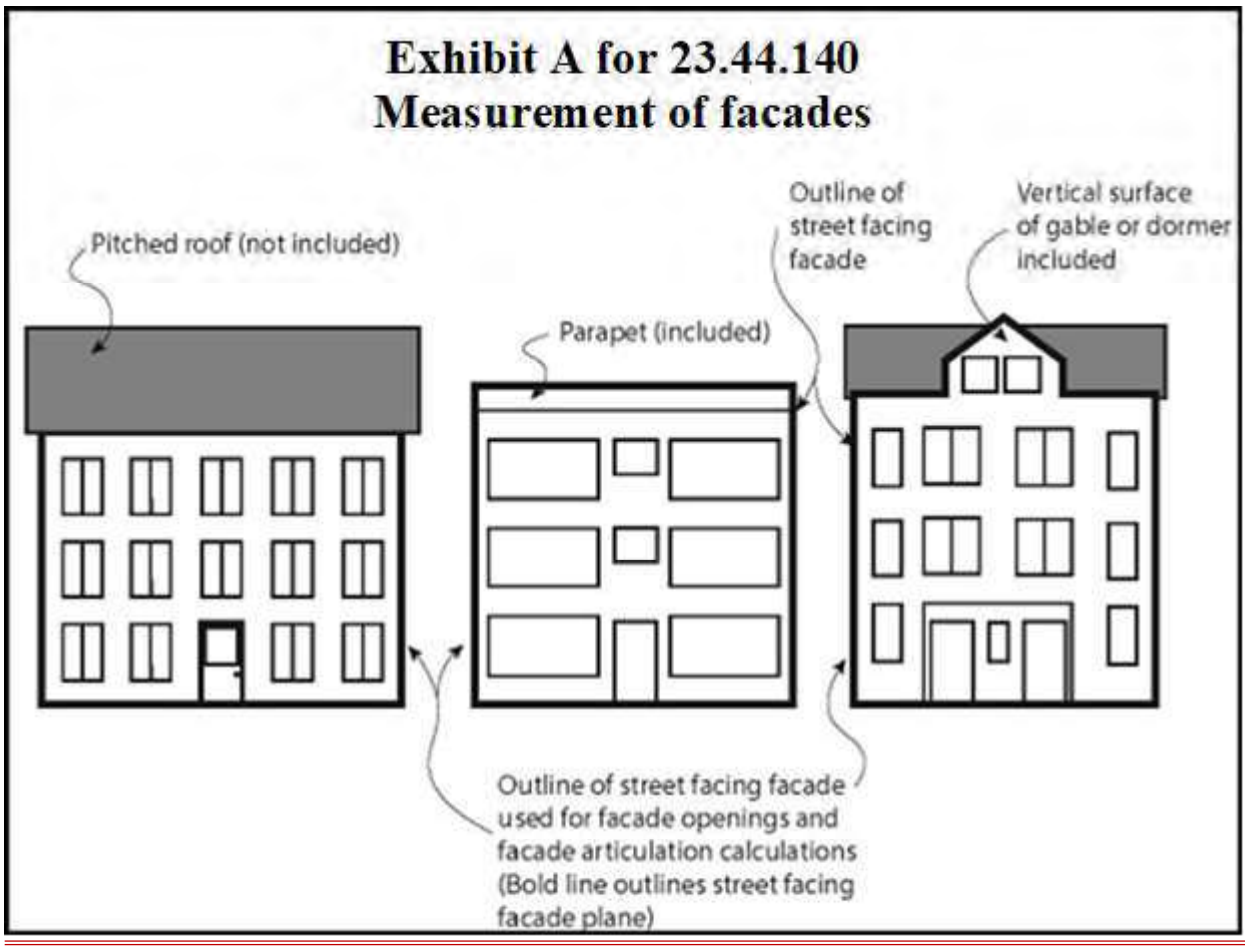
the purpose of this Section 23.44.140. If multiple facades face vehicle access easements, the applicant may decide which facade facing a vehicle access easement is considered the street-facing facade.

B. Measurement of street-facing facades. For the purposes of this Section 23.44.140, a street-facing facade includes all vertical surfaces enclosing interior space, including gables and dormers, as shown in Exhibit A for 23.44.140.

Exhibit A for 23.44.140

Measurement of facades





C. Pedestrian access. Each dwelling unit shall have pedestrian access at least 3 feet in width to the sidewalk or, if no sidewalk exists, the front lot line. This pedestrian access may be shared or private. This pedestrian access may cross any required setbacks or interior separation. This pedestrian access may be part of a driveway.

D. Entrances. Each structure with a street-facing facade shall have a pedestrian entry on that street-facing facade meeting the requirements of subsections 23.44.140.D.1 through 23.44.140.D.4. For attached and detached dwelling units, the pedestrian entry may be located on a wall perpendicular to the street-facing facade provided that the pedestrian entry abuts a covered porch or recessed entry that also abuts the street-facing facade.

1. For stacked dwelling units, at least one pedestrian entry shall be required for the structure as a whole.

2. For attached and detached dwelling units, each individual dwelling unit with a street-facing facade within 40 feet of the street lot line shall have at least one pedestrian entry on the street-facing facade.

3. For structures or dwelling units with multiple street-facing facades, a pedestrian entry is required on only one of the street-facing facades.

4. Required pedestrian entry on street-facing facades shall have weather protection, such as a covered porch, canopy, recessed entry, or similar feature, measuring at least 3 feet by 3 feet in width and depth for attached and detached dwelling units and at least 6 feet in width and 4 feet in depth for stacked dwelling units.

E. Windows and doors. At least 20 percent of the area of each street-facing facade shall consist of windows and/or doors. If front and side facades are street-facing, the two facades shall be combined for the purpose of this calculation. Windows count toward the requirement for facade openings in this subsection 23.44.140.E only if they are transparent. Windows composed of garage doors and doors to utility and service areas do not count.

23.44.150 Light and glare standards

A. Exterior lighting shall be shielded and directed away from adjacent properties.

B. To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height. If the elevation of the lot line is different from the finished elevation of the driveway or parking surface, the difference in elevation may be measured as a portion of the required height

of the screen so long as the screen itself is a minimum of 3 feet in height. The Director may waive the requirement for the screening if it is not needed due to changes in topography, agreements to maintain an existing fence, or the nature and location of adjacent uses.

23.44.160 Parking location and access

A. Parking quantity. Off-street parking is required pursuant to Section 23.54.015.

B. Parking on same lot. Any required parking shall be located on the same lot as the principal use, except that parking accessory to a floating home, floating on-water residence, house barge, or vessel with a dwelling unit may be located on another lot if within 600 feet of the lot on which the floating home, floating on-water residence, house barge, or vessel with a dwelling unit is located.

C. Access to parking

1. Vehicular access to parking from an improved street, alley, or easement is required if parking is provided.

2. Access to parking is permitted from a street only if the Director determines that one of the following conditions exists:

a. There is no alley improved to the standards of subsection 23.53.030.B, and there is no unimproved alley in common usage that currently provides access to parking on the lot or to parking on adjacent lots in the same block;

b. Existing topography does not permit alley access;

c. At least 50 percent of alley frontage abuts property in a nonresidential zone;

d. Due to the relationship of the alley to the street system, use of the alley for parking access would create a significant safety hazard;

e. Parking access must be from the street in order to provide access to a parking space that complies with Chapter 11 of the Seattle Building Code; or

f. Providing alley access would require removal of a tree on private property that is a Tier 1 or Tier 2 tree and all other applicable criteria for tree protection in Chapter 25.11 are met.

D. Location of parking. Except as provided below, parking is not allowed within 20 feet of a front lot line or within 5 feet of a side street lot line:

1. If access to required parking passes through a required setback, automobiles, motorcycles, and similar vehicles may be parked on the open access located in a required setback.

2. If access is taken directly from an alley, surface parking may be located within 20 feet of a street lot line if it is located within 28 feet of an alley lot line and is no closer than 7 feet to any street lot line.

3. For lots at least 40 feet in width, up to two surface parking spaces are allowed within 20 feet of a street lot line provided:

a. Access to parking is allowed through the required setback abutting the street by subsection 23.44.160.C;

b. The parking spaces are located perpendicular to the street lot line from which they are accessed;

c. On corner lots, the parking spaces are not located within 20 feet of the street lot line parallel to the parking spaces;

d. No other parking spaces or driveways are located on the lot;

e. The parking spaces are not located within 10 feet of a street lot line; and

f. The combined width of the parking spaces shall not exceed 20 feet.

4. Lots with uphill setbacks abutting streets. Parking may be located in a required setback abutting a street provided:

a. Access to parking is allowed through the required setback abutting the street by subsection 23.44.160.C;

b. The existing grade of the lot slopes upward from the street lot line an average of at least 6 feet above sidewalk grade at a line that is 10 feet from the street lot line;

c. The parking area shall be at least an average of 6 feet below the existing grade prior to excavation and/or construction at a line that is 10 feet from the street lot line;

d. No other parking spaces or driveways are located on the lot;

e. If no garage is provided, the combined width of the parking spaces shall not exceed 20 feet. If a garage is provided, the width of a garage structure shall not exceed 24 feet; and

f. The total width of parking spaces and garages is not more than 60 percent of the width of the lot.

5. Lots with downhill setbacks abutting streets. Parking may be located in a required setback abutting a street if the following conditions are met:

a. Access to parking is allowed through the required setback abutting the street by subsection 23.44.160.C;

b. The existing grade slopes downward from the street lot line that the parking faces;

c. For parking located in a front setback, the lot has a vertical drop of at least 6 feet in the first 10 feet, measured along a line from the midpoint of the front lot line to the midpoint of the rear lot line;

d. Parking is not located in required side setbacks abutting a street;

e. No other parking spaces or driveways are located on the lot;

f. If no garage is provided, the combined width of the parking spaces shall not exceed 20 feet. If a garage is provided, the width of a garage structure shall not exceed 24 feet; and

g. The total width of parking spaces and garages is not more than 60 percent of the width of the lot.

E. No more than three vehicles may be parked outdoors per dwelling unit on a lot.

F. Trailers, boats, recreational vehicles, and similar equipment shall not be parked in required setbacks, unless fully enclosed in a structure otherwise allowed in a required setback by subsection 23.44.160.D.

G. The total combined horizontal width of all garage entrances that are located on front facades may not be more than 50 percent of the horizontal width of the street-level front facades or 10 feet, whichever is greater. No dwelling unit may have a garage entrance on both a front facade and a side facade.

H. Except as provided in subsections 23.44.160.D.4 and 23.44.160.D.5, garage entrances facing the street shall be set back at least 20 feet from the street lot line.

23.44.170 Alternative standards for development of low-income housing and social housing

A. Development of low-income housing or social housing that meets all of the following criteria may meet the alternative development standards in subsection 23.44.170.B:

1. The restricted units are generally distributed throughout the development and have substantially the same functionality as unrestricted units, if any, in the development;

2. To the extent practicable, the restricted units are comparable to unrestricted units, if any, in terms of square footage and number of bedrooms and bathrooms;

3. The tenure (i.e., rental or ownership) of restricted units and unrestricted units, if any, is the same;

4. For ownership housing, the restricted units are stewarded by a qualified non-profit organization, which for purposes of this subsection 23.44.170.A means a non-profit organization that the Office of Housing determines as experienced in the development and stewardship of permanently affordable homes, including:

a. Pre-purchase verification of income and other requirements for eligible households, affordable sale price calculations for approval by the Office of Housing, and execution of legal restrictions on the property; and

b. Post-purchase support for homeowners by facilitating resales, monitoring compliance with financial, owner occupancy, and other legal requirements, and clear communication of program guidelines and restrictions; and

5. At such times as may be required by the Director of Housing but no less than annually, the property owner (for rental housing) or the qualified non-profit organization (for ownership housing) agree to file property reports with the Office of Housing, verified upon oath or affirmation, which shall contain such information as the Office of Housing may deem necessary to determine compliance with this subsection 23.44.170.A and the regulatory agreement, covenant, or other legal instrument.

B. Proposed development on a lot meeting the criteria in subsection 23.44.170.A may elect to meet the following development standards in lieu of the standards in subsections 23.44.050.B (floor area), ~~23.44.060.B~~ 23.44.060.A (density), and 23.44.070.A (structure height), and Sections 23.44.080 (lot coverage) and 23.54.015 (parking):

1. The maximum floor area ratio (FAR) limit is 2.0. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

2. The maximum density limit is one unit per 400 square feet.

3. The maximum height limit is 42 feet.

4. The maximum lot coverage is 60 percent.

5. No minimum required parking.

23.44.180 Institutions

A. Institutions located in a Neighborhood Residential zone shall meet the development standards of this Section 23.44.180 and other sections of Chapter 23.44 except as provided in Section 23.44.030, Chapter 23.51B, Chapter 23.69, or Chapter 23.79. In the event of conflict between the standards in this Section 23.44.180 and other sections of Chapter 23.44, the standards in this Section 23.44.180 shall control.

B. Height limits

1. The height limit for institutions shall be 32 feet, except as provided in subsection 23.44.180.B.2.

2. For gymnasiums, auditoriums, and wood shops that are accessory to an institution, the maximum permitted height is 35 feet if all portions of the structure above the height limit of the zone are set back at least 20 feet from all lot lines. Pitched roofs on the auditorium, gymnasium, or wood shop with a slope of not less than 4:12 may extend 10 feet

above the 35-foot height limit. No portion of a shed roof on a gymnasium, auditorium, or wood shop is permitted to extend beyond 35 feet.

C. Landscaping

1. Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot with:

a. Development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of non-residential uses; or

b. Any parking lot containing more than 20 new parking spaces for automobiles.

2. All required trees shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, spacing of plants, depth, and quality of soil, access to light and air, and protection practices during construction.

D. Parking

1. Location of parking. Parking areas and facilities may be located anywhere on the lot except in the required front setback or side street setback.

2. Screening of surface parking areas. Surface parking areas for more than five vehicles shall be screened in accordance with the following requirements:

a. Screening shall be provided on each side of the parking area that abuts, or faces across a street, alley, or access easement, a lot in a residential zone.

b. Screening shall consist of a fence, solid evergreen hedge, or wall at least 3 feet in height.

E. Odors. The venting of odors, vapors, smoke, cinders, dust, gas, and fumes 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.

F. Light and glare

1. Exterior lighting for institutions shall be shielded or directed away from residential structures on adjacent lots.

2. Poles for freestanding exterior lighting are permitted up to a maximum height of 32 feet. Light poles for illumination of athletic fields on new and existing public school sites will be allowed to exceed 30 feet pursuant to Chapter 23.51B.

G. The Director may allow, as a Type I decision, higher fencing in a required setback when necessary for sports fields.

23.44.190 Parks and open space

A. The following accessory uses shall be permitted in public parks when within a structure or on a terrace abutting the structure, provided that when the use is within 100 feet of another lot in a residential zone the use is completely enclosed:

1. The sale and consumption of beer and wine during daylight hours;

2. The sale and consumption of alcoholic beverages under a Class H liquor license at municipal golf courses during established hours of operation.

B. The sale and consumption of beer and wine with meals served in a restaurant facility within the boundaries of Woodland Park shall be permitted. The use shall be permitted in only one facility located no closer than 100 feet from any lot in a residential zone and separated from other public activity areas and zoo buildings by at least 50 feet.

C. Storage structures and areas and other structures and activities customarily associated with parks and playgrounds are subject to the following development standards in addition to the general development standards for accessory uses:

1. Any active play area shall be located 30 feet or more from any lot in a Neighborhood Residential zone;

2. Garages and service or storage areas shall be located 100 feet or more from any other lot in a residential zone and obscured from view from each such lot.

Section 32. Section 23.45.502 of the Seattle Municipal Code, last amended by Ordinance 125791, is amended as follows:

23.45.502 Scope of provisions

* * *

D. Other regulations((,)) may apply to development proposals including but not limited to general use provisions (Chapter 23.42); transportation concurrency and transportation impact mitigation (Chapter 23.52); requirements for streets, alleys, and easements (Chapter 23.53); standards for access, off-street parking, ((~~quantity, access, and design~~)) and solid waste storage (Chapter 23.54); ((~~standards for solid waste storage (Chapter 23.54)~~)); ((~~signs~~)) sign regulations (Chapter 23.55); communication regulations (Chapter 23.57); ((~~and methods for measurements (Chapter 23.86), may apply to development proposals~~)) shoreline regulations (Chapter 23.60A); and environmental protection and historic preservation (Title 25).

E. Congregate residences are subject to additional requirements as specified in Section 23.42.049.

Section 33. Section 23.45.504 of the Seattle Municipal Code, last amended by Ordinance 127098, is amended as follows:

23.45.504 Permitted and prohibited uses

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

B. All permitted uses are allowed as a principal use or as an accessory use, unless 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**
* * *		
C. Uses <u>not otherwise permitted</u> in existing or former public schools	<u>Permitted pursuant to procedures established in Chapter 23.78</u>	<u>Permitted pursuant to procedures established in Chapter 23.78</u>
((~~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~~

Table A for 23.45.504
Permitted and prohibited uses

Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
~~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~~))
* * *		
E. Parks and ((~~playgrounds including customary~~)) open space uses	P	P
F. Ground-floor commercial uses	RC/P [4]	RC/P ((~~4.~~)) [5]
* * *		
L. Heat recovery incinerators	CU	CU
M. Human service uses	P	P
((~~L.~~)) N. All other uses	X	X

Key to Table A for 23.45.504
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
Footnotes to Table A for 23.45.504

[1] Institutions meeting development standards including but not limited to the standards in Section 23.45.570 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.

[2] 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.

Table A for 23.45.504 **Permitted and prohibited uses**		
Uses	**Permitted and prohibited uses by zone**	
	LR1, LR2, and LR3	**MR and HR**
[3] 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~~)) a SAOD. [4] ((~~Permitted in development that meets~~)) For lots located in a zone that does not include an RC designation, ground-floor commercial uses are allowed if they meet the requirements of Section 23.42.055 and Chapter 23.46 or the standards of subsection 23.45.504.D ((~~even if it is not located in a zone that includes an RC designation~~)). [5] ((~~Subject to subsection 23.45.504.E except in zones that include an RC designation.~~)) For lots located in a zone that does not include an RC designation, ground-floor commercial uses are allowed if they meet the standards of subsection 23.45.504.E and Section 23.45.532. [6] Subject to subsections 23.45.504.G and 23.45.506.F. [7] Subject to subsection 23.45.504.F. [8] 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~~))		

C. Accessory uses. The following accessory uses are permitted in all multifamily zones, subject to ((~~the standards in~~)) Section 23.45.545, if applicable:

1. Private garages and carports;

2. Private, permanent swimming pools, hot tubs, and other similar uses;

3. Solar collectors, including solar greenhouses;

4. ((~~Open wet moorage accessory to residential structures;~~)) Piers and floats, provided they comply with Chapter 23.60A;

5. Uses accessory to parks and playgrounds, pursuant to Section 23.45.578;

6. Bed and breakfasts in a dwelling unit that is at least five years old, provided they comply with subsection 23.45.504.I;

7. Recycling collection stations;

8. Urban farms with planting area not more than 4,000 square feet. Urban farms with greater than 4,000 square feet of planting area may be allowed as an administrative conditional use to any use permitted outright or as a conditional use. The Director may grant, condition, or deny a conditional use permit in accordance with subsection 23.42.051.B; and

9. Accessory dwelling units provided they comply with Section 23.42.022.

D. ((~~Heat recovery incinerators may be permitted as accessory administrative conditional uses, pursuant to Section 23.45.506.~~)) Ground-floor commercial use in Lowrise zones without an RC suffix are allowed if they comply with the following:

((~~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 commercial uses do not occupy more than 2,500 square feet of gross floor area.

((~~4.~~)) 3. The commercial use is permitted 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, or

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.

((~~9.~~)) 8. Businesses may not be open between the hours of 10 p.m. and 6 a.m.

E. Ground-floor commercial use in Midrise and Highrise zones without an RC suffix are allowed if they comply with the following:

1. Drive-in businesses are prohibited((~~,~~)) as either a principal or accessory use.

2. ((~~The following uses are permitted as ground-floor commercial uses in MR and HR zones pursuant to Section 23.45.532:~~)) The commercial use is limited to the following:

a. Business support services;

b. Food processing and craft work;

c. General sales and services;

d. Medical services;

e. Offices;

f. Restaurants; and

g. Live-work units with one of the uses permitted in this subsection 23.45.504.E as the permitted commercial use.

3. The ground-floor commercial uses meet the requirements of Section 23.45.532.

F. Existing cemeteries are permitted to continue in use. New cemeteries are prohibited and existing cemeteries are prohibited from expanding. For purposes of this Section 23.45.504, a change in a cemetery boundary is not considered an expansion in size and is permitted provided that:

1. The change does not increase the net land area occupied by the cemetery;

2. The land being added to the cemetery is contiguous to the existing cemetery and is not separated from the existing cemetery by a public street or alley whether or not improved; and

3. The use of the land being added to the cemetery will not result in the loss of housing.

G. Except as provided in subsections 23.45.504.G.1 and 23.45.504.G.2 ((~~below~~)), medical service uses other than permitted ground-floor commercial uses are prohibited.

1. Medical service uses in HR zones may be permitted as administrative conditional uses pursuant to subsection 23.45.506.F.

2. Medical service uses meeting the development standards for institutions are permitted outright on property conveyed by a deed from the City that, at the time of conveyance, restricted the property's use to a health care or health-related facility.

H. Fences and free-standing walls of utility services uses shall be set back from the street lot line by an average of 7 feet and be no less than 5 feet from the street lot line at any point. Landscaping shall be provided between the fence or wall and the street lot line. The Director may reduce this setback after finding that the reduced setback will not significantly increase project impacts, including but not limited to noise, odor, and the scale of the structure in relation to nearby buildings. Acceptable methods to reduce fence or wall impacts include changes in the

height, design, or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features to provide visual interest facing the street lot line. Fences and walls may obstruct or allow views to the interior of a site. Where site dimensions and conditions allow, applicants are encouraged to provide both a landscaped setback between the fence or wall and the right-of-way, and a fence or wall that provides visual interest facing the street lot line, through the height, design, or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features.

I. Bed and breakfast uses. A bed and breakfast use may be operated in a principal dwelling unit or an accessory dwelling unit under the following conditions:

1. The bed and breakfast use has a valid business license tax certificate issued by the Department of Finance and Administrative Services;

2. The bed and breakfast use is operated by the primary resident of the dwelling unit where the bed and breakfast is located or the resident operator; and

3. There is no evidence of a bed and breakfast use visible from the exterior of the dwelling unit other than a sign permitted by subsection 23.55.022.D.1.

Section 34. Section 23.45.508 of the Seattle Municipal Code, last amended by Ordinance 127098, is amended as follows:

23.45.508 General provisions

A. Except for structures related to an urban farm, a structure occupied by a permitted use other than a residential use may be partially or wholly converted to a residential use even if the structure does not conform to the development standards for residential uses in multifamily zones.

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

~~C.~~)) Expansions of nonconforming converted structures and conversions of structures occupied by nonconforming uses are regulated by Sections 23.42.108 and 23.42.110.

((~~D. Methods for measurements are provided in Chapter 23.86. Requirements for streets, alleys, and easements are provided in Chapter 23.53. Standards for parking and access and design are provided in Chapter 23.54. Standards for solid waste and recyclable materials storage space are provided in Section 23.54.040. Standards for signs are provided in Chapter 23.55.~~

~~E.~~)) C. Assisted living facilities, congregate residences, nursing homes, and structures containing ground floor commercial uses as allowed by Chapter 23.46 in RC zones shall meet the development standards for ((~~apartments~~)) stacked dwelling units unless otherwise specified.

((~~F. Single-family dwelling units. In LR zones, single-family dwelling units shall meet the development standards for townhouse developments, except as otherwise provided. In MR and HR zones, single-family dwelling units shall meet the development standards of the zone.~~

~~G. Proposed uses in all multifamily zones are subject to the transportation concurrency level-of-service standards prescribed in Chapter 23.52.~~

~~H.~~)) D. Lots with no street frontage. For purposes of structure width, depth, and setbacks, multifamily zoned lots that have no street frontage are subject to the following:

1. For lots that have only one alley lot line, the alley lot line shall be treated as a front lot line.

2. For lots that have more than one alley lot line, the Director shall determine which alley lot line shall be treated as the front lot line.

3. For lots that have no alley lot lines, the applicant may choose the front lot line provided that the selected front lot line length is at least 50 percent of the width of the lot.

((~~I.~~)) E. Any other provision of the Seattle Municipal Code notwithstanding, an applicant is not entitled to a permit for any use or development on a lot in an LR zone that would be inconsistent with any term, condition, or restriction contained either in any recorded agreement that is in effect as to that lot and was made in connection with a rezone of the lot to LDT, L1, L2, L3, or L4, or in any City Council decision or ordinance related to a rezone of the lot to LDT, L1, L2, L3, or L4 conditioned on a recorded agreement prior to April 19, 2011.

((~~J.~~)) F. If more than one category of residential use is located on a lot, and if different development standards apply to the different categories of use, then each category's percentage of the total limit imposed by the development standard shall be calculated based on each category's percentage of total structure footprint area, as follows:

1. Calculate the footprint, in square feet, for each category of residential use. For purposes of this calculation, "footprint" is defined as the horizontal area enclosed by the exterior walls of the structure.

2. Calculate the total square feet of footprint of all categories of residential uses on the lot.

3. Divide the square footage of the footprint for each category of residential structure in subsection ((~~23.45.508.J.1~~)) 23.45.508.F.1 by the total square feet of footprints of all residential uses in subsection ((~~23.45.508.J.2~~)) 23.45.508.F.2.

4. Multiply the percentage calculated in subsection ((~~23.45.508.J.3~~)) 23.45.508.F.3 for each housing category by the area of the lot. The result is the area of the lot devoted to each housing category.

5. The total limit for each category of residential use is the applicable limit for that use multiplied by the percentage calculated in subsection ((~~23.45.508.J.4~~)) 23.45.508.F.4.

((~~K.~~)) G. Unless otherwise specified, the development standards of each zone shall be applied in that zone, and may not be used in any other zone, except that if both zones have the same development standards, the development standard shall be applied to the lot as a whole. If a lot or development site includes more than one zoning designation and a development standard is based on lot area, the lot area used in applying the development standard shall be the portion of the contiguous area with the corresponding zoning designation.

Section 35. Section 23.45.510 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.45.510 Floor area

A. Gross floor area. In multifamily zones, gross floor area includes exterior corridors, breezeways, and stairways that provide building circulation and access to dwelling units or sleeping rooms. Balconies, patios, and decks that are associated with a single dwelling unit or sleeping room and that are not used for common circulation((~~, and ground-level walking paths,~~)) are not considered gross floor area.

B. Floor area ratio (FAR) limits in LR and MR zones. FAR limits apply in LR and MR zones as shown in Table A for 23.45.510((-)), provided that if the LR zone designation includes an incentive zoning suffix, then gross floor area may exceed the base FAR as identified in the suffix designation, up to the limits shown in Table A for 23.45.510, if the applicant complies with Chapter 23.58A, Incentive Provisions. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

Table A for 23.45.510
FAR limits in LR and MR zones

Zone	Zones with an MHA suffix	Zones without an MHA suffix
LR1	1.3, except 1.5 for stacked dwelling units	1.0
LR2	1.4, except 1.6 for stacked dwelling units [1]	1.1
LR3 outside urban centers and urban villages	1.8	1.2, except 1.3 for ((~~apartments~~)) stacked dwelling units
LR3 inside urban centers and urban villages	2.3	1.2, except 1.5 for ((~~apartments~~)) stacked dwelling units
MR	4.5	3.2

Footnote to Table A for 23.45.510
[1] Except that the FAR is ((~~1.6~~)) 1.8 for ((~~apartments~~)) stacked dwelling units that provide one or more outdoor amenity areas meeting the requirements of Section 23.45.522 and the following provisions are met:
1. The total amount of((~~,~~)) outdoor amenity area is equal to at least 35 percent of the lot area;
2. No part of such amenity area has a width or depth of less than 20 feet; and
3. The outdoor amenity area is located at ground level or within 4 feet of finished grade.

* * *

D. The following floor area is exempt from FAR limits:

1. All stories, or portions of stories, that are underground.

2. The floor area in a Landmark structure subject to controls and incentives imposed by a designating ordinance, if the owner of the Landmark has executed and recorded an agreement acceptable in form and content to the Landmarks Preservation Board, providing for the restoration and maintenance of the historically significant features of the structure, except

that this exemption does not apply to a lot from which a transfer of development potential (TDP) has been made under Chapter 23.58A, and does not apply for purposes of determining TDP available for transfer under Chapter 23.58A.

3. The floor area in structures built prior to January 1, 1982, as ((~~single family~~)) detached dwelling units that will remain in residential use, regardless of the number of dwelling units within the existing structure, provided that:

a. ((~~All residential structures in LR zones, except as provided in subsection 23.45.510.D.4.b;~~)) No other principal structure is located between the existing residential structure and the street lot line along at least one street frontage. If the existing residential structure is moved on the lot, the floor area of the existing residential structure remains exempt if it continues to meet this subsection 23.45.510.D.3.a; and

b. ((~~Single family, cottage housing, rowhouse, and townhouse developments in LR zones, provided that all parking is located at the rear of the structure or is enclosed in structures with garage entrances located on the rear facade; and~~)) The exemption is limited to the gross floor area that existed on January 1, 1982 and does not include any additions to floor area made to the residential structure after January 1, 1982.

4. Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, (see Exhibit A for 23.45.510), in the following circumstances:

a. ((~~All residential structures~~)) Stacked dwelling units in LR zones ((~~except as provided in subsection 23.45.510.D.4.b~~));

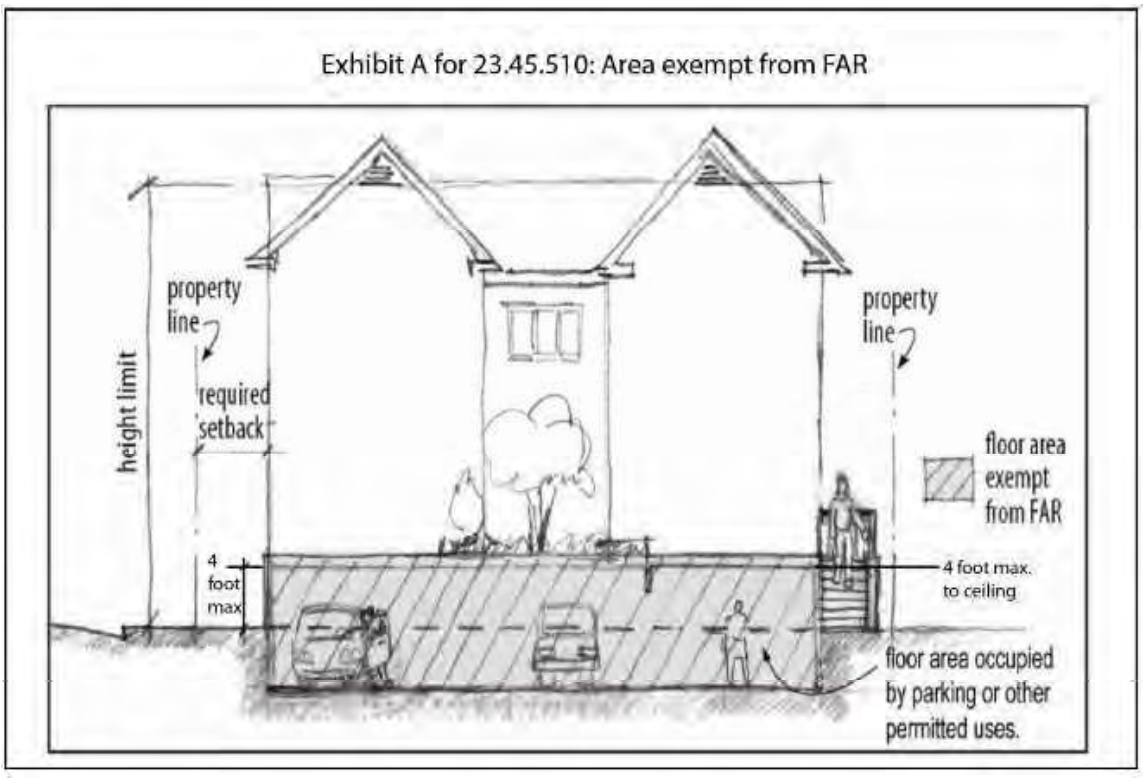
b. ((S~~ingle family, cottage housing, rowhouse, and townhouse developments~~)) Attached and detached dwelling units in LR zones, provided that all parking is

located at the rear of the structure or is enclosed in structures with garage entrances located on the rear facade; and

c. All ((~~multifamily structures~~)) dwelling units in MR and HR zones.

Exhibit A for 23.45.510

Area exempt from FAR



5. For ((~~rowhouse and townhouse developments and apartments~~)) attached and stacked dwelling units, floor area within a story, or portion of a story, that is partially above grade if all of the following conditions are met:

a. The story, or portion of the story, that is partially above grade is used for parking or other accessory uses and has no additional stories above;

b. The average height of the exterior walls enclosing the floor area does not exceed one story, measured from existing or finished grade, whichever is lower;

c. The roof area above the exempt floor area is predominantly flat, is used as amenity area, and meets the standards for amenity area at ground level in Section 23.45.522; and

d. At least 25 percent of the perimeter of the amenity area on the roof above the floor area is not enclosed by the walls of the structure.

6. Enclosed common amenity area in HR zones.

7. As an allowance for mechanical equipment, in any structure more than 85 feet in height, 3.5 percent of the gross floor area that is not otherwise exempt under this subsection 23.45.510.D.

8. In HR zones, ground floor commercial uses meeting the requirements of Section 23.45.532, if the street level of the structure containing the commercial uses has a minimum floor-to-floor height of 13 feet and a minimum depth of 15 feet.

9. The floor area of required bicycle parking for small efficiency dwelling units or congregate residence sleeping rooms, if the bicycle parking is located within the structure containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR limits.

10. Common walls separating individual ((~~rowhouse and townhouse~~)) attached dwelling units.

11. In the Northgate Urban Center, up to 15,000 square feet of floor area in residential use in a structure built prior to 1990 that is located on a split-zoned lot of at least 40,000 square feet in size.

12. In MR and HR zones, all gross floor area in child care centers.

13. In low-income housing, all gross floor area for accessory human service uses.

E. If TDP is transferred from a lot pursuant to Section 23.58A.042, the amount of non-exempt floor area that may be permitted is ((~~an~~)) a FAR of 7, plus any net amount of TDP previously transferred to the lot, minus the sum of the existing non-exempt floor area on the lot and the amount of TDP transferred.

Section 36. Section 23.45.512 of the Seattle Municipal Code, last amended by Ordinance 127211, is repealed:

((~~23.45.512 Density limits and family-size unit requirements—LR zones~~

~~A. Density limits~~

~~1. Except according to subsection 23.45.512.A.4, the following developments must meet the density limits described in this subsection 23.45.512.A:~~

~~a. In LR1 zones, rowhouse development on interior lots and all townhouse development; and~~

~~b. All development in Lowrise zones that do not have a mandatory housing affordability suffix.~~

~~2. Development described in subsection 23.45.512.A.1 shall not exceed a density of one dwelling unit per 1,150 square feet of lot area, except that apartments in LR3 zones that do not have a mandatory housing affordability suffix shall not exceed a density limit of one dwelling unit per 800 square feet.~~

~~3. When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.~~

~~4. Low-income housing shall have a maximum density of one dwelling unit per 400 square feet of lot area.~~

~~B. Family-sized unit requirements in LR1 zones~~

~~1. Apartment developments in LR1 zones with four or more units shall provide at least one unit with two or more bedrooms and a minimum net unit area of 850 square feet for every four units in the structure.~~

~~2. One unit with three or more bedrooms and a minimum net unit area of 1,050 square feet may be provided in place of any two units required to include two bedrooms and a minimum net unit area of 850 square feet.~~

~~C. Nursing homes, congregate housing, assisted living facilities, and accessory dwelling units that meet the standards of Section 23.45.545 are exempt from the density limit set in subsection 23.45.512.A and the requirements in subsection 23.45.512.B.~~

~~D. Dwelling unit(s) located in structures built prior to January 1, 1982, as single-family dwelling units that will remain in residential use are exempt from density limits.~~

~~E. If dedication of right-of-way is required, permitted density shall be calculated before the dedication is made.~~

~~F. Adding units to existing structures~~

~~1. One additional dwelling unit may be added to an existing residential structure regardless of the density restrictions in subsection 23.45.512.A and the requirements in subsection 23.45.512.B. An additional unit is allowed only if the proposed additional unit is to be located entirely within an existing structure, and no additional floor area to accommodate the new unit is proposed to be added to the existing structure.~~

~~2. For the purposes of this subsection 23.45.512.F, "existing residential structures" are those that were established under permit as of October 31, 2001, or for which a permit has been granted and the permit has not expired as of October 31, 2001.~~))

Section 37. Section 23.45.514 of the Seattle Municipal Code, last amended by Ordinance 127211, is amended as follows:

23.45.514 Structure height

A. Subject to the additions and exceptions allowed as set forth in this Section 23.45.514, the height limits for structures in LR zones are as shown on Table A for 23.45.514.

Table A for 23.45.514
Structure height for LR zones (in feet)

((~~Housing~~)) Dwelling unit type	**LR1**	**LR2**	**LR3 outside urban centers, urban villages, and Station Area Overlay Districts**	**LR3 in urban centers, urban villages, and Station Area Overlay Districts**
((~~Cottage housing developments~~	~~22~~	~~22~~	~~22~~	~~22~~
~~Rowhouse and townhouse developments~~)) Attached and detached dwelling units	((~~30~~)) 32	40 [1]	40 [1]	50 [1]
((~~Apartments~~)) Stacked dwelling units	((~~30~~)) 32	40 [1]	40 [1]	50 [2]

Footnotes for Table A for 23.45.514
[1] Except that the height limit is ((~~30~~)) 32 feet in zones without a mandatory housing affordability suffix.
[2] Except that the height limit is 40 feet in zones without a mandatory housing affordability suffix.

* * *

C. The height limit for accessory structures other than accessory dwelling units that are located in required setbacks or separations is 12 feet, except as follows:

1. Garages and carports are limited to 12 feet in height as measured on the facade containing the vehicle entrance. Open rails may extend an additional 3 feet above the roof of the garage or carport if any portion of the roof is within 4 feet of existing grade. The ridge of a pitched roof on a garage located in a required setback may extend up to 3 feet above the 12-foot height limit. All parts of the roof above the height limit shall be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 12-foot height limit.

2. ((~~The height limit for an accessory dwelling unit is provided in subsection 23.42.022.D.~~

~~3.~~)) Freestanding flagpoles and religious symbols for religious institutions are exempt from height controls((~~,~~)) except as regulated in Chapter 23.64, provided they are no closer to any lot line than 50 percent of their height above existing grade.

* * *

F. For ((~~apartments in LR2 zones, and for all residential uses in LR3~~)) stacked dwelling units in LR zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade, provided that:

1. This height exception does not apply to portions of lots that are within 50 feet of a ((~~neighborhood residential~~)) Neighborhood Residential zone boundary line, unless the lot in the LR zone is separated from a ((~~neighborhood residential~~)) Neighborhood Residential zoned lot by a street;

2. The number of stories above the partially below-grade story is limited to four stories for residential uses with a 40-foot height limit and to five stories for residential uses with a 50-foot height limit;

3. On the street-facing facade(s) of the structure, the story above the partially below-grade story is at least 18 inches above the elevation of the street, except that this requirement may be waived to accommodate units accessible to the disabled or elderly, consistent with the Seattle Residential Code((~~, Chapter 3,~~)) or the Seattle Building Code((~~, Chapter 11~~)); and

4. The average height of the exterior walls of the portion of the story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less.

* * *

Section 38. Section 23.45.518 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.45.518 Setbacks ((~~and separations~~))

A. LR zones

1. Required setbacks for the LR zones are <u>as</u> shown in Table A for 23.45.518 and subsection 23.45.518.A.2.

((~~Table A for 23.45.518~~ ~~Required setbacks in LR zones measured in feet~~				
~~All LR zones~~	**~~Category of residential use~~**			
~~Setback~~	**~~Cottage housing developments and single-family dwelling units~~**	**~~Rowhouse developments~~**	**~~Townhouse developments~~**	**~~Apartments~~**

((~~Table A for 23.45.518~~
~~Required setbacks in LR zones measured in feet~~

~~All LR zones~~	~~Category of residential use~~			
~~Front~~	~~7 average; 5 minimum~~	~~5 minimum~~	~~7 average; 5 minimum~~	~~5 minimum~~
~~Rear~~	~~0 with alley; 7 if no alley~~	~~0 with alley; With no alley: 7 average; 5 minimum~~	~~7 average; 5 minimum~~	~~10 minimum with alley; 15 minimum if no alley~~
~~Side setback for facades 40 feet or less in length [1]~~	~~5~~	~~0 where abutting another rowhouse development [2]; otherwise 3.5, except that on side lot lines that abut a neighborhood residential zone, the setback is 5~~	~~5~~	~~5~~
~~Side setback for facades greater than 40 feet in length [3]~~	~~5 minimum~~	~~0 where abutting another rowhouse development [2]; otherwise 3.5, except that on side lot lines that abut a neighborhood residential zone, the setback is 7 average; 5 minimum~~	~~7 average; 5 minimum~~	~~7 average; 5 minimum~~

~~Footnotes to Table A for 23.45.518~~
~~[1] Additions to existing nonconforming structures built prior to April 11, 2011, shall be set back a sufficient distance so that the addition complies with setback standards. For any portion of a structure built before April 11, 2011, the average setback applies only to a new addition built after that date. If an addition is to a side wall extended vertically, the existing side wall line may be continued by the addition, provided that the average setback of 7 feet or the 5-foot minimum setback is met.~~
~~[2] If the side facades of rowhouse developments on abutting lots are not joined, then a 3.5-foot setback is required, except the side setback may be reduced to zero if the abutting lot contains a rowhouse development and an easement is provided along the shared lot line of the abutting~~

~~((Table A for 23.45.518~~
~~Required setbacks in LR zones measured in feet~~

~~All LR zones~~	~~Category of residential use~~

~~lot sufficient to leave a 3.5-foot separation between the principal structures of the abutting rowhouse developments.~~
~~[3] Portions of structures that qualify for the FAR exemption in subsection 23.45.510.D.5 are not considered part of the facade length for the purposes of determining the side setback requirement.~~))

Table A for 23.45.518
Required setbacks in LR zones

Front	7 feet average, 5 feet minimum [1]
Rear	If rear lot line abuts an alley, 0 feet Otherwise, 7 feet average, 5 feet minimum
Side	5 feet

[1] For lots abutting landmark public right-of-way on Queen Anne Boulevard, front setbacks shall be 20 feet or the average of the front setbacks of the structures on abutting lots, whichever is less, except that if the natural gradient or slope (as measured from the front line of the lot for a distance of 60 feet or the full depth of the lot, whichever is less) is in excess of 35 percent, the required front setback depth shall be the lesser of: 20 feet less one foot for each one percent of gradient or slope in excess of 35 percent; or the average of the front setbacks on the abutting lots.

2. Upper-level setbacks in LR2 and LR3 zones

a. An upper-level setback of 12 feet from the front lot line is required for all portions of a structure above the following height:

1) Forty-four feet for zones with a height limit of 40 feet; and

2) Fifty-four feet for zones with a height limit of 50 feet.

b. An upper-level setback of 12 feet from each side or rear lot line that abuts a lot zoned ((~~single-family~~)) Neighborhood Residential is required for all portions of the structure above 34 feet in height.

c. Projections allowed in subsection ((~~23.45.518.H~~)) 23.45.518.G are allowed in upper-level setbacks.

d. Structures allowed in subsection ((~~23.45.518.I~~)) 23.45.518.H are not allowed in upper-level setbacks.

e. Rooftop features are not allowed in upper-level setback except as follows:

1) A pitched roof, other than a shed roof or butterfly roof, is allowed in the upper-level setback if all parts of the roof are pitched at a rate of not less than 6:12 and not more than 12:12.

2) Open railings may extend up to 4 feet above the height at which the setback begins.

3) Parapets may extend up to 2 feet above the height at which the setback begins.

* * *

D. Through lots. In the case of a through lot, each setback abutting a street ((~~except a side setback~~)) shall be a front setback. Rear setback requirements shall not apply to the through lot.

E. Other setback requirements. Additional structure setbacks may be required in order to meet the provisions of Chapter 23.53((~~, Requirements for Streets, Alleys, and Easements~~)).

F. ((~~Separations between multiple structures~~

~~1. In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle.~~

~~2. In LR and MR zones, if principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.~~

~~3. Cottage housing developments in LR and MR zones:~~

~~a. The minimum required separation between principal structures at any two points on different interior facades is 6 feet, unless there is a principal entrance on an interior facade, in which case the minimum separation required from that facade is 10 feet.~~

~~b. Facades of principal structures shall be separated from facades of accessory structures by a minimum of 3 feet.~~

~~G.~~)) Front and rear setbacks ((~~and all separations~~)) on lots containing certain environmentally critical areas or buffers may be reduced pursuant to Sections 25.09.280 and 25.09.300.

((~~H.~~)) G. Projections permitted in required setbacks ((~~and separations~~))

1. ((~~Cornices~~)) Architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other ((~~forms of weather protection~~)) similar features may project into required setbacks ((~~and separations~~)) a maximum of 4 feet if they are no closer than 3 feet to any lot line.

2. Garden windows and other similar features that do not provide floor area may project a maximum of 18 inches into required setbacks ((~~and separations~~)) if they:

a. Are a minimum of 30 inches above the finished floor;

b. Are no more than 6 feet in height and 8 feet wide; and

c. Combined with bay windows and other similar features with floor area, make up no more than 30 percent of the area of the facade.

3. Bay windows and other similar features that provide floor area may project a maximum of 2 feet into required setbacks ((~~and separations~~)) if they:

a. Are no closer than 5 feet to any lot line;

b. Are no more than 10 feet in width; and

c. Combined with garden windows and other ((~~features~~)) projections included in subsection ((~~23.45.518.H.2~~)) 23.45.518.G.2, make up no more than 30 percent of the area of the facade.

4. Unenclosed decks up to 18 inches above existing or finished grade, whichever is lower, may project into required setbacks ((~~or separations~~)).

5. Unenclosed porches or steps

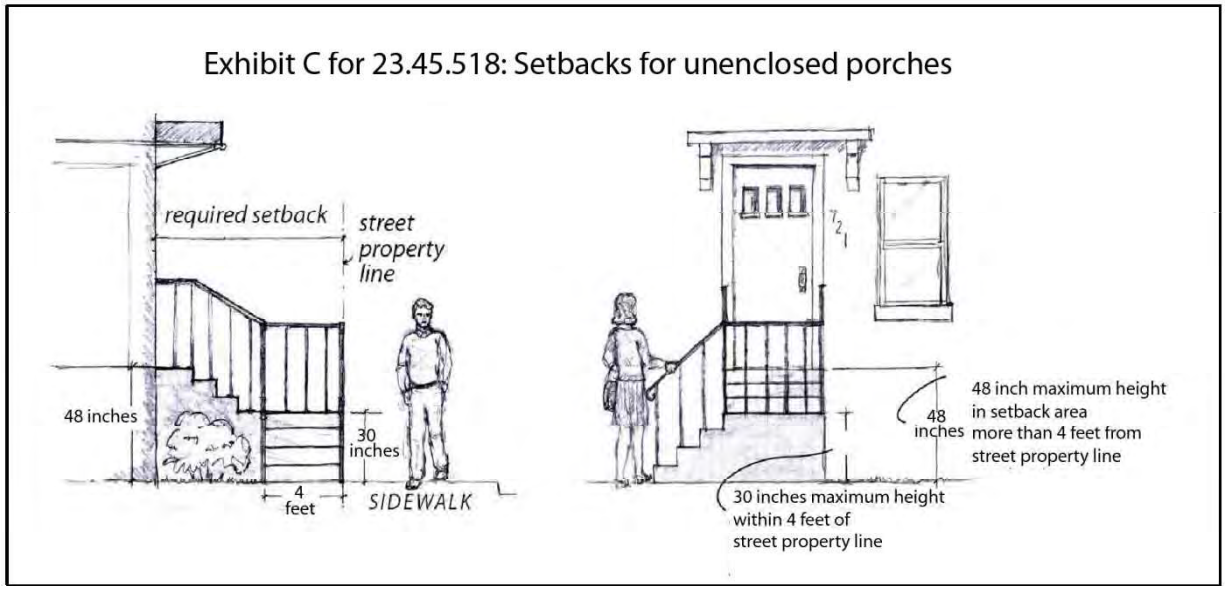
a. Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 4 feet of a street lot line, except that portions of entry stairs or stoops not more than 2.5 feet in height from existing or finished grade, whichever is lower, ((~~excluding guard rails or hand rails,~~)) may extend to a street lot line. See Exhibit C for 23.45.518.

b. Unenclosed porches or steps no higher than 4 feet above existing grade may project into the required rear setback ((~~or required separation~~)) between structures a maximum of 4 feet provided they are a minimum of 5 feet from a rear lot line.

c. Unenclosed porches or steps permitted in required setbacks ((~~and separations~~)) shall be limited to a combined maximum width of 20 feet.

Exhibit C for 23.45.518

Setbacks for unenclosed porches



d. Permitted porches or steps may be covered, provided that no portions of the cover-structure, including any supports, are closer than 3 feet to any lot line.

6. Fireplaces and chimneys may project up to 18 inches into required setbacks ((~~or separations~~)).

7. Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is:

a. No closer than 5 feet to any lot line;

b. No more than 20 feet wide; and

c. Separated from other decks and balconies on the same facade of the structure by a distance equal to at least 1/2 the width of the projection.

8. Mechanical equipment. Heat pumps and similar mechanical equipment, not including incinerators, are permitted in required setbacks if they comply with the requirements of Chapter 25.08. Any heat pump or similar equipment shall not be located within 3 feet of any lot line. Charging devices for electric cars are considered mechanical equipment and are permitted in required setbacks if not located within 3 feet of any lot line.

((~~I.~~)) H. Structures in required setbacks ((~~or separations~~)), except upper-level setbacks

1. Detached garages, carports, or other accessory structures that are not accessory dwelling units are allowed in ((~~required separations and~~)) required rear or side setbacks, subject to the following requirements:

a. Any accessory structure located between a principal structure and a side lot line shall provide the setback required for the principal structure;

b. Any portion of an accessory structure located more than 25 feet from a rear lot line shall be set back at least 5 feet from the side lot line;

c. Accessory structures shall be set back at least 7 feet from any lot line that abuts a street; and

d. Accessory structures shall be separated by at least 3 feet from all principal structures, including the eaves, gutters, and other projecting features of the principal structure.

2. Ramps or other devices necessary for access for the disabled and elderly that meet the Seattle Residential Code((~~, Chapter 3,~~)) or Seattle Building Code((~~, Chapter 11, Accessibility,~~)) are allowed in any required setback ((~~or separation~~)).

3. Uncovered, unenclosed pedestrian bridges, necessary for access and 5 feet or less in width, are allowed in any required setback ((~~or separation~~)).

4. Underground structures are allowed in any required setback ((~~or separation~~)).

5. Solar collectors are allowed in any required setback ((~~or separation~~)), pursuant to the provisions of Section 23.45.545.

6. Freestanding signs, bike racks, and similar unenclosed structures that are 6 feet or less in height above existing or finished grade, whichever is lower, are allowed in any required setback ((~~or separation~~)), provided that signs meet the provisions of Chapter 23.55((~~, Signs~~)).

7. Fences

a. Fences no greater than 6 feet in height are allowed in any required setback ((~~or separation~~)), except that fences in the required front setback extended to side lot lines or in street side setbacks extended to the front and rear lot lines may not exceed 4 feet in height. Fences located on top of a bulkhead or retaining wall are also limited to 4 feet. If a fence is placed on top of a new bulkhead or retaining wall used to raise grade, the maximum combined height is limited to 9.5 feet.

b. Up to 2 feet of additional height for architectural features such as arbors or trellises on the top of a fence is allowed((~~,~~)) if the architectural features are predominately open.

c. Fence height may be averaged along sloping grades for each 6-foot-long segment of the fence, but in no case may any portion of the fence exceed 8 feet in height when the height allowed by subsection ((~~23.45.518.I.7.a~~)) 23.45.518.H.7.a is 6 feet, or 6 feet in height when the height allowed by subsection ((~~23.45.518.I.7.a~~)) 23.45.518.H.7.a is 4 feet.

8. Bulkheads and retaining walls

a. Bulkheads and retaining walls used to raise grade are allowed in any required setback if they are limited to 6 feet in height, measured above existing grade. ((~~A guardrail no higher than 42 inches may be placed on top of a bulkhead or retaining wall existing as of January 3, 1997.~~))

b. Bulkheads and retaining walls used to protect a cut into existing grade may not exceed the minimum height necessary to support the cut or 6 feet measured from the finished grade on the low side, whichever is greater. ((~~If the bulkhead is measured from the low side and it exceeds 6 feet, an open guardrail of no more than 42 inches meeting Seattle Residential Code or Seattle Building Code requirements may be placed on top of the bulkhead or retaining wall.~~)) Any fence shall be set back a minimum of 3 feet from such a bulkhead or retaining wall.

((~~9. Arbors are allowed in any required setback or separation under the following conditions:~~

~~a. In each required setback or separation, an arbor may be erected with no more than a 40-square-foot footprint, measured on a horizontal roof plane inclusive of eaves, to a maximum height of 8 feet. At least 50 percent of both the sides and the roof of the arbor shall be open, or, if latticework is used, there shall be a minimum opening of 2 inches between crosspieces.~~

~~b. In each required setback abutting a street, an arbor over a private pedestrian walkway with no more than a 30-square-foot footprint, measured on the horizontal roof plane and inclusive of eaves, may be erected to a maximum height of 8 feet. At least 50 percent of the sides of the arbor shall be open, or, if latticework is used, there shall be a minimum opening of 2 inches between crosspieces.~~

~~10. Above-grade green stormwater infrastructure (GSI) features are allowed in any required setback or separation if:~~

~~a. Each above-grade GSI feature is no more than 4.5 feet tall, excluding piping;~~

~~b. Each above-grade GSI feature is no more than 4 feet wide; and~~

~~c. The total storage capacity of all above-grade GSI features is no greater than 600 gallons.~~

~~11. Above-grade GSI features larger than what is allowed in subsection 23.45.518.I.10 are allowed in any required setback or separation if:~~

~~a. Above-grade GSI features do not exceed ten percent coverage of any one setback or separation area;~~

~~b. No portion of an above-grade GSI feature is located closer than 2.5 feet from a side lot line; and~~

~~c. No portion of an above-grade GSI feature projects more than 5 feet into a front or rear setback area.~~))

9. Guardrails or handrails that are no more than 42 inches in height are allowed on unenclosed stairs, decks, access bridges, bulkheads, and retaining walls.

10. Above-grade stormwater management features, such as bioretention planters and cisterns, are allowed in setbacks if:

a. No feature, excluding piping, is more than:

1) Twelve feet tall if located in a portion of the rear setback that is not also a side setback; or

2) Six and one half feet tall, if located in other setbacks;

b. No feature greater than 4.5 feet tall is located within 10 feet of the front lot line, excluding piping, unless it is integrated into a bulkhead or retaining wall that is allowed in subsection 23.45.518.H.8;

c. No feature greater than 6 inches tall is located within 2.5 feet of the side lot line; and

d. The total storage capacity of all above-grade cisterns is no greater than 1,250 gallons.

((~~12.~~)) 11. Mechanical equipment. Heat pumps and similar mechanical equipment, not including incinerators, are allowed in any required setback if they comply with the requirements of Chapter 25.08. No heat pump or similar equipment shall be located within 3 feet of any lot line. Charging devices for electric cars are considered mechanical equipment and are allowed in any required setbacks if not located within 3 feet of any lot line.

((~~13.~~)) 12. Detached, unenclosed structures accessory to ((~~townhouses~~)) attached or detached dwelling units that are up to 8 feet in height and used exclusively for bike parking are allowed in any required setback ((~~or separation~~)).

((~~14. Detached structures accessory to townhouses that are up to 10 feet in height and used exclusively for bike parking are allowed in required separations.~~))

13. Private, permanent swimming pools, hot tubs, and other similar uses are permitted in any required setback, provided that:

a. No part of any swimming pools, hot tubs, and other similar uses projects more than 18 inches above existing grade in a required front setback; and

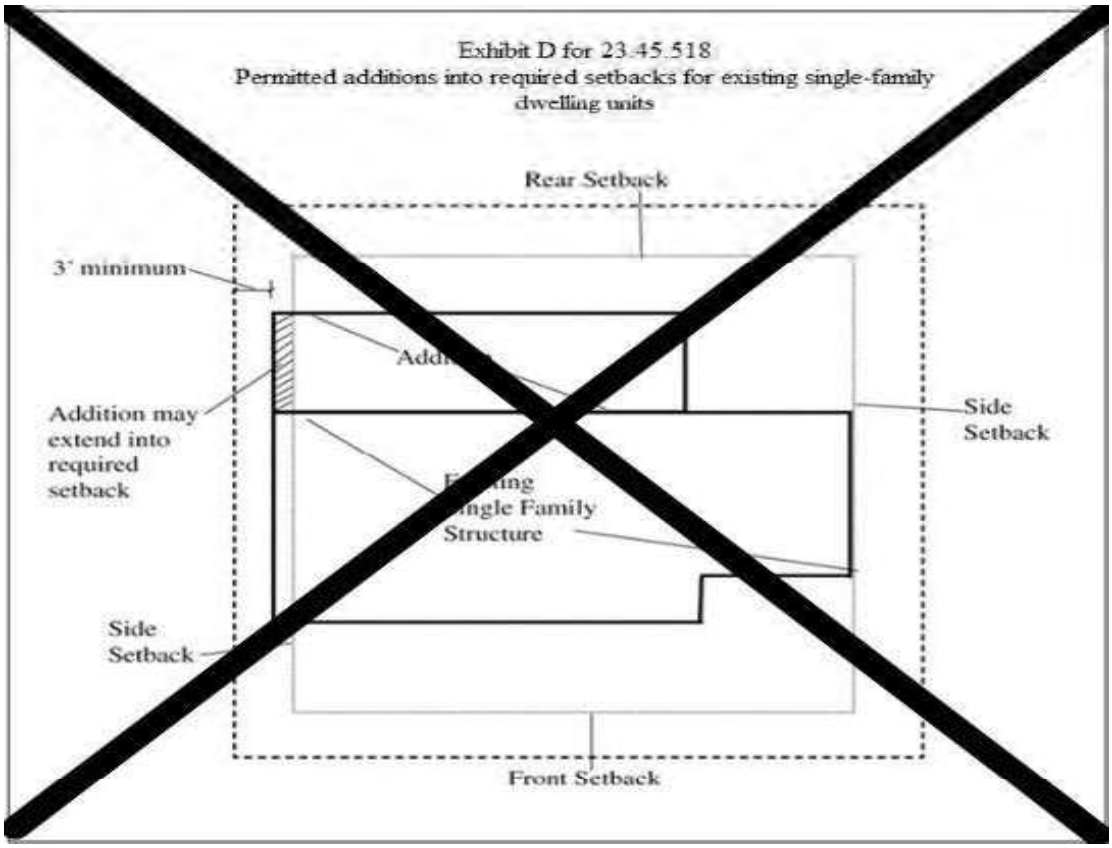
b. No swimming pool is placed closer than 5 feet to any front or side lot line.

((~~J.~~)) I. Exceptions for existing ((~~single-family~~)) structures. ((~~1.~~)) In all multifamily zones, certain additions to a ((~~single-family dwelling unit~~)) residential structure may extend into a required side setback if the structure is already nonconforming with respect to that setback, and if the presently nonconforming section is at least 60 percent of the total width of the respective facade of the structure prior to the addition. The line formed by the nonconforming wall of the structure shall be the limit to which any additions may be built, which may extend up to the height limit and may include basement additions (Exhibit D for 23.45.518), provided that additions shall be at least 3 feet from the side lot line.

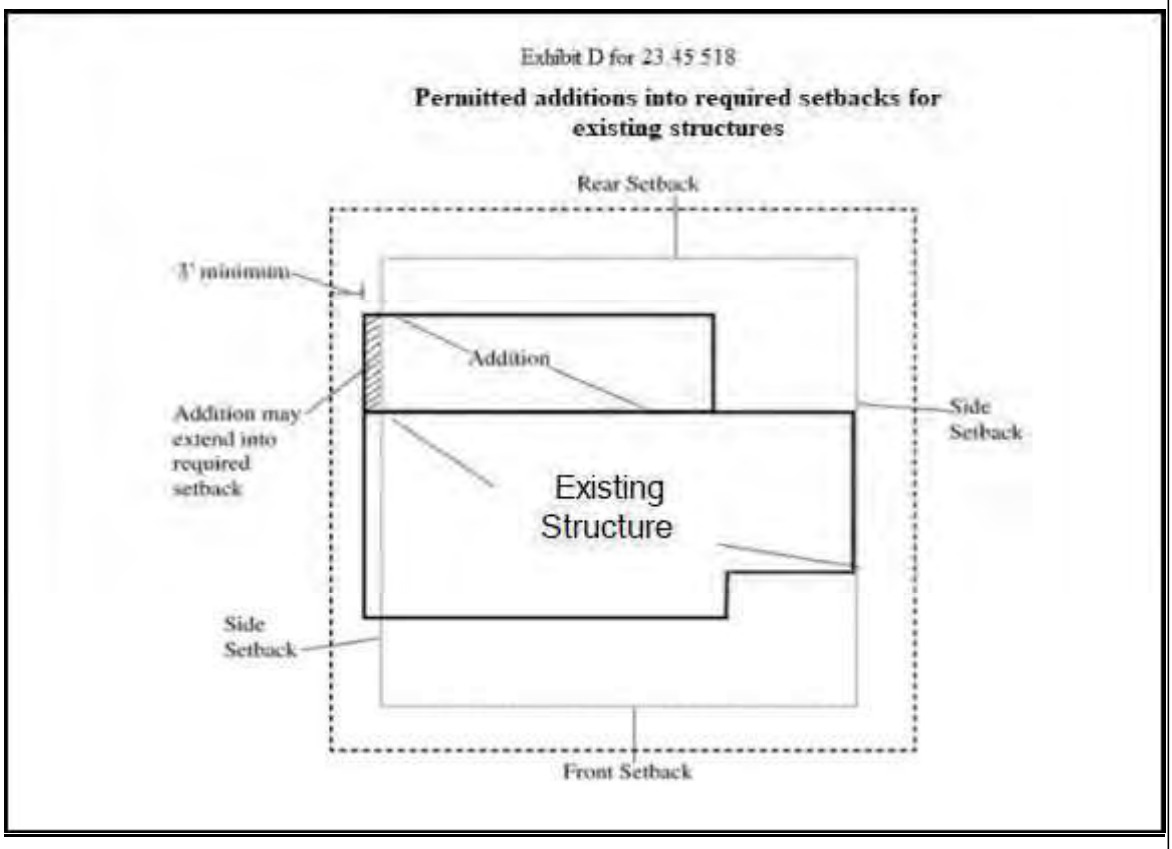
((~~2. An existing single-family dwelling unit in a LR zone may be converted to a multifamily use without conforming to setback standards for apartments in subsection 23.45.518.A, provided that the building envelope is not changed. For the purposes of this subsection 23.45.518.J.2, "existing single-family dwelling unit" is one that was established under permit as of October 31, 2001, or for which a permit has been granted and the permit has not expired on October 31, 2001.~~))

Exhibit D for 23.45.518

Permitted additions into required setbacks for existing ((~~single-family dwelling units~~)) structures


Exhibit D for 23.45.518
Permitted additions into required setbacks for existing single-family dwelling units
Rear Setback
3' minimum
Addition may extend into required setback
Side Setback
Structure
Side Setback
Front Setback

1


Exhibit D for 23.45.518
Permitted additions into required setbacks for existing structures
Rear Setback
3' minimum
Addition
Addition may extend into required setback
Side Setback
Existing Structure
Side Setback
Front Setback

2

Section 39. A new Section 23.45.519 is added to the Seattle Municipal Code as follows:

23.45.519 Separations between structures

A. In LR and MR zones, the minimum required separation between structures containing floor area is 5 feet except that, if the structures are separated by a driveway or parking aisle, the minimum required separation between structures containing floor area is 2 feet greater than the required width of the driveway or parking aisle or 24 feet, whichever is less. If the structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.

B. Architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other forms of weather protection may project into required separations a maximum of 2 feet. Unenclosed structures allowed in side setbacks are allowed in the minimum separation. Garden windows, bay windows, covered porches and patios, balconies, and enclosed structures are not allowed in the required separation. Detached structures that are up to 10 feet in height and used exclusively for bike parking are allowed in required separations.

Section 40. Section 23.45.522 of the Seattle Municipal Code, last amended by Ordinance 126157, is amended as follows:

23.45.522 Amenity area

A. Amount of amenity area ((~~required for rowhouse and townhouse developments and apartments in LR zones~~))

1. The ((~~required~~)) amount of required amenity area ((~~for rowhouse and townhouse developments and apartments~~)) in LR zones is equal to ((~~25~~)) 20 percent of the lot area.

((~~2. A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level.~~

~~3. For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.~~

~~4. For apartments, amenity area required at ground level shall be provided as common space.~~

~~B. Amenity area requirements for cottage housing developments in all multi-family zones~~

~~1. A minimum of 300 square feet of amenity area is required for each cottage.~~

~~2. A minimum of 150 square feet of amenity area is required for each carriage house.~~

~~3. The required quantity shall be allocated as follows:~~

~~a. Half of the amenity area required for each cottage, and all of the amenity area required for each carriage house, shall be provided as common amenity area; and~~

~~b. Half of the amenity area required for each cottage shall be provided as private amenity area for that unit.~~

~~4. The required common amenity area may be divided into no more than two separate areas and shall:~~

~~a. have cottages or carriage houses abutting on at least two sides;~~

~~b. be in a location central to the cottage housing development; and~~

~~c. have no horizontal dimension of less than 10 feet.~~

~~5. Carriage houses shall have stairs that provide access to the common amenity area.~~

~~C. Amount of amenity area required in MR and HR zones.~~)) 2. The ((~~required~~)) amount of required amenity area in MR and HR zones is equal to ((~~5~~)) five percent of the total gross floor area of a residential structure. ((~~in residential use, except that cottage housing developments shall meet the standards in subsection 23.45.522.B.~~

~~D. General requirements. Required amenity areas shall meet the following conditions:~~

~~1. All units~~)) B. Attached and detached dwelling units shall have access to either a common or private amenity area. Stacked dwelling units shall have access to a common amenity area.

((~~2.~~)) C. Enclosed amenity areas

((~~a. In LR zones, an amenity area shall not be enclosed within a structure.~~

~~b. In MR and HR zones, except for cottage housing, no~~)) 1. No more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.

2. Enclosed amenity areas must be provided in a room used exclusively for this purpose or in an area on the ground floor that can be accessed directly from the building lobby or an outdoor amenity space and does not include any of the following:

a. Internal circulation hallways between outside doors and elevators or stairs;

b. Mailrooms;

c. Bike parking;

d. Solid waste and recyclable materials storage; and

e. Laundry facilities.

((~~3. Projections into amenity areas. Structural projections that do not provide floor area, such as garden windows, may extend up to 2 feet into an amenity area if they are at least 8 feet above finished grade.~~))

D. Amenity area size

((~~4.~~)) 1. Private amenity areas. ((~~a. There is no minimum dimension for private amenity areas, except that if a private amenity area is located between the structure and a side lot line that is not a side street lot line, the minimum horizontal dimension shall be measured from the side lot line and is required to be a minimum of 10 feet.~~

~~b. An unenclosed porch that is a minimum of 60 square feet in size and that faces a street or a common amenity area may be counted as part of the private amenity area for the rowhouse, townhouse, or cottage to which it is attached.~~)) Each private amenity area shall be at least 60 square feet in area and have a minimum width and depth of 6 feet, except for balconies, which shall be at least 30 square feet in area and have a minimum width and depth of 4 feet.

((~~5.~~)) 2. Common amenity areas. ((~~for rowhouse and townhouse developments and apartments shall meet the following conditions: a. No~~)) Each common amenity area shall be ((~~less than~~)) at least 250 square feet ((~~in area, and common amenity areas shall~~)) and have a minimum ((~~horizontal dimension~~)) width and depth of 10 feet.

((~~b. Common amenity areas shall be improved as follows:~~

~~1) At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.~~

~~2) Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features, shall be provided.~~

~~c. The common amenity area required at ground level for apartments shall be accessible to all apartment units.~~

~~6. Parking areas, vehicular access easements, and driveways do not qualify as amenity areas, except that a woonerf may provide a maximum of 50 percent of the amenity area if the design of the woonerf is approved through a design review process pursuant to Chapter 23.41.~~

~~7. Swimming pools, spas, and hot tubs may be counted toward meeting the amenity area requirement.~~

~~8. Rooftop areas excluded because they are near minor communication utilities and accessory communication devices, pursuant to subsection 23.57.011.C.1, do not qualify as amenity areas.~~))

E. Features in amenity areas

1. The following features are not allowed in amenity areas:

a. Vehicular parking areas, vehicular access easements, and driveways;

b. Required bike parking;

c. Solid waste and recyclable material storage area; and

d. Enclosed structures.

2. Pathways serving multiple dwelling units are not allowed in private amenity areas.

3. Decks, porches, and steps; swimming pools, spas, and hot tubs; stormwater management features, including but not limited to bioretention planters and cisterns; play equipment; and similar features are allowed in amenity areas.

4. Amenity areas may be covered by weather protection.

5. Projections that do not provide floor area may extend into an amenity area if they meet the standards for projections into setbacks in subsection 23.45.518.G and if garden windows and other similar features are at least 8 feet above finished grade.

6. Rooftop areas located within 8 feet of minor communication utilities and accessory communication devices do not qualify as amenity areas.

F. Common amenity areas shall be improved as follows:

1. At least 35 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.

2. Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features, shall be provided.

G. Areas in environmentally critical areas and their buffers, including but not limited to steep slopes, may count toward amenity areas. No amenity area enhancement elements shall be placed in the environmentally critical areas and their buffers non disturbance area.

((~~E.~~)) H. No amenity area is required for ((~~a~~)) one dwelling unit added to a ((~~single-family dwelling unit~~)) residential structure existing as of January 1, 1982, ((~~or for one new dwelling unit added to a multifamily residential use existing as of October 10, 2001~~)) provided that no dwelling units have been added since that date.

Section 41. Section 23.45.527 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.45.527 Structure width ((~~and façade length~~)) limits in LR zones

((~~A.~~)) Structure width ((~~in LR zones~~)) for buildings containing residential uses may not exceed ((~~the width indicated on Table A for 23.45.527~~)) 90 feet in LR1 and LR2 zones and 150 feet in LR3 zones.

((~~Table A for 23.45.527: Maximum Structure Width in LR zones in feet~~

~~Zone~~	**~~Width in feet by Category of Residential Use~~**		
	~~Cottage Housing and Rowhouse Developments~~	**~~Townhouse Developments~~**	**~~Apartments~~**
~~LR1~~	~~No limit~~	~~60~~	~~45~~
~~LR2~~	~~No limit~~	~~90~~	~~90~~
~~LR3 outside Urban Villages, Urban Centers or Station Area Overlay Districts~~	~~No limit~~	~~120~~	~~120~~
~~LR3 inside Urban Villages, Urban Centers or Station Area Overlay Districts~~	~~No limit~~	~~150~~	~~150~~

~~B. Maximum façade length in Lowrise zones.~~

~~1. The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.~~

~~2. For a rowhouse development on a lot that abuts the side lot line of a lot in a neighborhood residential zone, the maximum combined length of all portions of façades within 15 feet of the abutting side lot line is 40 feet.~~))

Section 42. Section 23.45.529 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.45.529 Design standards

((~~A. Intent. The intent of the design standards in this Section 23.45.529 is to:~~

~~1. Enhance street-facing and side facades to provide visual interest, promote new development that contributes to an attractive streetscape, and avoid the appearance of blank walls along a street or adjacent residential property;~~

~~2. Foster a sense of community by integrating new pedestrian-oriented multifamily development with the neighborhood street environment and promoting designs that allow easy surveillance of the street by area residents;~~

~~3. Promote livability in multifamily areas by providing a sense of openness and access to light and air; and~~

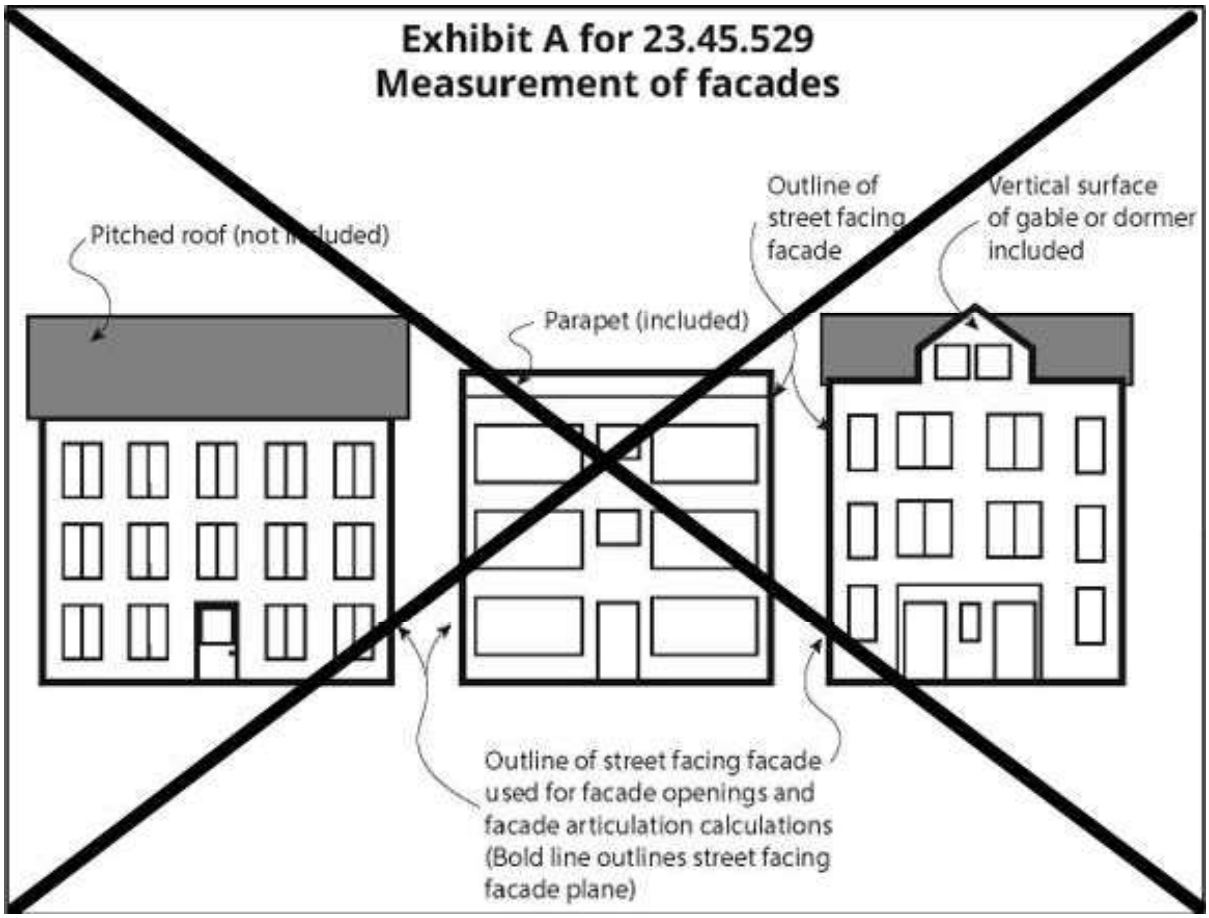
~~4. Encourage the compatibility of a variety of housing types with the scale and character of neighborhoods where new multifamily development occurs.~~

~~B. Application of provisions. The provisions of this Section 23.45.529 apply to all residential uses that do not undergo any type of design review pursuant to Chapter 23.41, except single-family dwelling units.~~

~~C. Treatment of street-facing facades. For the purposes of this subsection 23.45.529.C, a street-facing facade includes all vertical surfaces enclosing interior space, including gables and dormers, as shown in Exhibit A for 23.45.529.~~

~~**Exhibit A for 23.45.529**~~

~~**Measurement of facades**~~



~~1. Facade openings~~

~~a. At least 20 percent of the area of each street-facing facade shall consist of windows and/or doors, except as provided in subsection 23.45.529.C.1.b. If a front and side facade are street-facing, the two facades may be combined for the purpose of this calculation.~~

~~b. For any rowhouse or townhouse dwelling unit that has both a front and a side facade that are street-facing, the percentage of the side street-facing facade required to consist of windows and/or doors is reduced to ten percent for the portion of the facade associated with that dwelling unit. This reduction to ten percent is not allowed if the facades are combined~~

~~for the purpose of this standard pursuant to subsection 23.45.529.C.1.a or if any of the exceptions in subsection 23.45.529.C.3 are applied.~~

~~e. Windows count toward the requirement for facade openings in this subsection 23.45.529.C.1 only if they are transparent. Windows composed of glass blocks or opaque glass, garage doors, and doors to utility and service areas do not count.~~

~~2. Facade articulation~~

~~a. If a street-facing facade or portion of a street-facing facade is not vertical, the Director shall determine whether the facade is substantially vertical and required to comply with this subsection 23.45.529.C.~~

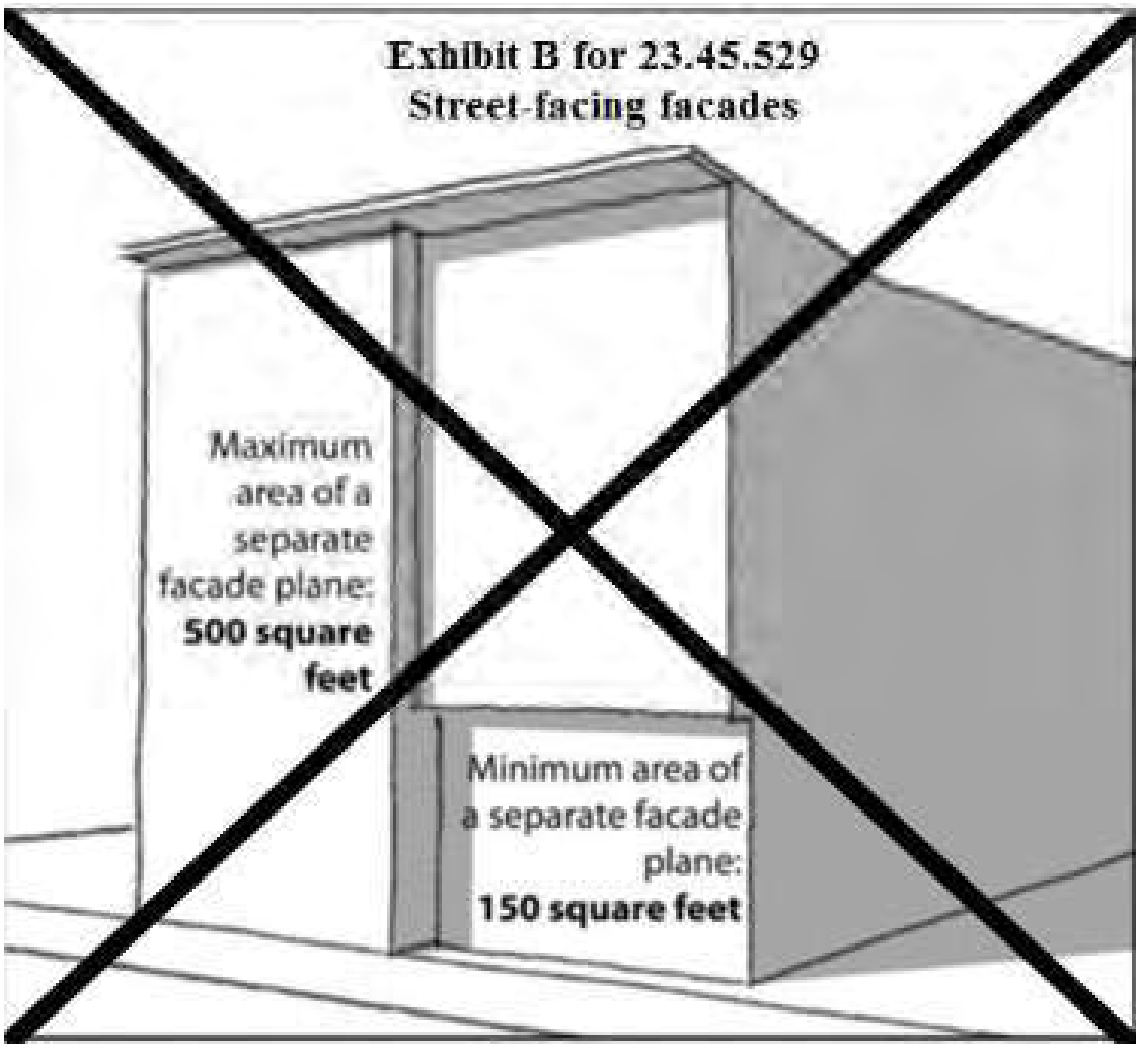
~~b. If the street-facing facade of a structure exceeds 750 square feet in area, division of the facade into separate facade planes is required (see Exhibit B for 23.45.529).~~

~~c. In order to be considered a separate facade plane for the purposes of this subsection 23.45.529.C.2, a portion of the street-facing facade shall have a minimum area of 150 square feet and a maximum area of 500 square feet, and shall project or be recessed from abutting facade planes by a minimum depth of 18 inches.~~

~~d. Trim that is a minimum of 0.75 inches deep and 3.5 inches wide is required to mark roof lines, porches, windows, and doors on all street-facing facades.~~

~~**Exhibit B for 23.45.529**~~

~~**Street-facing facades**~~



~~3. The Director may allow exceptions to the facade opening requirements in subsection 23.45.529.C.1 and the facade articulation requirements in subsection 23.45.529.C.2, if the Director determines that the street-facing facade will meet the intent of subsection 23.45.529.A.1 for all housing types, and, as applicable, the intent of subsections 23.45.529.E.2, 23.45.529.F.3, and 23.45.529.G.4 for cottage housing developments, rowhouse developments, and townhouse developments, respectively, through one or more of the following street-facing facade treatments:~~

~~a. Variations in building materials and/or color, or both, that reflect the stacking of stories or reinforce the articulation of the facade;~~

~~b. Incorporation of architectural features that add interest and dimension to the facade, such as porches, bay windows, chimneys, pilasters, columns, cornices, and/or balconies;~~

~~c. Special landscaping elements provided to meet Green Factor requirements pursuant to Section 23.45.524, such as trellises, that accommodate vegetated walls covering a minimum of 25 percent of the facade surface;~~

~~d. Special fenestration treatment, including an increase in the percentage of windows and doors to at least 25 percent of the street-facing facade(s).~~

~~D. Treatment of side facades that are not street-facing. For the purposes of this subsection 23.45.529.D, a side facade that is not street-facing includes all vertical surfaces enclosing interior space, including gables and dormers, as shown in Exhibit A for 23.45.529, if located within 10 feet of a side lot line.~~

~~1. If the side facade of a structure that is not street-facing exceeds 1,000 square feet in area, one of the following must be met:~~

~~a. A portion of the side facade with a minimum area of 250 square feet and a maximum area of 750 square feet shall project or be recessed from abutting facade planes by a minimum depth of 18 inches; or~~

~~b. The side facade shall include vertical or horizontal variations in building materials or color, covering a minimum of 25 percent of the facade surface.~~

~~2. Structures shall be designed to maintain the privacy of dwelling units by minimizing placement of proposed windows where they would directly align with windows on~~

~~the side facade of a structure on an abutting lot located within 20 feet of the side property line or by use of fencing, screening, landscaping, or translucent windows to create privacy between buildings.~~

~~E. Design standards for cottage housing developments~~

~~1. Pedestrian entry. Each cottage with a street-facing facade that is located within 10 feet of the street lot line shall have a visually prominent pedestrian entry through the use of covered stoops, porches, or other architectural entry features. For cottages on corner lots that have more than one street-facing facade within 10 feet of the street lot line, a visually prominent pedestrian entry is required on only one of the street-facing facades. Access to these entrances may be through a required private amenity area that abuts the street.~~

~~2. Architectural expression. Cottage housing developments shall include architectural details that reduce the visual scale of the units. Each cottage shall employ one or more of the following design techniques to reduce visual scale of the units:~~

~~a. Attached covered porch;~~

~~b. Roofline features such as dormers or clerestories;~~

~~c. Bay windows;~~

~~d. Variation in siding texture and materials; and~~

~~e. Other appropriate architectural techniques demonstrated by the applicant to reduce the visual scale of cottages.~~

~~F. Design standards for rowhouse developments~~

~~1. Pedestrian entry. Each rowhouse unit shall have a pedestrian entry on the street-facing facade that is designed to be visually prominent through the use of covered stoops,~~

~~porches, or other architectural entry features. For rowhouse units on corner lots, a visually prominent pedestrian entry is required on only one of the street-facing facades.~~

~~2. Front setback. Design elements to provide a transition between the street and the rowhouse units, such as landscaping, trees, fences, or other similar features, are required in the front setback.~~

~~3. Architectural expression. The street-facing facade of a rowhouse unit shall provide architectural detail or composition to visually identify each individual rowhouse unit as seen from the street. Design elements such as trim or molding, modulation, massing, color and material variation, or other similar features may be used to achieve visual identification of individual units. Rooftop features, such as dormers or clerestories, or roofline variation may be used to visually identify individual rowhouse units.~~

~~G. Design standards for townhouse developments~~

~~1. Building orientation. Townhouse developments shall maximize the orientation of individual units to the street by complying with one of the following conditions:~~

~~a. When multiple buildings are located on a lot, at least 50 percent of the townhouse units shall be located so that there is no intervening principal structure between the unit and the street, unless the intervening principal structure was established under permit as of October 31, 2001, or was granted a permit on October 31, 2001, and the permit has not expired; or~~

~~b. All townhouse units without a street-facing facade shall have direct access to a common amenity area meeting the requirements of Section 23.45.522 that either abuts the street or is visible and accessible from the street by a clear pedestrian pathway.~~

~~2. Pedestrian pathway. A clear pedestrian pathway from the street to the entrance of each townhouse unit shall be provided. The pedestrian pathway may be part of a driveway, provided that the pathway is differentiated from the driveway by pavement color, texture, or similar technique. Signage identifying townhouse unit addresses and the directions to the unit entrance(s) from the street shall be provided.~~

~~3. Pedestrian entry. Each townhouse unit with a street-facing facade shall have a pedestrian entry on the street-facing facade that is designed to be a visually prominent feature through the use of covered stoops, porches, or other architectural entry features. For townhouse units on corner lots, a visually prominent pedestrian entry is required on only one of the street-facing facades.~~

~~4. Architectural expression. Architectural detail or composition shall be provided to visually identify each individual townhouse unit, as seen from the public street. Design elements such as trim or molding, modulation, massing, color and material variation, or other similar features may be used to achieve visual identification of individual units. Rooftop features, such as dormers or clerestories, or roofline variation may be used to visually identify individual townhouse units.~~

~~H. Building entry orientation standards for apartments~~

~~1. For each apartment structure, a principal shared pedestrian entrance is required that faces either a street or a common amenity area, such as a landscaped courtyard, that abuts and has direct access to the street. Additional pedestrian entrances to individual units are permitted.~~

~~2. If more than one apartment structure is located on a lot, each apartment structure separated from the street by another principal structure shall have a principal entrance that is accessible from a common amenity area with access to the street.~~

~~3. The shared entrance of each apartment structure shall have a pedestrian entry that is designed to be visually prominent, through the use of covered stoops, overhead weather protection, a recessed entry, or other architectural entry features.~~))

A. Application of provisions

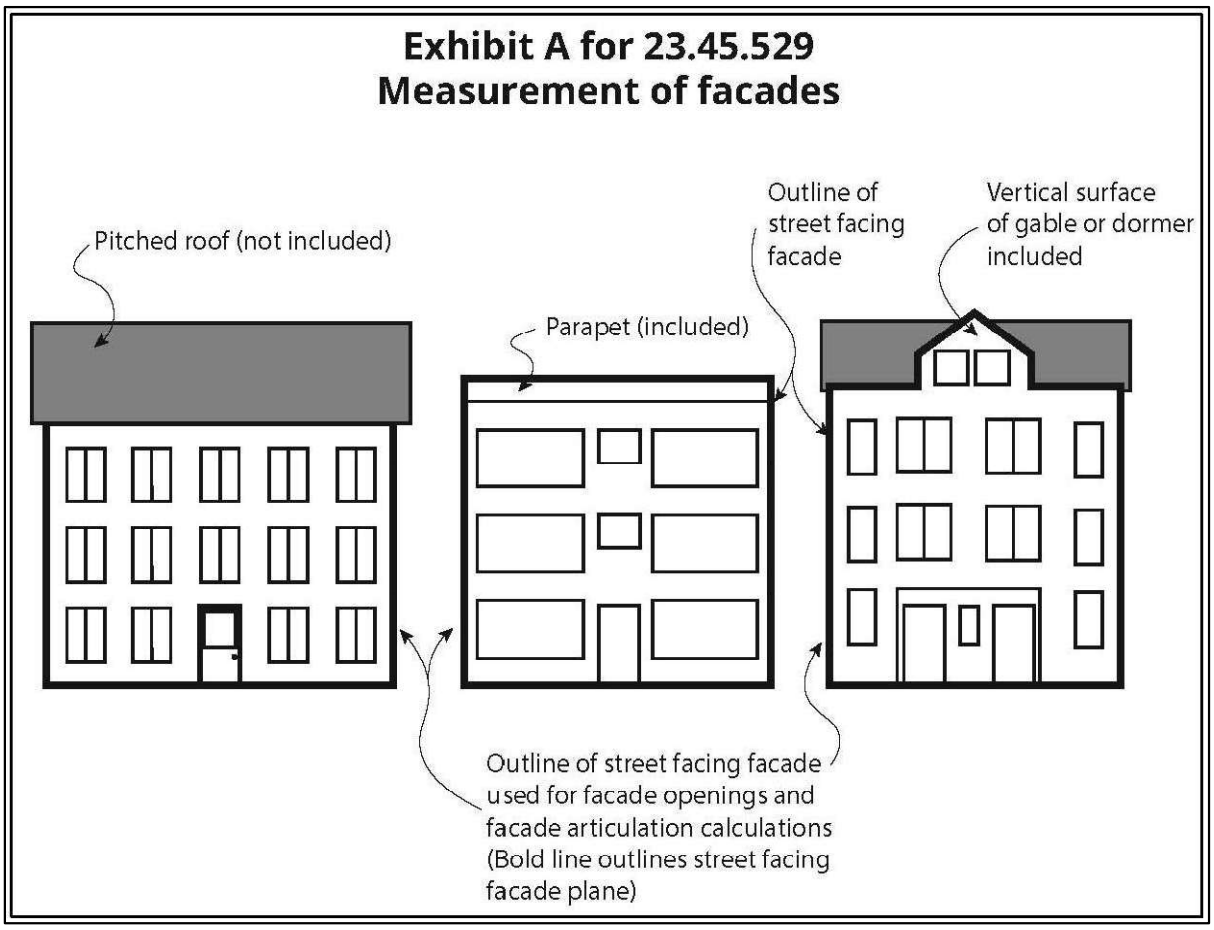
1. The provisions of this Section 23.45.529 apply to development that includes the construction of new dwelling units, except for new dwelling units added within existing structures.

2. For the purposes of this Section 23.45.529, requirements for street-facing facades shall only apply to structures located within 40 feet of a street lot line or a vehicle access easement serving ten or more residential units. For structures located within 40 feet of a vehicle access easement serving ten or more residential units but not within 40 feet of street lot line, the facade that faces the vehicle access easement shall be considered a street-facing facade for the purpose of this Section 23.45.529. If multiple facades face vehicle access easements, the applicant may decide which facade facing a vehicle access easement is considered the street-facing facade.

B. Measurement of street-facing facades. For the purposes of this Section 23.45.529, a street-facing facade includes all vertical surfaces enclosing interior space, including gables and dormers, as shown in Exhibit A for 23.45.529.

Exhibit A for 23.45.529

Measurement of facades



C. Pedestrian access. Each dwelling unit shall have pedestrian access at least 3 feet in width to the sidewalk or, if no sidewalk exists, the front lot line. This pedestrian access may be shared or private. This pedestrian access may cross any required setbacks or interior separation. This pedestrian access may be part of a driveway.

D. Entrances. Each structure with a street-facing facade shall have a pedestrian entry on that street-facing facade meeting the requirements of subsections 23.44.140.D.1 through 23.44.140.D.4. For attached and detached dwelling units, the pedestrian entry may be located on a wall perpendicular to the street-facing facade provided that the pedestrian entry abuts a covered porch or recessed entry that also abuts the street-facing facade.

1. For stacked dwelling units, at least one pedestrian entry shall be required for the structure as a whole.

2. For attached and detached dwelling units, each individual dwelling unit with a street-facing facade within 40 feet of the street lot line shall have at least one pedestrian entry on the street-facing facade.

3. For structures or dwelling units with multiple street-facing facades, a pedestrian entry is required on only one of the street-facing facades.

4. Required pedestrian entry on street-facing facades shall have weather protection, such as a covered porch, canopy, recessed entry, or similar feature, measuring at least 3 feet by 3 feet in width and depth for attached and detached dwelling units and at least 6 feet in width and 4 feet in depth for stacked dwelling units.

E. Windows and doors. At least 20 percent of the area of each street-facing facade shall consist of windows and/or doors. If front and side facades are street-facing, the two facades shall be combined for the purpose of this calculation. Windows count toward the requirement for facade openings in this subsection 23.45.529.E only if they are transparent. Windows composed of garage doors and doors to utility and service areas do not count. For the purpose of this Section 23.45.529, a window shall include the glass pane, window frame, and internal components such as sashes, mullions, grilles, muntins, and stiles.

Section 43. Section 23.45.531 of the Seattle Municipal Code, enacted by Ordinance 123495, is repealed:

((~~23.45.531 Development standards for cottage housing developments and carriage house structures~~

~~A. Size limit for dwelling units.~~

~~1. The maximum gross floor area of each cottage in a cottage housing development is 950 square feet.~~

~~2. The maximum gross floor area of a carriage house is 600 square feet.~~

~~B. Size limit for garages. The maximum gross floor area for a shared garage structure in a cottage housing development is 1,200 square feet, and the garage shall contain no more than four parking spaces.~~

~~C. Carriage house structures. A carriage house structure is permitted in a cottage housing development subject to the following standards:~~

~~1. The maximum number of dwelling units permitted in carriage house structures is one-third of the total number of units in the cottage housing development on the lot.~~

~~2. The maximum gross floor area of the ground floor of a carriage house structure is 1,200 square feet.~~

~~D. Existing single-family dwelling units in a cottage housing development. Existing single-family dwelling units that are non-conforming with respect to the standards for a cottage housing development are permitted to remain, provided that the extent of the nonconformity shall not be increased.~~))

Section 44. Section 23.45.536 of the Seattle Municipal Code, last amended by Ordinance 126682, is amended as follows:

23.45.536 Parking location, access, and screening

* * *

D. Screening of parking

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

a. The street-facing facade of a structure;

b. Garage doors;

c. A fence or wall; or

d. Landscaped areas, including bioretention facilities or landscaped berms.

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

a. The fence, wall, or vegetation in the landscaped area shall be at least 3 feet tall measured from the elevation of the curb, or from the elevation of the street if no curb is present. If the elevation of the ground at the base of the fence, wall, or landscaped area is higher than the finished elevation of the parking surface, the difference in elevation may be measured as a portion of the required height of the screen, so long as the fence, wall, or vegetation in the landscaped area is at least 3 feet in height. If located in a setback, the fence or wall shall meet the requirements of subsection ((~~23.45.518.I.7~~)) 23.45.518.H.7.

b. The fence, wall, or vegetation in the landscaped area shall be set back at least 3 feet from the lot line.

3. Screening by garage doors in LR zones. If parking is provided in a garage in or attached to a principal structure and garage door(s) face a street, the garage door(s) may be no more than 75 square feet in area.

* * *

Section 45. Section 23.45.545 of the Seattle Municipal Code, last amended by Ordinance 127211, is amended as follows:

23.45.545 Standards for ((~~certain accessory uses~~)) solar collectors

A. ((~~Private, permanent swimming pools, hot tubs and other similar uses are permitted in any required setback, provided that:~~

~~1. No part of any swimming pools, hot tubs and other similar uses shall project more than 18 inches above existing grade in a required front setback; and~~

~~2. No swimming pool shall be placed closer than 5 feet to any front or side lot line.~~

~~B. Solar greenhouses, greenhouses and solariums~~

~~1. Solar greenhouses, greenhouses and solariums, in each case that are attached to and integrated with the principal structure and no more than 12 feet in height are permitted in a required rear setback, subject to subsection 23.45.545.B.3, and may extend a maximum of 6 feet into required front and side setbacks, subject to subsection 23.45.545.B.2.~~

~~2. An attached solar greenhouse, greenhouse or solarium, in a required setback, shall be no closer than 3 feet from side lot lines and 8 feet from front lot lines.~~

~~3. A solar greenhouse, greenhouse or solarium allowed pursuant to subsection 23.45.545.B.1 shall not be closer than 5 feet to the rear lot line, except that it may abut an alley if it is no taller than 10 feet along the rear lot line, is of no greater average height than 12 feet for a depth of 15 feet from the rear lot line, and is no wider than 50 percent of lot width for a depth of 15 feet from the rear lot line.~~

~~C. Solar~~)) General standards for solar collectors

1. Solar collectors are permitted in required setbacks, subject to the following:

a. Detached solar collectors are permitted in required rear setbacks, no closer than 5 feet to any other principal or accessory structure.

b. Detached solar collectors are permitted in required side setbacks, no closer than 5 feet to any other principal or accessory structure, and no closer than 3 feet to the side lot line.

2. Sunshades that provide shade for solar collectors that meet minimum written energy conservation standards administered by the Director may project into southern front or rear setbacks. Those that begin at 8 feet or more above finished grade may be no closer than 3 feet from the lot line. Sunshades that are between finished grade and 8 feet above finished grade may be no closer than 5 feet to the lot line.

3. Solar collectors on roofs. Solar collectors that are located on a roof are permitted as follows:

a. In LR zones up to 4 feet above the maximum height limit or 4 feet above the height of stair or elevator penthouse(s), whichever is higher; and

b. In MR and HR zones up to 10 feet above the maximum height limit or 10 feet above the height of stair or elevator penthouse(s), whichever is higher.

c. If the solar collectors would cause an existing structure to become nonconforming, or increase an existing nonconformity, the Director may permit the solar collectors as a special exception pursuant to Chapter 23.76. Solar collectors may be permitted under this subsection ((~~23.45.545.C.3.e~~)) 23.45.545.A.3.c even if the structure exceeds the height limits established in this subsection ((~~23.45.545.C.3~~)) 23.45.545.A.3, if the following conditions are met:

1) There is no feasible alternative solution to placing the collector(s) on the roof; and

2) The collector(s) are located so as to minimize view blockage from surrounding properties and the shading of property to the north, while still providing adequate solar access for the solar collectors.

((~~D. [Reserved.]~~

~~E. Nonconforming solar collectors.~~)) B. Special exceptions. The Director may permit the installation of solar collectors that meet minimum energy standards and that increase an existing nonconformity as a special exception pursuant to Chapter 23.76. Such an installation may be permitted even if it exceeds the height limits established in this Section 23.45.545 and Section 23.45.514 when the following conditions are met:

1. There is no feasible alternative solution to placing the collector(s) on the roof; and

2. Such collector(s) are located so as to minimize view blockage from surrounding properties and the shading of property to the north, while still providing adequate solar access for the solar collectors.

((~~F. Open wet moorage facilities for residential uses are permitted as an accessory use pursuant to Chapter 23.60A, Shoreline District, if only one slip per residential unit is provided.~~

~~G. Bed and breakfast uses. A bed and breakfast use may be operated under the following conditions:~~

~~1. The bed and breakfast use has a valid business license tax certificate issued by the Department of Finance and Administrative Services;~~

~~2. All operators of bed and breakfast uses who use a short-term rental platform for listing the bed and breakfast shall have a valid short-term rental operator's license issued by the Department of Finance and Administrative Services.~~

~~3. The bed and breakfast use shall be operated by the primary resident of the dwelling unit where the bed and breakfast is located or the resident operator;~~

~~4. There shall be no evidence of a bed and breakfast use visible from the exterior of the dwelling unit other than a sign permitted by subsection 23.55.022.D.1; and~~

~~5. A bed and breakfast use may be located in a dwelling unit or an accessory dwelling unit.~~

~~H. Heat recovery incinerators, located on the same lot as the principal use, may be permitted by the Director as accessory administrative conditional uses, pursuant to Section 23.45.506.~~

~~I. Accessory dwelling units are allowed pursuant to Section 23.42.022.~~

~~J. Urban farms are subject to the standards in Section 23.42.051 and the conditional use requirement in subsection 23.45.504.C.8.~~))

Section 46. Section 23.45.550 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

23.45.550 Alternative ((~~Standards~~)) standards for development of ((~~affordable~~)) low-income units ((~~on property owned or controlled by a religious organization~~))

((~~In lieu of meeting development standards contained in subsections 23.45.510.B and 23.45.510.C (floor area), subsections 23.45.512.A and 23.45.512.B (density), and subsections 23.45.514.A and 23.45.514.B (height), a proposed development that meets the requirements of Section 23.42.055 may elect to meet the alternative development standards in this Section 23.45.550.~~))

A. Development on a lot that meets the requirements of Section 23.42.055 may elect to meet the development standards in subsections 23.45.550.B and 23.45.550.C in lieu of the standards in subsection 23.45.510.C (floor area) and subsections 23.45.514.A and 23.45.514.B (height).

((~~A.~~)) B. Floor area

1. Development permitted pursuant to Section 23.42.055 is subject to the FAR limits as shown in Table A for 23.45.550.

Table A for 23.45.550
FAR limits for development permitted pursuant to Section 23.42.055

Zone	Base FAR	Maximum additional exempt FAR [1]
LR1	1.5 [2]	0.3
LR2	((~~1.8~~)) 2.0	0.3
LR3 outside urban centers and urban villages	2.5	0.5
LR3 inside urban centers and urban villages	3.25	0.5
MR	5.0	0.5
HR	16	1.0

Footnotes to Table A for 23.45.550
[1] Gross floor area for uses listed in subsection 23.45.550.B.2 are exempt from FAR calculations up to this amount.
[2] Except that lots in LR1 zones that have previously been zoned RSL have a base FAR of 2.7.

2. In addition to the FAR exemptions in subsection 23.45.510.D, an additional FAR exemption up to the total amount specified in Table A for 23.45.550 is allowed for any combination of the following floor area:

a. Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;

b. Floor area of a religious facility; ((~~and~~))

c. Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and/or

d. Any floor area in a development located within ((~~1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as defined in subsection 23.54.015.B.4~~)) a frequent transit service area.

3. Split-zoned lots

a. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that:

1) At least 65 percent of the total lot area is in the zone with the highest FAR limit;

2) No portion of the lot is located in a ((~~neighborhood residential~~)) Neighborhood Residential zone; and

3) A minimum setback of 10 feet applies for any lot line that abuts a lot in a ((~~neighborhood residential~~)) Neighborhood Residential zone.

b. For the purposes of this subsection ((~~23.45.550.A.3~~)) 23.45.550.B.3, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

((~~B.~~)) C. Maximum height

1. Development permitted pursuant to Section 23.42.055 is subject to the height limits as shown in Table B for 23.45.550.

Table B for 23.45.550
Structure height for development permitted pursuant to Section 23.42.055

Zone	**Height limit (in feet)**
LR1	((~~40~~)) 50
LR2	50

Table B for 23.45.550 Structure height for development permitted pursuant to Section 23.42.055	
Zone	**Height limit (in feet)**
LR3 outside urban centers and urban villages	55
LR3 inside urban centers and urban villages	65
MR	95
HR	480

2. Split-zoned lots

a. On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that:

1) At least 65 percent of the total lot area is in the zone with the highest height limit;

2) No portion of the lot is located in a ((~~neighborhood residential~~)) Neighborhood Residential zone; and

3) A minimum setback of 10 feet applies for any lot line that abuts a lot in a ((~~neighborhood residential~~)) Neighborhood Residential zone.

b. For the purposes of this subsection ((~~23.45.550.B.2~~)) 23.45.550.C.2, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

((~~C. Density limits. Development permitted pursuant to this Section 23.45.550 is not subject to the standards of subsections 23.45.512.A and 23.45.512.B.~~))

Section 47. A new Section 23.45.560 is added to the Seattle Municipal Code, as follows:

23.45.560 Alternative standards for certain development

A. Development that meets all of the following criteria may elect to meet the development standards in subsections 23.45.560.B and 23.45.560.C in lieu of the standards in subsections 23.45.510.B and 23.45.510.C (floor area) and subsections 23.45.514.A and 23.45.514.B (height):

1. At least 25 percent of the dwelling units in the development are restricted units subject to a regulatory agreement, covenant, or other legal instrument enforceable by The City of Seattle that, for a period of 50 years, ensures that the units are affordable to and reserved solely for:

a. ((~~in~~)) In the case of rental units, households with annual incomes no higher than 60 percent of median income; or

b. ((~~in~~)) In the case of ownership units, households with annual incomes no higher than 80 percent of median income.

2. The restricted units are generally distributed throughout the development and have substantially the same functionality as unrestricted units, if any, in the development;

3. To the extent practicable, the restricted units are comparable to unrestricted units, if any, in terms of square footage and number of bedrooms and bathrooms;

4. The tenure (i.e., rental or ownership) of restricted units and unrestricted units, if any, is the same;

5. If the development containing the restricted units is demolished or converted to a nonresidential use prior to the end of the 50-year affordability period, the Director shall require the owner to make a payment in lieu of continuing affordability;

6. For ownership housing, the restricted units are stewarded by a qualified non-profit organization, which for purposes of this subsection 23.45.560.A means a non-profit

organization that the Office of Housing determines as experienced in the development and stewardship of permanently affordable homes, including:

a. Pre-purchase verification of income and other requirements for eligible households, affordable sale price calculations for approval by the Office of Housing, and execution of legal restrictions on the property; and

b. Post-purchase support for homeowners by facilitating resales, monitoring compliance with financial, owner occupancy, and other legal requirements, and clear communication of program guidelines and restrictions.

7. At such times as may be required by the Director of Housing but no less than annually, the property owner (for rental housing) or the qualified non-profit organization (for ownership housing) agree to file property reports with the Office of Housing, verified upon oath or affirmation, which shall contain such information as the Office of Housing may deem necessary to determine compliance with this subsection 23.45.560.A and the regulatory agreement, covenant, or other legal instrument; and

8. In zones that have a mandatory housing affordability suffix, the restricted units shall count towards any obligation to provide MHA-R units according to subsection 23.58C.050.A, provided that subsections 23.58C.050.B through 23.58C.050.E, except for subsection 23.58C.050.C.8, shall apply to any dwelling units so counted and shall govern over any conflicting requirements of this subsection 23.45.560.A.

B. Floor area

1. Development permitted pursuant to this Section 23.45.560 is subject to the FAR limits as shown in Table A for 23.45.560.

Table A for ((~~23.45.550~~)) 23.45.560 FAR limits for development permitted pursuant to Section 23.45.560		
Zone	**Base FAR**	**Maximum additional exempt FAR [1]**
LR1	2.0 [2]	0.5
LR2	2.0	0.5
LR3 outside regional centers and urban centers ((~~and urban villages~~))	3.0	0.5
LR3 inside regional centers and urban centers ((~~and urban villages~~))	3.5	0.5
MR	5.0	0.5
HR	16	1.0
Footnotes to Table A for 23.45.560 [1] Gross floor area for uses listed in subsection 23.45.560.B.2 are exempt from FAR calculations up to this amount. [2] Except that lots in LR1 zones that have previously been zoned RSL have a base FAR of 2.7.		

2. In addition to the FAR exemptions in subsection 23.45.510.D, an additional FAR exemption up to the total amount specified in Table A for 23.45.560 is allowed for any combination of the following floor area:

a. Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;

b. Floor area of a religious facility;

c. Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and/or

d. Any floor area in a development located within a frequent transit service area.

C. Maximum height

1. Development permitted pursuant to this Section 23.44.560 is subject to the height limits as shown in Table B for 23.45.560.

Table B for 23.45.560 **Structure height for development permitted pursuant to Section ((~~23.44.560~~))** **23.45.560**	
Zone	**Height limit (in feet)**
LR1	55
LR2	55
LR3 ((~~outside urban centers and urban villages~~))	65
((~~LR3 inside urban centers and urban villages~~	~~65~~))
MR	95
HR	480

Section 48. Table A for Section 23.47A.004 of the Seattle Municipal Code, which section was last amended by Ordinance ~~127099~~ 127228, is amended as follows:

23.47A.004 Permitted and prohibited uses

* * *

Table A for 23.47A.004 **Uses in ((~~Commercial~~)) commercial zones**					
	Permitted and prohibited uses by zone [1]				
Uses	**NC1**	**NC2**	**NC3**	**C1**	**C2**
* * *					
E. ((~~INSTITUTIONS~~)) HUMAN SERVICE AND INSTITUTIONAL USES					
E.1. ((~~Institutions~~)) Human service and institutional uses not listed below	10	25	P	P	P
E.2. Major institutions subject to the provisions of Chapter 23.69	P	P	P	P	P
E.3. Religious facilities	P	P	P	P	P
E.4. Schools, elementary or secondary	P	P	P	P	P
E.5. Child care centers	P	P	P	P	P

Table A for 23.47A.004
Uses in ((~~Commercial~~)) commercial zones

Uses	Permitted and prohibited uses by zone [1]				
	NC1	**NC2**	**NC3**	**C1**	**C2**
* * *					
I. PUBLIC FACILITIES					
I.1. Jails					
I.1.a. Youth ((~~Service Centers~~)) service centers	X	X	P [13]	X	X
I.1.b. All other jails	X	X	X	X	X
I.2. Work-release centers	CCU-10	CCU-25	CCU	CCU	CCU
J. RESIDENTIAL USES [14]	P	P	P	P	CU [15]
((~~J.1. Residential uses not listed below~~	~~P~~	~~P~~	~~P~~	~~P~~	~~CU~~ [~~15~~]
~~J.2. Caretaker's quarters~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~
~~J.3. Congregate residence~~	~~P~~	~~P~~	~~P~~	~~P~~	~~CU~~ [~~15~~]
~~J.4. Low-income housing~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~))
* * *					

((~~KEY~~)) Key to Table A for 23.47A.004
A = Permitted as an accessory use only
CU = Administrative ((~~Conditional Use~~)) 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~~)) 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

Table A for 23.47A.004
Uses in ((~~Commercial~~)) commercial zones

	Permitted and prohibited uses by zone [1]				
Uses	**NC1**	**NC2**	**NC3**	**C1**	**C2**

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

Table A for 23.47A.004
Uses in ((~~Commercial~~)) commercial zones

	Permitted and prohibited uses by zone [1]				
Uses	**NC1**	**NC2**	**NC3**	**C1**	**C2**

[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~~)) subject to subsection 23.47A.006.A.3, except that low-income housing is allowed outright or as otherwise provided ((~~above in Table A for 23.47A.004 or~~)) in subsection 23.47A.006.A.3.

[16] Permitted at Seattle Center; see Section 23.47A.011.

[17] 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.

[18] 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.

[19] Permitted outright, except prohibited in ((~~the~~)) a SAOD.

[20] See Chapter 23.57, Communications regulations, for regulation of communication utilities.

[21] 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.

Section 49. Section 23.47A.009 of the Seattle Municipal Code, last amended by Ordinance 126862, is amended as follows:

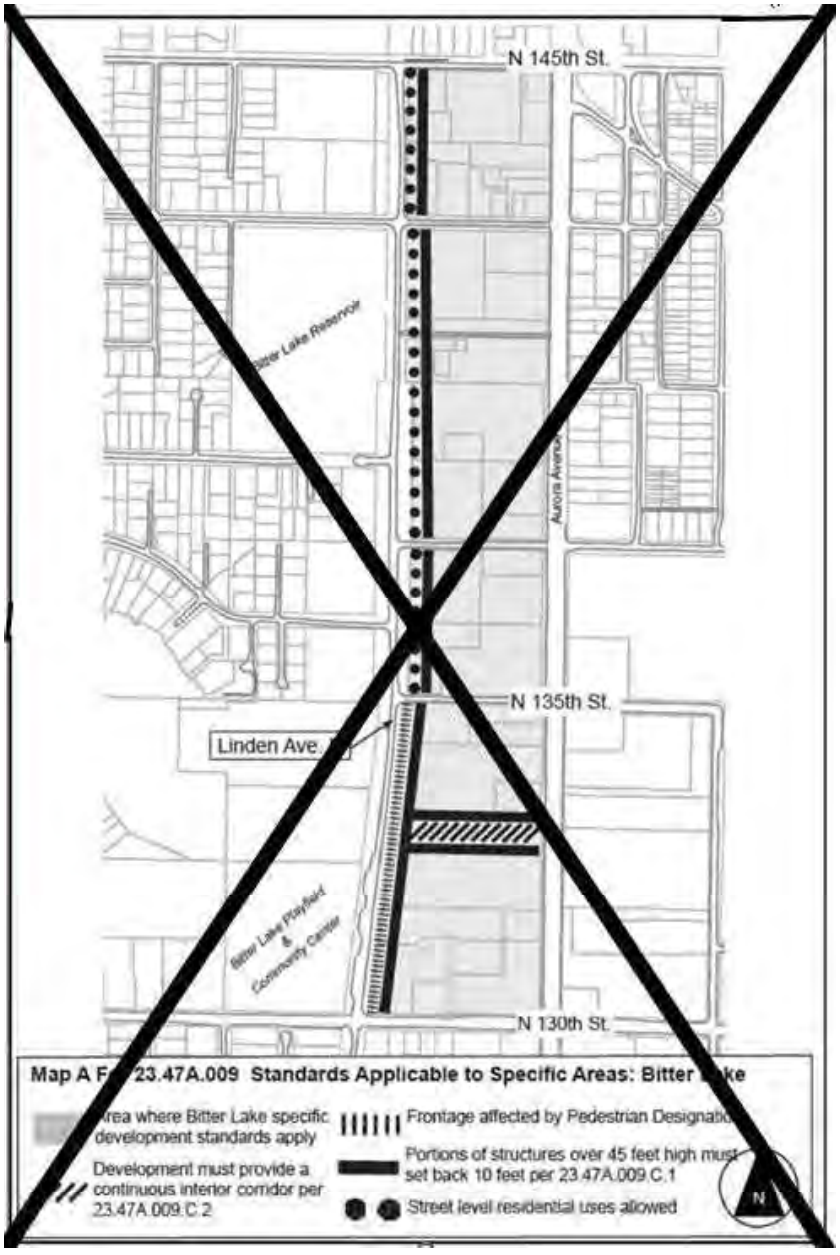
23.47A.009 Standards applicable to specific areas

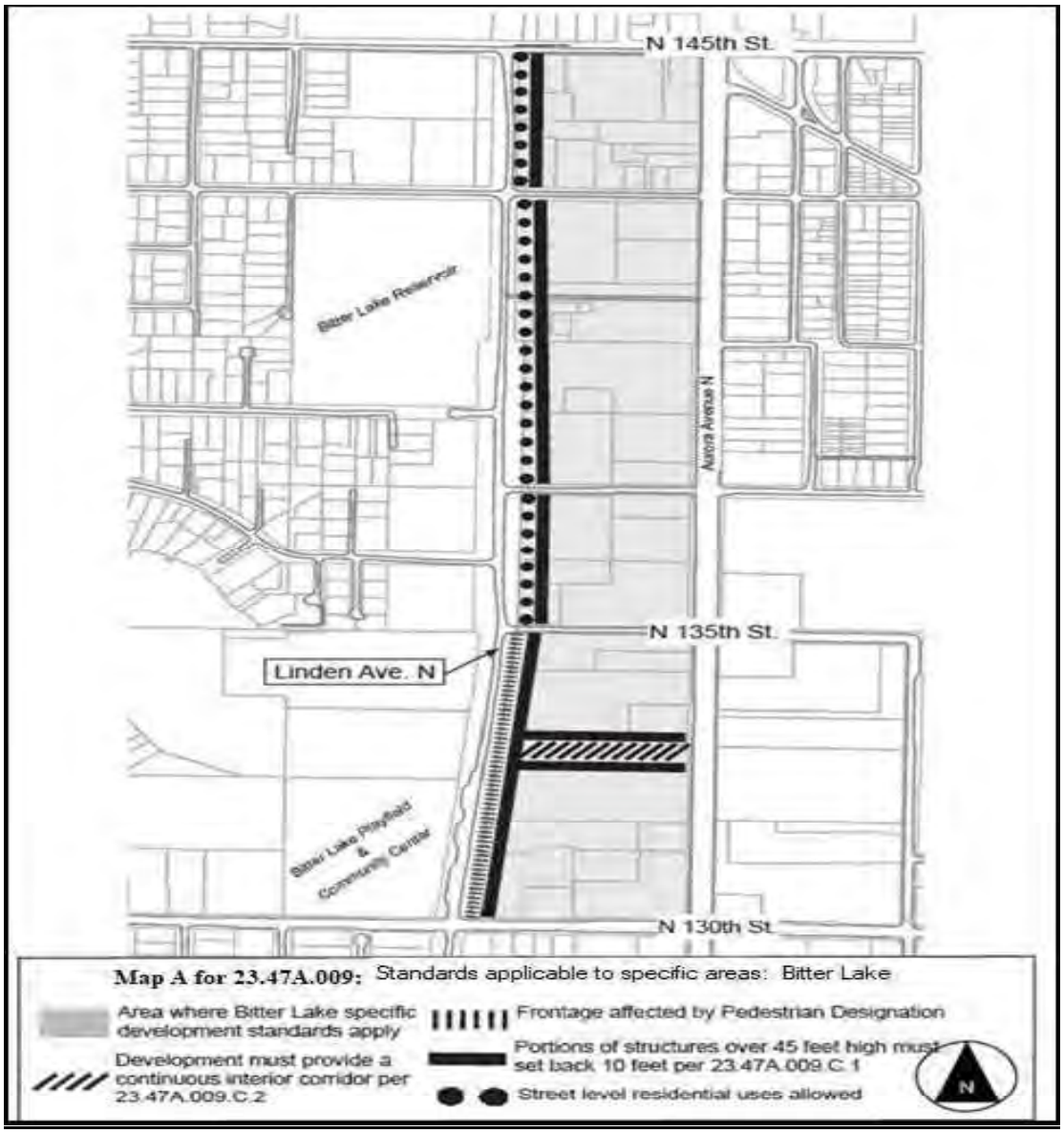
* * *

C. Bitter Lake Village Hub Urban Village. Development on lots designated on Map A for 23.47A.009 shall meet the following requirements:

Map A for 23.47A.009

Standards ((~~Applicable~~)) applicable to ((~~Specific Areas~~)) specific areas: Bitter Lake





1. Upper-level setback requirement. The following standards apply to development on lots abutting the east side of Linden ((~~Ave~~)) Avenue North or along both sides of the corridor required in subsection 23.47A.009.C.2.

a. Any portion of a structure greater than 45 feet in height, measured from the finished grade along the street property line that abuts Linden Avenue North or along the access corridor required in subsection 23.47A.009.C.2, measured from the finished grade along the edge of the access corridor, shall set back an average of 10 feet from the lot line abutting

Linden Avenue North or from the edge of the access corridor as measured according to Section 23.86.012. The maximum depth of a setback that can be used for calculating the average setback is 20 feet.

b. Structures permitted in required setbacks are subject to subsection 23.47A.014.G.

2. Corridor requirement. An access corridor shall be provided on lots over 8 acres that abut Linden Avenue North and Aurora Avenue North, to connect Linden Avenue North and Aurora Avenue North. The location of the proposed corridor shall be clearly shown on the site plan that is submitted with the permit application.

a. The corridor shall have a minimum width of 40 feet and a maximum width of 60 feet.

b. The point at which the corridor intersects Linden Avenue North and Aurora Avenue North shall be at least 335 feet south of the south boundary of the North 135th Street right-of-way, and 700 feet north of the north boundary of the North 130th Street right-of-way, as illustrated by example in Map A for 23.47A.009.

c. The corridor shall include a minimum of one walkway, at least 6 feet wide, extending between Linden Avenue North and Aurora Avenue North. If vehicle access is provided within the corridor, the corridor shall include walkways at least 6 feet wide along both sides of the vehicle access.

d. Landscaping shall be provided along the corridor. If vehicle access is provided within the corridor, trees shall be provided between the walkways and vehicle travel lanes. The Director will determine the number, type, and placement of trees to be provided in order to:

1) Match trees to the available space;

2) Complement existing or planned street trees on abutting streets; and

3) Encourage healthy growth through appropriate spacing.

e. Pedestrian-scaled lighting shall be provided along the corridor.

f. The corridor shall not include any features or structures except the following:

1) Vehicle access, not more than one lane in each direction and meeting the standards of Section 23.54.030.

2) Parking meeting the standards of Section 23.54.030 is allowed along vehicle access lanes within the corridor. Such parking is in addition to the maximum number of spaces allowed under subsection 23.54.015.C.2. The requirements of subsection 23.47A.032.A do not apply to access to parking from the corridor.

3) Overhead horizontal building projections of an architectural or decorative character such as cornices, eaves, sills, and gutter, provided that they project no more than 18 inches from the structure facade.

4) Ramps or other devices that provide access for the disabled and elderly and that meet the standards of the Seattle Building Code are permitted.

5) Stairs or ramps to accommodate changes in grade.

6) Underground structures.

7) Unenclosed porches or steps for residential units no higher than 4 feet above the finished grade of the corridor are permitted to project no more than 4 feet into the corridor.

8) Green stormwater infrastructure.

9) Features required elsewhere in this subsection 23.47A.009.C.2.

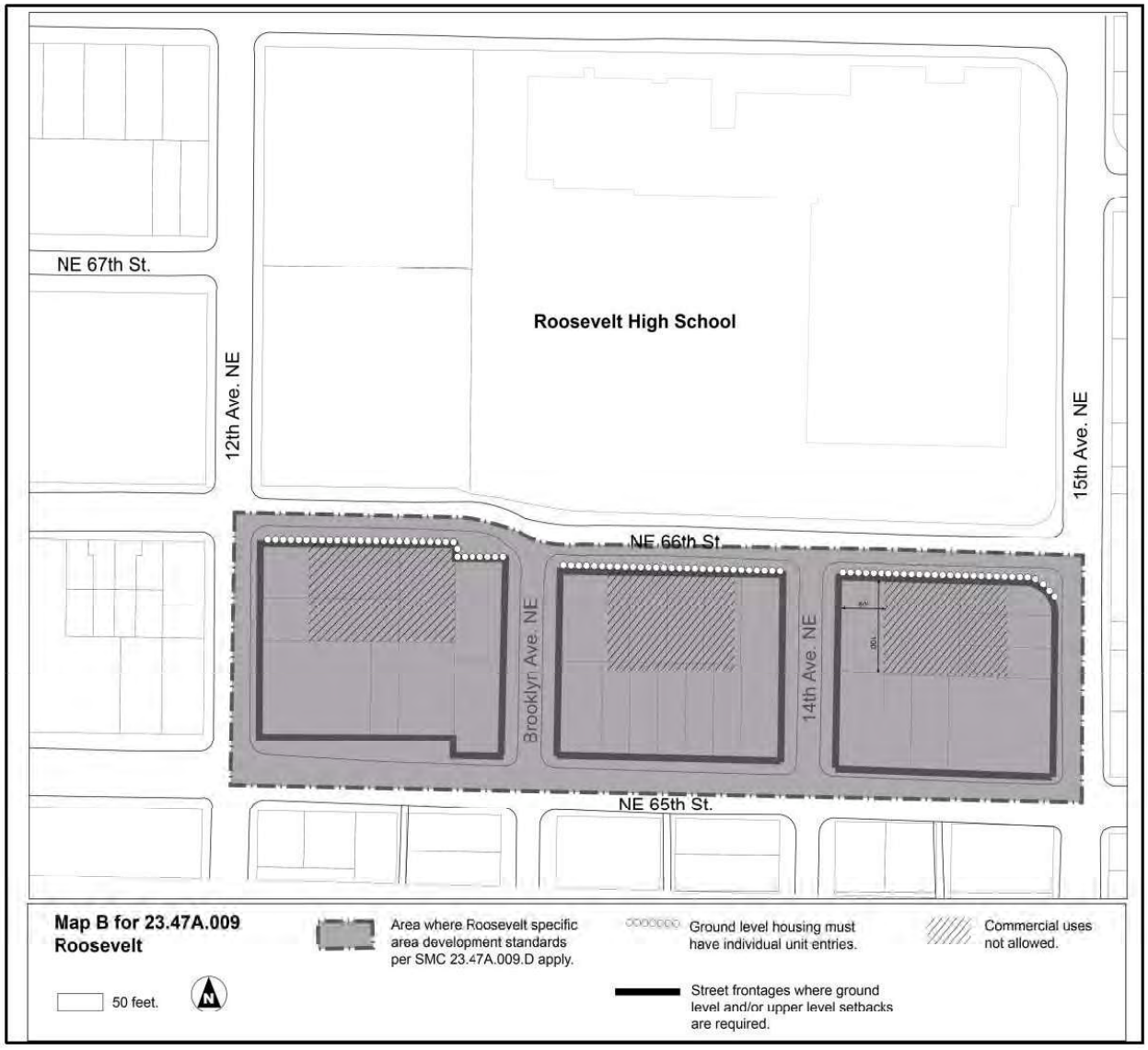
10) The Director may approve other features or structures, such as overhead weather protection, signage, and art, that do not impede safe access from the site to Linden Avenue North and Aurora Avenue North, and that enhance pedestrian comfort and safety of the corridor.

g. If the area proposed for development on a site meeting the size threshold for this subsection 23.47A.009.C.2 is less than the full lot, the Director may waive or modify the access corridor requirement, if the applicant submits a site plan demonstrating how Linden Avenue North and Aurora Avenue North will be connected by an access corridor when the remainder of the lot is developed.

D. Roosevelt Urban Village. The following provisions apply within the area shown on Map B for 23.47A.009.

Map B for 23.47A.009

Roosevelt



1. Setback requirements

a. The following setbacks are required from the listed street property lines:

1) Northeast 66th Street. An average ground-level setback of 10 feet along the length of the street property line and a minimum upper-level setback of 4 feet. The minimum upper-level setback shall be provided in addition to the required ground-level setback

at all points along the length of the street property line at 45 feet of height and above, as measured from average finished grade.

2) Brooklyn Avenue Northeast. An average ground-level setback of 5 feet along the length of the street property line and a minimum upper-level setback of 4 feet. The minimum upper-level setback shall be provided in addition to the required ground-level setback at all points along the length of the street property line at 45 feet of height and above, as measured from average finished grade.

3) 14th Avenue Northeast. An average ground-level setback of 15 feet and a minimum ground-level setback of 5 feet along the length of the street property line and a minimum upper-level setback of 3 feet. The minimum upper-level setback shall be provided in addition to the required ground-level setback at all points along the length of the street property line at 45 feet of height and above, as measured from average finished grade.

4) 15th Avenue Northeast. A minimum ground-level setback of 5 feet along the length of the street property line and an average upper-level setback of 7 feet. The average upper-level setback shall be provided in addition to the required ground-level setback at all points along the length of the street property line at 45 feet of height and above, as measured from average finished grade.

5) Northeast 65th Street and 12th Avenue Northeast. An average ground-level setback of 8 feet shall be provided, and the setback may include pedestrian access and circulation.

b. Structures permitted in required setbacks are subject to subsection 23.47A.014.G, except that:

1) Decks with open railings may project up to 5 feet into the required setback area if they are no lower than 20 feet above existing or finished grade. Decks may cover no more than 20 percent of the total setback area.

2) Stoops or porches providing direct access to individual housing units may project up to 5 feet into the required ground-level setback area, except that portions of stoops or porches not more than 2.5 feet in height from existing or finished grade, whichever is lower, may extend to a street lot line. The 2.5-foot height limit for stoops or porches does not apply to guard rails or hand rails. Such stoops or porches shall cover no more than 20 percent of the total ground-level setback area.

3) Fences no greater than 4 feet in height are permitted in the required ground-level setback, and up to 2 feet of additional height for architectural features such as arbors or trellises on the top of a fence is permitted. Fence height may be averaged along sloping grades for each 4-foot-long segment of the fence, but in no case may any portion of the fence exceed 6 feet in height.

c. Where required setbacks may be averaged, measurement shall be pursuant to subsection ((~~23.86.012.A~~)) 23.86.012.B and the following:

1) Where a building is set back more than 30 feet from a lot line at ground level, 30 feet shall be used as the ground-level setback amount for averaging purposes.

2) Where averaging is allowed for a required upper-level setback, the measurement shall be taken horizontally from points directly above the lot line to the facade of the structure at the height where the upper-level setback is required.

2. Landscaping. Required ground-level setbacks shall be landscaped, and may include paving and lighting to enhance pedestrian safety and comfort. Sidewalks, plazas, and

other amenities or landscaped areas approved by the Director are permitted in required ground-level setbacks.

3. Limit on commercial uses. Commercial uses are prohibited within 80 feet of the street property line of Northeast 66th Street, except within 50 feet of the intersections of Northeast 66th Street with Brooklyn Avenue Northeast, 14th Avenue Northeast, 12th Avenue Northeast, and 15th Avenue Northeast, as shown on Map B for 23.47A.009.

4. Housing units on the ground floor. All housing units with a facade that faces Northeast 66th Street with no intervening housing units or commercial uses between the housing unit and the Northeast 66th Street lot line, and located on the first floor of a building, shall have the primary pedestrian entrance to each housing unit directly accessible from the exterior of the structure rather than a primary pedestrian entry through a common entrance hallway.

5. Underground parking. Parking shall be located below grade, except a portion of a below-grade garage may extend up to 4 feet above existing or finished grade, whichever is lower, provided that the parking that extends above grade is fully screened from direct street view by the street-facing facade of the structure or by landscaping.

* * *

Section 50. Section 23.47A.013 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

23.47A.013 Floor area ratio

* * *

B. The following gross floor area is not counted toward FAR:

1. All stories, or portions of stories, that are underground;

2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;

3. Gross floor area of a transit station, including all floor area open to the general public during normal hours of station operation but excluding retail or service establishments to which public access is limited to customers or clients, even where such establishments are primarily intended to serve transit riders;

4. On a lot containing a peat settlement-prone environmentally critical area, above-grade parking within or covered by a structure or portion of a structure, if the Director finds that locating a story of parking below grade is infeasible due to physical site conditions such as a high water table, if either:

a. The above-grade parking extends no more than 6 feet above existing or finished grade and no more than 3 feet above the highest existing or finished grade along the structure footprint, whichever is lower, as measured to the finished floor level or roof above, 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.B.4.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~~)) nonresidential uses; and

4) The amount of gross floor area exempted by this subsection 23.47A.013.B.4.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~~))

5. Rooftop greenhouse areas meeting the standards of subsections 23.47A.012.C.4, 23.47A.012.C.5, and 23.47A.012.C.6;

6. Bicycle commuter shower facilities required by subsection ((~~23.54.015.K.8~~)) 23.54.037.H;

7. The floor area of required bicycle parking for small efficiency dwelling units or congregate residence sleeping rooms, if the bicycle parking is located within the structure containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR limits;

8. All gross floor area in child care centers; and

9. In low-income housing, all gross floor area for accessory human service uses.

* * *

Section 51. Section 23.47A.032 of the Seattle Municipal Code, last amended by Ordinance 125558, 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

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

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

c. If access is not provided from an alley and the lot abuts two or more streets, access is permitted across one of the side street lot lines pursuant to subsection 23.47A.032.C, and curb cuts are permitted pursuant to ((~~subsection 23.54.030.F.2.a.1~~)) Section 23.54.031.

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

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

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

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

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

curb cut shall be provided according to the standards in ((~~Sections~~)) subsections 23.47A.032.A.1((~~,~~)) and 23.47A.032.A.2((~~,~~)) and ((~~23.54.030.F.2~~)) Section 23.54.031.

4. In the event of conflict between the standards for curb cuts in this subsection 23.47A.032.A and the provisions of ((~~subsection 23.54.030.F~~)) Section 23.54.031, the standards in ((~~subsection 23.54.030.F~~)) Section 23.54.031 shall control.

* * *

Section 52. Section 23.48.020 of the Seattle Municipal Code, last amended by Ordinance 127198, is amended as follows:

23.48.020 Floor area ratio (FAR)

* * *

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

1. All underground stories or portions of stories.

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

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

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

5. Bicycle commuter shower facilities required by ((~~subsection 23.54.015.K.8~~)) Section 23.54.037.

6. The floor area of required bicycle parking for small efficiency dwelling units or congregate residence sleeping rooms, if the bicycle parking is located within the structure containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR limits.

7. Child care centers.

8. In low-income housing, all gross floor area for accessory human service uses.

9. Other uses permitted by interim street activation provisions in Section 23.42.041.

* * *

Section 53. Section 23.49.019 of the Seattle Municipal Code, last amended by Ordinance 125815, is amended as follows:

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

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

A. Parking quantity requirements

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

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

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

c. Bicycle parking is required as specified in ((~~subsection 23.54.015.K~~)) Section 23.54.037.

2. Reduction or elimination of parking required by permits. A property owner may apply to the Director for the reduction or elimination of parking required by any permit issued under this Title 23 or Title 24, except for a condition contained in or required pursuant to any Council conditional use, contract rezone, planned community development, or other Type IV decision. The Director may grant reduction or elimination of required parking as a Type I decision, either as part of a Master Use Permit for the establishment of any new use or structure, or as an independent application for reduction or elimination of parking required by permit. Parking for bicycles may not be reduced or eliminated under this subsection 23.49.019.A.2. Any Transportation Management Plan (TMP) required by permit for the development for which a parking reduction or elimination is proposed shall remain in effect, except that the Director may change the conditions of the TMP to reflect current conditions and to mitigate any parking and traffic impacts of the proposed changes. If any bonus floor area was granted for the parking, then reduction or elimination shall not be permitted except in compliance with applicable provisions regarding the elimination or reduction of bonus features. If any required parking that is allowed to be reduced or eliminated under this subsection 23.49.019.A.2 is the subject of a recorded parking covenant, the Director may authorize modification or release of the covenant.

* * *

C. Maximum parking limits

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

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

D. Ridesharing and transit incentive program requirements. The following requirements apply to all new structures containing more than 10,000 square feet of new ((~~non-residential~~)) nonresidential use, and to structures where more than 10,000 square feet of ((~~non-residential~~)) nonresidential use is proposed to be added.

1. The building owner shall establish and maintain a transportation coordinator position for the proposed structure and designate a person to fill this position, or the building owner may contract with an area-wide transportation coordinator acceptable to the Department. The transportation coordinator shall devise and implement alternative means for employee commuting. The transportation coordinator shall be trained by the Seattle Department of Transportation or by an alternative organization with ridesharing experience, and shall work with the Seattle Department of Transportation and building tenants. The coordinator shall disseminate ridesharing information to building occupants to encourage use of public transit, carpools, vanpools, and flextime; administer the in-house ridesharing program; and aid in evaluation and monitoring of the ridesharing program by the Seattle Department of Transportation. The transportation coordinator in addition shall survey all employees of building tenants once a year to determine commute mode percentages.

2. The Seattle Department of Transportation, in conjunction with the transportation coordinator, shall monitor the effectiveness of the ridesharing/transit incentive program on an annual basis. The building owner shall allow a designated Seattle Department of Transportation or rideshare representative to inspect the parking facility and review operation of the ridesharing program.

3. The building owner shall provide and maintain a transportation information center, which has transit information displays including transit route maps and schedules and Seattle ridesharing program information. The transportation display shall be located in the lobby or other location highly visible to employees within the structure, and shall be established prior to issuance of a certificate of occupancy.

E. Bicycle parking is required according to ((~~subsection 23.54.015.K~~)) Section 23.54.037.

F. Reserved.

* * *

H. Standards for location of access to parking. This subsection 23.49.019.H does not apply to Pike Market Mixed, Pioneer Square Mixed, International District Mixed, and International District Residential zones except that subsection 23.49.019.H.1 applies to International District Mixed and International District Residential zones to the extent stated in subsection 23.66.342.D.

1. Curb cut location

a. If a lot abuts an alley, alley access is required, except as provided in subsection 23.49.019.H.1.c.

b. If a lot does not abut an alley and abuts more than one right-of-way, the location of access is determined by the Director as a Type I decision after consulting with the

Director of the Seattle Department of Transportation. Unless the Director otherwise determines under subsection 23.49.019.H.1.c, access is allowed only from a right-of-way in the category, determined by the classifications shown on Map 1B and Map 1F of the Downtown Overlay Maps or another map identified in a note to Map 1F, that is most preferred among the categories of rights-of-way abutting the lot, according to the ranking set forth below, from most to least preferred (a portion of a street that is included in more than one category is considered as belonging only to the least preferred of the categories in which it is included):

1) Access street;

2) Class II pedestrian street/Minor arterial;

3) Class II pedestrian street/Principal arterial;

4) Class I pedestrian street/Minor arterial;

5) Class I pedestrian street/Principal arterial;

6) Principal transit street;

7) Designated green street.

c. The Director may allow or require access from a right-of-way other than one indicated by subsection 23.49.019.H.1.a or 23.49.019.H.1.b if, after consulting with the Director of the Seattle Department of Transportation on whether and to what extent alternative locations of access would enhance pedestrian safety and comfort, facilitate transit operations, facilitate the movement of vehicles, minimize the on-street queuing of vehicles, enhance vehicular safety, or minimize hazards, and, for hotel use, improve passenger loading safety or increase visibility of vehicular access for guests arriving by car, the Director finds that an exception to the general policy is warranted. The Director may approve an exception for hotel use and impose conditions to minimize any adverse impacts to the pedestrian environment or

street operations, including but not limited to allowing one-way driveways that are less than the minimum width otherwise required. Curb cut controls on designated green streets shall be evaluated on a case-by-case basis, but generally access from green streets is not allowed if access from any other right-of-way is possible.

d. If a street or alley vacation is proposed, the Director shall consult with the Seattle Design Commission on how the location and extent of proposed curb cuts affects or impacts the public realm and how those impacts have been reduced.

2. Curb cut width and number. The width and number of ((~~curbcuts~~)) curb cuts shall comply with Section ((~~23.54.030, Parking space standards~~)) 23.54.031.

I. Screening and landscaping of surface parking areas

1. Screening. Surface parking areas for more than five vehicles shall be screened in accordance with the following requirements:

a. Screening is required along each street lot line.

b. Screening shall consist of:

1) A view-obscuring fence or wall at least 3 feet in height; or

2) A landscaped area with vegetation at least 3 feet in height.

Landscaped areas may include bioretention facilities or landscaped berms, provided that the top of the vegetation is at least 3 feet above the grade abutting the facility or berm.

c. A landscaped strip on the street side of the fence or wall shall be provided if a fence or wall is used for screening. The strip shall be an average of 3 feet from the property line, but at no point less than 1.5 feet wide. Each landscaped strip shall be planted with sufficient shrubs, grass, and/or evergreen groundcover so that the entire strip, excluding

driveways, will be covered in three years. Each landscaped strip may be a bioretention facility, at grade, or a raised berm.

d. Sight triangles shall be provided in accordance with Section ((~~23.54.030, Parking space standards~~)) 23.54.032.

2. Landscaping. Surface parking areas for 20 or more vehicles, except temporary surface parking areas, shall be landscaped according to the following requirements:

a. The amount of landscaped area required is shown on Table B for 23.49.019:

Table B for 23.49.019
Required landscaping for surface parking areas with 20 or more parking spaces

Total number of parking spaces	**Minimum required landscaped area**
20 to 50	18 square feet per parking space
51 to 99	25 square feet per parking space
100 or more spaces	35 square feet per parking space

b. The minimum size of a required landscaped area is 100 square feet. Berms provided to meet the screening standards in subsection 23.49.019.I.1 may be counted as part of a landscaped area. No part of a landscaped area shall be less than 4 feet in any dimension except those dimensions reduced by turning radii or angles of parking spaces.

c. The landscaped area may include bioretention facilities.

d. No parking stall shall be more than 60 feet from a required landscaped area.

e. One tree per every five parking spaces is required.

f. Each tree shall be at least 3 feet from any curb of a landscaped area or edge of the parking area.

g. Permanent curbs or structural barriers shall protect landscaped areas.

h. Sufficient hardy evergreen groundcover shall be planted to cover each landscaped area completely within three years. Trees shall be selected from the Seattle Department of Transportation's list for parking area planting.

J. Transportation management programs

1. When a development is proposed that is expected to generate 50 or more employees single-occupant vehicle (SOV) trips in any one p.m. hour, the applicant shall prepare and implement a Transportation Management Program (TMP) consistent with requirements for TMPs in any applicable Director's Rule.

a. For purposes of measuring attainment of SOV goals contained in the TMP, the proportion of SOV trips shall be calculated for the p.m. hour in which an applicant expects the largest number of vehicle trips to be made by employees at the site (the p.m. peak hour of the generator). The proportion of SOV trips shall be calculated by dividing the total number of employees using an SOV to make a trip during the expected peak hour by the total number of employee person trips during the expected peak hour.

b. Compliance with this ((~~section~~)) Section 23.49.019 does not supplant the responsibility of any employer to comply with Seattle's Commute Trip Reduction (CTR) Ordinance.

2. An applicant who proposes multifamily development that is expected to generate 50 or more vehicle trips in any one p.m. hour or demand for 25 or more vehicles parking on the street overnight shall prepare and implement a TMP. The TMP shall be consistent

with requirements for TMPs in any applicable Director's Rule. For purposes of measuring attainment of the SOV goal, the proportion of SOV trips shall be calculated for the p.m. hour in which an applicant expects the largest number of vehicle trips to be made by residents of the site (the p.m. peak hour of the generator). The proportion of SOV trips shall be calculated by dividing the total number of residential trips made by SOV during the expected peak hour by the total number of residential person trips.

3. Each owner subject to the requirements of this ((~~section~~)) Section 23.49.019 shall prepare a TMP as described in rules promulgated by the Director, as part of the requirements for obtaining a master use permit.

4. The TMP shall be approved by the Director if, after consulting with the Seattle Department of Transportation, the Director determines that the TMP measures are likely to achieve the mode-share targets for trips made by travel modes other than driving alone for the Downtown Urban Center in 2035 that are contained in Seattle's Comprehensive Plan's Transportation Element.

K. Electric vehicle charging infrastructure. Off-street parking spaces shall be designed according to the standards of ((~~subsection 23.54.030.L~~)) Section 23.54.034.

Section 54. Section 23.50.028 of the Seattle Municipal Code, last amended by Ordinance 126864, is amended as follows:

23.50.028 Floor area

* * *

B. Exemptions from FAR calculations

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

a. All stories, or portions of stories, that are underground;

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

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

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

e. Bicycle commuter shower facilities required by subsection ((~~23.54.015.K.8~~)) 23.54.037.H.

2. In addition to areas exempt from FAR calculations in subsection 23.50.028.B.1, within IG1 and IG2 zones, the gross floor area of rooftop recreational space accessory to office use meeting the standards of subsection 23.50.012.D is exempt from FAR calculations.

Section 55. Section 23.51A.002 of the Seattle Municipal Code, last amended by Ordinance ~~126685~~ 127228, is amended as follows:

23.51A.002 Public facilities in ((~~neighborhood residential~~)) Neighborhood Residential zones

A. Except as provided in subsections 23.51A.002.B, 23.51A.002.D, ~~and~~ 23.51A.002.F, and 23.51.A.002.G, uses in public facilities that are most similar to uses permitted outright or permitted as an administrative conditional use under Chapter 23.44 are also permitted outright or as an administrative conditional use, subject to the same use regulations, development standards and administrative conditional use criteria that govern the similar use. The ((~~City~~))Council may waive or modify applicable development standards or administrative conditional use criteria according to the provisions of Chapter 23.76, Subchapter III, ~~((Council Land Use Decisions,))~~

with public projects considered as Type IV quasi-judicial decisions and City facilities considered as Type V legislative decisions.

B. Permitted ((~~Uses~~)) uses in ((~~Public Facilities Requiring~~)) public facilities requiring City Council ((~~Approval~~)) approval. The following uses in public facilities in ((~~neighborhood residential~~)) Neighborhood Residential zones may be permitted by the City Council, according to the provisions of Chapter 23.76((~~, Procedures for Master Use Permits and Council Land Use Decisions~~)):

1. Police precinct station;

2. Fire station;

3. Public boat moorage;

4. Utility services use; and

5. Other similar use.

The proponent of any such use shall demonstrate the existence of a public necessity for the public facility use in a ((~~neighborhood residential~~)) Neighborhood Residential zone. The public facility use shall be developed according to the development standards for institutions (Section ((~~23.44.022~~)) 23.44.180), unless the City Council makes a determination to waive or modify applicable development standards according to the provisions of Chapter 23.76, Subchapter III, ((~~Council Land Use Decisions,~~)) with public projects considered as Type IV quasi-judicial decisions and City facilities considered as Type V legislative decisions.

* * *

D. Sewage treatment plants. The expansion or reconfiguration (which term shall include reconstruction, redevelopment, relocation on the site, or intensification of treatment capacity) of existing sewage treatment plants in ((~~neighborhood residential~~)) Neighborhood Residential zones

may be permitted if there is no feasible alternative location in a zone where the use is permitted and the conditions imposed under subsections 23.51A.002.D.3 and 23.51A.002.D.4 are met.

1. Applicable procedures. Except as provided in subsection 23.51A.002.C.2.a, the decision on an application for the expansion or reconfiguration of a sewage treatment plant is a Type IV Council land use decision. If an application for an early determination of feasibility is required to be filed pursuant to subsection 23.51A.002.D.2, the early determination of feasibility will also be a Council land use decision subject to Sections 23.76.038 through 23.76.056.

2. Need for feasible alternative determination. The proponent shall demonstrate that there is no feasible alternative location in a zone where establishment of the use is permitted.

a. The Council's decision as to the feasibility of alternative location(s) shall be based upon a full consideration of the environmental, social, and economic impacts on the community, and the intent to preserve and to protect the physical character of neighborhood residential areas, and to protect neighborhood residential areas from intrusions of ((~~non-single-family~~)) nonresidential uses.

b. The determination of feasibility may be the subject of a separate application for a Council land use decision prior to submission of an application for a project-specific approval if the Director determines that the expansion or reconfiguration proposal is complex, involves the phasing of programmatic and project-specific decisions, or affects more than one site in a ((~~neighborhood residential~~)) Neighborhood Residential zone.

c. Application for an early determination of feasibility shall include:

1) The scope and intent of the proposed project in the ((~~neighborhood residential~~)) Neighborhood Residential zone and appropriate alternative(s) in zones where establishment of the use is permitted, identified by the applicant or the Director;

2) The necessary environmental documentation as determined by the Director, including an assessment of the impacts of the proposed project and of the permitted-zone alternative(s), according to the state and local SEPA guidelines;

3) Information on the overall sewage treatment system that outlines the interrelationship of facilities in ((~~neighborhood residential~~)) Neighborhood Residential zones and in zones where establishment of the use is permitted;

4) Schematic plans outlining dimensions, elevations, locations on site, and similar specifications for the proposed project and for the alternative(s).

d. If a proposal or any portion of a proposal is also subject to a feasible alternative location determination under Section 23.60A.066, the Plan Shoreline Permit application and the early determination application will be considered in one determination process.

3. Conditions for ((~~Approval~~)) approval of ((~~Proposal.~~)) proposal

a. The project is located so that adverse impacts on residential areas are minimized.

b. The expansion of a facility does not result in a concentration of institutions or facilities that would create or appreciably aggravate impacts that are incompatible with single-family residences.

c. A facility management and transportation plan is required. The level and kind of detail to be disclosed in the plan shall be based on the probable impacts and/or scale of the proposed facility, and shall at a minimum include discussion of sludge transportation, noise control, and hours of operation. Increased traffic and parking expected to occur with use of the facility shall not create a serious safety problem or a blighting influence on the neighborhood.

d. Measures to minimize potential odor emission and airborne pollutants including methane shall meet standards of and be consistent with best available technology as determined in consultation with the Puget Sound Clean Air Agency (PSCAA), and shall be incorporated into the design and operation of the facility.

e. Methods of storing and transporting chlorine and other hazardous and potentially hazardous chemicals shall be determined in consultation with the Seattle Fire Department and incorporated into the design and operation of the facility.

f. Vehicular access suitable for trucks is available or provided from the plant to a designated arterial improved to City standards.

g. The bulk of facilities shall be compatible with the surrounding community. Public facilities that do not meet bulk requirements may be located in ((~~neighborhood residential~~)) Neighborhood Residential zones if there is a public necessity for their location there.

h. Landscaping and screening, separation from less intensive zones, noise, light and glare controls, and other measures to ensure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility.

i. No residential structures, including those modified for nonresidential use, are demolished for facility expansion unless a need has been demonstrated for the services of the institution or facility in the surrounding community.

4. Substantial ((~~Conformance~~)) conformance. If the application for a project-specific proposal is submitted after an early determination that location of the sewage treatment plant is not feasible in a zone where establishment of the use is permitted, the proposed project

must be in substantial conformance with the feasibility determination. Substantial conformance shall include, but not be limited to, a determination that:

a. There is no net substantial increase in the environmental impacts of the project-specific proposal as compared to the impacts of the proposal as approved in the feasibility determination.

b. Conditions included in the feasibility determination are met.

E. Prohibited ((~~Uses~~)) uses. ((~~The~~)) Unless determined to be an essential public facility under Chapter 23.80, the following public facilities are prohibited in ((~~neighborhood residential~~)) Neighborhood Residential zones:

1. Jails;

2. Metro operating bases;

3. Park and ride lots;

4. Establishment of new sewage treatment plants;

5. Solid waste transfer stations;

6. Animal control shelters;

7. Post Office distribution centers; and

8. Work-release centers.

F. Essential ~~((Public Facilities))~~ public facilities except for light rail transit facilities. ((~~Permitted essential~~)) Essential public facilities, except for light rail transit facilities, shall also be reviewed according to the provisions of Chapter 23.80~~((, Essential Public Facilities))~~.

* * *

Section 56. Section 23.51B.002 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.51B.002 Public schools in residential zones

* * *

C. Lot ((~~Coverage~~)) coverage in Neighborhood Residential ((~~Zones~~)) zones

1. For new public school construction on new public school sites, the maximum lot coverage permitted for all structures is ((~~45 percent of the lot area for one-story structures or 35 percent of the lot area if any structure or portion of a structure has more than one story~~)) as provided in Section 23.44.080.

2. For new public school construction and additions to existing public school structures on existing public school sites, the maximum lot coverage permitted is the greater of the following:

a. The lot coverage ((~~permitted in subsection 23.51B.002.C.1~~)) provided in Section 23.44.080; or

b. The lot coverage of the former school structures on the site, provided that the height of the new structure or portion of structure is no greater than that of the former structures when measured according to ((~~Section 23.86.006.F~~)) subsection 23.86.006.E, and at least 50 percent of the footprint of the new principal structure is constructed on a portion of the lot formerly occupied by the footprint of the former principal structure.

3. Departures from lot coverage limits may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79. ((~~Up to 55 percent lot coverage may be allowed for single-story structures, and up to 45 percent lot coverage for structures of more than one story.~~)) Lot coverage restrictions may be waived by the Director as a Type I decision when waiver would contribute to reduced demolition of residential structures.

((~~4. The exceptions to lot coverage set forth in subsection 23.44.010.D apply.~~))

D. Height

1. Neighborhood Residential and ((~~Lowrise Zones~~)) lowrise zones

a. For new public school construction on new public school sites, the maximum permitted height is ((~~30~~)) 32 feet plus 5 feet for a pitched roof. For gymnasiums and auditoriums that are accessory to the public school, the maximum permitted height is 35 feet plus 10 feet for a pitched roof if all portions of the structure above 30 feet are set back at least 20 feet from all lot lines. All parts of a pitched roof above the height limit must be pitched at a rate of not less than 4:12. No portion of a shed roof on a gymnasium or auditorium is permitted to extend above the 35-foot height limit under this ((~~provision~~)) subsection 23.51B.002.D.1.a.

b. For new public school construction on existing public school sites, the maximum permitted height is 35 feet plus 15 feet for a pitched roof. All parts of the roof above the height limit must be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 35-foot height limit under this ((~~provision~~)) subsection 23.51B.002.D.1.b.

c. For additions to existing public schools on existing public school sites, the maximum height permitted is the height of the existing school or 35 feet plus 15 feet for a pitched roof, whichever is greater. When the height limit is 35 feet, the ridge of the pitched roof on a principal structure may extend up to 15 feet above the height limit, and all parts of the roof above the height limit must be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 35-foot limit under this ((~~provision~~)) subsection 23.51B.002.D.1.c.

2. Midrise and ((~~Highrise Zones~~)) highrise zones. The maximum permitted height for any public school located in a MR or HR zone is the base height permitted in that zone for multifamily structures.

3. In ((~~Lowrise~~)) lowrise zones, departures from height limits may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79. For construction of new structures on new and existing public school sites to the extent not otherwise permitted outright, the maximum height that may be granted as a development standard departure is 35 feet plus 15 feet for a roof pitched at a rate of not less than 4:12 for elementary schools and 60 feet plus 15 feet for a roof pitched at a rate of not less than 4:12 for secondary schools. No departures may be granted for a portion of a shed roof to extend beyond 35 feet in height under this ((~~provision~~)) subsection 23.51B.002.D.3.

4. Height maximums in all residential zones may be waived by the Director as a Type I decision when the waiver would contribute to reduced demolition of residential structures.

5. The provisions of subsection ((~~B of Section 23.44.012~~)) 23.44.070.B and the exemptions of subsection ((~~C of Section 23.44.012~~)) 23.44.070.C apply.

6. Light ((~~Standards~~)) standards

a. Light standards for illumination of athletic fields on new and existing public school sites may be allowed to exceed the maximum permitted height, up to a maximum height of 100 feet, if the Director determines that the additional height is necessary to ensure adequate illumination and that impacts from light and glare are minimized to the greatest extent practicable. The applicant must submit an engineer's report demonstrating that impacts from light and glare are minimized to the greatest extent practicable. When proposed light standards are

reviewed as part of a project being reviewed pursuant to Chapter 25.05, ((~~Environmental Policies and Procedures,~~)) and requiring a SEPA determination, the applicant must demonstrate that the additional height contributes to a reduction in impacts from light and glare.

b. When proposed light standards are not included in a proposal being reviewed pursuant to Chapter 25.05, the Director may permit the additional height as a special exception subject to Chapter 23.76((~~, Procedures for Master Use Permits and Council Land Use Decisions~~)).

1) When seeking a special exception for taller light standards, the applicant must submit an engineer's report demonstrating that the additional height contributes to a reduction in impacts from light and glare. When the proposal will result in extending the lighted area's duration of use, the applicant must address and mitigate potential impacts, including but not limited to, increased duration of noise, traffic, and parking demand. The applicant also shall conduct a public workshop for residents within 1/8 ((~~of a~~)) mile of the affected school in order to solicit comments and suggestions on design as well as potential impacts.

2) The Director may condition a special exception to address negative impacts from light and glare on surrounding areas, and conditions may also be imposed to address other impacts associated with increased field use due to the addition of lights, including, but not limited to, increased noise, traffic, and parking demand.

E. Setbacks

1. General requirements

a. No setbacks are required for new public school construction or for additions to existing public school structures for that portion of the site across a street or an alley

or abutting a lot in a nonresidential zone. If any portion of the site is across a street or an alley from or abuts a lot in a residential zone, setbacks are required for areas facing or abutting residential zones, as provided in subsections ((~~E.2 through E.5 of this Section 23.51B.002~~)) 23.51B.002.E.2 through 23.51B.002.E.5. Setbacks for sites across a street or alley from or abutting lots in Residential-Commercial (RC) zones are based upon the residential zone classification of the RC lot.

b. The minimum setback requirement may be averaged along the structure facade with absolute minimums for areas abutting lots in residential zones as provided in subsections ((~~E.2.b, E.3.b and E.4.b of this Section 23.51B.002~~)) 23.51B.002.E.2.b, 23.51B.002.E.3.b, and 23.51B.002.E.4.b.

c. Trash disposals, operable windows in a gymnasium, main entrances, play equipment, kitchen ventilators, or other similar items shall be located at least 30 feet from any ((~~neighborhood residential~~)) Neighborhood Residential zoned lot and 20 feet from any multi-family zoned lot.

d. The exceptions of subsections ((~~23.44.014.C.5, 23.44.014.C.6, 23.44.014.C.7, 23.44.014.C.8, 23.44.014.C.9, 23.44.014.C.10, 23.44.014.C.11, and 23.44.014.C.12~~)) 23.44.090.D, 23.44.090.E, 23.44.090.G, 23.44.090.H, and 23.44.090.I apply.

2. New public school construction on new public school sites((~~,~~))

a. New public school construction on new public school sites across a street or alley from lots in residential zones shall provide minimum setbacks according to the height of the school and the designation of the facing residential zone, as shown in Table A for 23.51B.002((~~:~~)) .

((~~Table A for 23.51B.002: Minimum Setbacks for a New Public School Site Located Across a Street or Alley from a Residential Zone~~))

Table A for 23.51B.002 **Average setbacks for a new public school site located across a street or alley from a residential zone (in feet)**				
	((~~Minimum Setbacks Across a Street or Alley from the Following Zones (in feet):~~)) Zone across street or alley and average setback			
((~~Height~~)) Facade height	**((~~NR/L1~~)) NR/LR1**	**LR2/LR3**	**MR**	**HR**
	((~~Average~~))			
20 or less	15	10	5	0
Greater than 20 up to 35	15	10	5	0
Greater than 35 up to 50	20	15	5	0
Greater than 50	35	20	10	0

b. New public school construction on new public school sites abutting lots in residential zones shall provide minimum setbacks according to the height of the school and the designation of the abutting residential zone, as shown in Table B for 23.51B.002((:)) .

((~~Table B for 23.51B.002: Minimum Setbacks for a New Public School Site Abutting a Residential Zone~~))

Table B for 23.51B.002 **Setbacks for a new public school site abutting a residential zone (in feet)**				
	((~~Minimum Setbacks Abutting the Following Zones (in feet):~~)) Abutting zone and setbacks			
((~~Height~~)) Facade height	**NR/LR1**	**LR2/LR3**	**MR**	**HR**
	((~~Average (minimum)~~))			
20 or less	20(10)	15(10)	10(5)	0(0)
Greater than 20 up to 35	25(10)	15(10)	10(5)	0(0)
Greater than 35 up to 50	25(10)	20(10)	10(5)	0(0)
Greater than 50	30(15)	25(10)	15(5)	0(0)
Footnote to Table B for 23.51B.002 Average setbacks are shown outside of the parentheses and minimum setbacks are shown in parentheses.				

3. New public school construction on existing public school sites((~~.~~))

a. New public school construction on existing public school sites across a street or alley from lots in residential zones shall provide either the setback of the previous structure on the site or minimum setbacks according to the ((~~I~~)) height of the school and the designation of the facing residential zone as shown in Table C for 23.51B.002, whichever is less((~~:~~)) .

((~~Table C for 23.51B.002: Minimum Setbacks for New Construction on an Existing Public School Site Located Across a Street or Alley from a Residential Zone~~))

Table C for 23.51B.002
Setbacks for new construction on an existing public school site located across a street or alley from a residential zone (in feet)

	((~~Minimum Setbacks If Across a Street or Alley from the Following Zones (in feet):~~)) Zone across street or alley and average setback			
((~~Façade Height~~)) Facade height	**NR/LR1**	**LR2/LR3**	**MR**	**HR**
	((~~Average~~))			
20 or less	10	5	5	0
Greater than 20 up to 35	10	5	5	0
Greater than 35 up to 50	15	10	5	0
Greater than 50	20	15	10	0

b. New public school construction on existing public school sites abutting lots in residential zones shall provide either the setback of the previous structure on the site or minimum setbacks according to the height of the school and the designation of the abutting residential zone, as shown in Table D for 23.51B.002, whichever is less((~~:~~)) .

((~~Table D for 23.51B.002: Minimum Setbacks for New Construction on an Existing Public School Site Abutting a Residential Zone~~))

Table D for 23.51B.002 **Setbacks for new construction on an existing public school site abutting a residential zone (in feet)**				
	((~~Minimum Setbacks Abutting the Following Zones (in feet):~~)) Abutting zone and setback			
((~~Façade Height~~)) Facade height	**NR/LR1**	**LR2/LR3**	**MR**	**HR**
	((~~Average (minimum)~~))			
20 or less	15(10)	10(5)	10(5)	0(0)
Greater than 20 up to 35	20(10)	15(10)	10(5)	0(0)
Greater than 35 up to 50	25(10)	20(10)	10(5)	0(0)
Greater than 50	30(15)	25(10)	15(5)	0(0)
Footnote to Table D for 23.51B.002 Average setbacks are shown outside of the parentheses and minimum setbacks are shown in parentheses.				

4. Additions to ((~~Existing Public School Structures~~)) existing public school structures on ((~~Existing Public School Sites.~~)) existing public school sites

a. Additions to existing public school structures on existing public school sites across a street or alley from lots in residential zones shall provide either the setback of the previous structure on the site or minimum setbacks according to the height of the school and the designation of the facing residential zone as shown in Table E for 23.51B.002, whichever is less((~~:~~)) .

((~~Table E for 23.51B.002: Minimum Setbacks for Additions on an Existing Public School Site Located Across a Street or Alley~~))

Table E for 23.51B.002 **Setbacks for additions on an existing public school site located across a street or alley from a residential zone (in feet)**				
	((~~Minimum Setbacks (in feet) If Located Across a Street or Alley from:~~)) Zone across street or alley and average setback			
((~~Façade Height~~)) Facade height	**NR/LR1**	**LR2/LR3**	**MR**	**HR**
	((~~Average~~))			
20 or less	5	5	5	0
Greater than 20 up to 35	10	5	5	0

Greater than 35 up to 50	15	10	5	0
Greater than 50	20	15	10	0

b. Additions to public schools on existing public school sites abutting lots in residential zones shall provide either the setback of the previous structure on the site or minimum setbacks according to the height of the school and the designation of the abutting residential zone as shown in Table F for 23.51B.002, whichever is less((÷)) .

((~~Table F for 23.51B.002: Minimum Setbacks for Additions on an Existing Public School Site Abutting a Residential Zone~~))

Table F for 23.51B.002 Setbacks for additions on an existing public school site abutting a residential zone (in feet)				
	((~~Minimum Setbacks by Abutting Zone (in feet):~~)) Abutting zone and setback			
((~~Façade Height~~)) Facade height	**NR/LR1**	**LR2/LR3**	**MR**	**HR**
	((~~Average (minimum)~~))			
20 or less	10(5)	10(5)	10(5)	0(0)
Greater than 20 up to 35	15(5)	10(5)	10(5)	0(0)
Greater than 35 up to 50	20(10)	20(10)	10(5)	0(0)
Greater than 50	25(10)	25(10)	15(5)	0(0)
Footnote to Table F for 23.51B.002 Average setbacks are shown outside of the parentheses and minimum setbacks are shown in parentheses.				

5. Departures from setback requirements may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 as follows:

a. The minimum average setback may be reduced to 10 feet and the minimum setback to 5 feet for structures or portions of structures across a street or alley from lots in residential zones.

b. The minimum average setback may be reduced to 15 feet and the minimum setback to 5 feet for structures or portions of structures abutting lots in residential zones.

c. The limits in subsections ((~~E.5.a and E.5.b of this Section 23.51B.002~~)) 23.51B.002.E.5.a and 23.51B.002.E.5.b may be waived by the Director if a waiver would contribute to reduced demolition of residential structures.

F. Structure ((~~Width.~~)) width

1. When a new public school structure is built on a new public school site or on an existing public school site, the maximum width of a structure is 66 feet unless either the modulation option in subsection 23.51B.002.F.1.a ((~~below~~)) or the landscape option in subsection 23.51B.002.F.1.b ((~~below~~)) is met.

a. Modulation ((~~Option~~)) option. Facades shall be modulated according to the following provisions:

1) The minimum depth of modulation is 4 feet.

2) The minimum width of modulation is 20 percent of the total structure width or 10 feet, whichever is greater.

b. Landscape ((~~Option~~)) option. The ((~~yards provided by the required~~)) setbacks shall be landscaped as follows:

1) One tree and three shrubs are required for each 300 square feet of ((~~required yard~~)) setback area.

2) Trees and shrubs that already exist in the required planting area or have their trunk or center within 10 feet of the area may be substituted for required plantings on a one-tree-to-one-tree or one-shrub-((-))to-one-shrub basis. In order to qualify, a tree must be 6 inches or greater in diameter, measured 4.5 feet above the ground.

3) The planting of street trees may be substituted for required trees on a one-to-one basis. All street trees shall be planted according to City of Seattle tree planting standards.

4) Each setback required to be landscaped shall be planted with shrubs, grass, and/or evergreen ground cover.

5) Landscape features such as decorative paving are permitted to a maximum of 25 percent of each required landscaped area.

6) A plan shall be filed showing the layout of the required landscaping.

7) The School District shall maintain all landscape material and replace any dead or dying plants.

2. There is no maximum width limit for additions to existing public school structures on existing public school sites. The Director may require landscaping to reduce the appearance of bulk.

3. Departures from the modulation and landscaping standards may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to permit other techniques to reduce the appearance of bulk. Techniques to reduce the appearance of bulk may be waived by the Director as a Type I decision when the waiver would contribute to reduced demolition of residential structures.

G. Parking ((~~Quantity~~)) quantity. Parking shall be required as provided in Chapter 23.54.

H. Parking ((~~Location~~)) location. Parking may be located:

1. Within the principal structure; or

2. On any portion of the lot except the front setback, provided that the parking is separated from streets and from abutting lots in residential zones by an area with a minimum depth of 5 feet that is landscaped with trees and ground cover determined by the Director, as a Type I decision, as adequate to soften the view of the parking from adjacent properties. In the case of a through lot, parking may also be located in one front setback when landscaped as described in this subsection 23.51B.002.H.2;

3. Departures may be granted or required pursuant to the procedures set forth in Chapter 23.79 to permit parking location anywhere on the lot and to reduce required landscaping. Landscaping may be waived in whole or in part if the topography of the site or other circumstances result in the purposes of landscaping being served, as, for example, when a steep slope shields parking from the view of abutting properties. This test may be waived by the Director, as a Type I decision, when waiver would contribute to reduced demolition of residential structures.

I. Bus and ((~~Truck Loading~~)) truck loading and ((~~Unloading.~~)) unloading

1. Unless subsection ((~~I.4 of this section 23.51B.002~~)) 23.51B.002.I.4 applies, an off-street bus loading and unloading area of a size reasonable to meet the needs of the school shall be provided and may be located in any required ((~~yard~~)) setback. The bus loading and unloading area may be permitted in landscaped areas provided under subsection 23.51B.002.F.1.b if the Director determines that landscaping around the loading and unloading area softens the impacts of its appearance on abutting properties.

2. One off-street truck loading berth that is 13 feet wide and 40 feet long is required for new public school construction.

3. Departures from the requirements and standards for bus and truck loading and unloading areas and berths may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 only when departure would contribute to reduced demolition of residential structures.

4. When a public school is remodeled or rebuilt at the same site, an existing on-street bus loading area is allowed if the following conditions are met:

a. The school site is not proposed to be expanded;

b. The student capacity of the school is not being expanded by more than 25 percent; and

c. The location of the current on-street bus loading remains the same.

J. Noise, ((~~Odor, Light~~)) odor, light, and ((~~Glare~~)) glare. The development standards for small institutions set forth in Section 23.45.570 apply. Departures from these standards may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 only when departure would contribute to reduced demolition of residential structures.

Section 57. Section 23.53.006 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.53.006 Pedestrian access and circulation

* * *

F. Exceptions. The following exceptions to pedestrian access and circulation requirements and standards apply:

1. Projects exempt from requirements. Pedestrian access and circulation improvements are not required for the following types of projects:

a. Change of use;

b. Alterations to existing structures;

c. Additions to existing structures that are exempt from environmental review;

d. Construction of a detached structure that does not contain a dwelling unit and is accessory to ((~~a single-family~~)) an existing dwelling unit in any zone, if the property owner enters into a no-protest agreement, as authorized by chapter 35.43 RCW, to future pedestrian access and circulation improvements and that agreement is recorded with the King County ((~~Recorder~~)) Recorder's Office;

e. Construction of ((~~a single-family~~)) one dwelling unit on a lot in any zone, if the property owner enters into a no-protest agreement, as authorized by chapter 35.43 RCW, to future pedestrian access and circulation improvements and that agreement is recorded with the King County ((~~Recorder~~)) Recorder's Office, and if at least one of the following conditions is met:

1) The lot is on a block front where there are no existing pedestrian access and circulation improvements within 100 feet of the lot; or

2) Construction of pedestrian access and circulation improvements is not necessary because, for example, the existing right-of-way has suitable width and surface treatment for pedestrian use; or the existing right-of-way has a limited amount of existing and potential vehicular traffic; or the Director anticipates limited, if any, additional development near the lot because the development near the lot is at or near zoned capacity under current zoning designations;

f. Construction of accessory dwelling units;

((~~f.~~)) g. Expansions of surface parking, outdoor storage, outdoor sales and outdoor display of rental equipment of less than 20 percent of the parking, storage, sales or display area, or number of parking spaces;

((~~g.~~)) h. In the MML zone, the addition of:

1) Fewer than ten artist's studio dwellings;

2) Less than 750 square feet of gross floor area of major and minor vehicle repair uses and multipurpose retail sales; ((~~and~~)) or

3) Less than 4,000 square feet of gross floor area of ((~~non-residential~~)) nonresidential uses not listed in subsection ((~~23.53.006.F.1.g.2~~)) 23.53.006.F.1.h.2; and

((~~h.~~)) i. Construction of a new ((~~non-residential~~)) nonresidential structure of up to 4,000 square feet of gross floor area if the structure is at least 50 feet from any lot line abutting an existing street that does not have pedestrian access and circulation improvements.

2. Waiver or modification of pedestrian access and circulation requirements. The Director, in consultation with the Director of Transportation, may waive or modify pedestrian access and circulation requirements when one or more of the following conditions are met. The waiver or modification shall provide the minimum relief necessary to accommodate site conditions while maximizing pedestrian access and circulation.

a. Location in an environmentally critical area or buffer makes installation of a sidewalk, curb, and/or curb ramp structurally impracticable or technically infeasible;

b. The existence of a bridge, viaduct, or structure such as a substantial retaining wall in proximity to the project site makes installation of a sidewalk, curb, and/or curb ramp structurally impracticable or technically infeasible;

c. Sidewalk, curb, and/or curb ramp construction would result in undesirable disruption of existing drainage patterns, or disturbance to or removal of natural features such as significant trees or other valuable and character-defining mature vegetation; or

d. Sidewalk, curb, and/or curb ramp construction would preclude vehicular access to the lot, for example on project sites where topography would render driveway access in excess of the maximum 15 percent slope.

3. Notwithstanding any provision of Section 23.76.026, the applicant for a Master Use Permit or a building permit to which ((~~the Land Use Code~~)) Title 23 in effect prior to October 30, 2009, applies may, by written election, use the exemptions in subsections 23.53.006.F.1 and 23.53.006.F.2.

Section 58. Section 23.53.025 of the Seattle Municipal Code, last amended by Ordinance 126682, is amended as follows:

23.53.025 Access easement standards

If access by easement has been approved by the Director, the easement shall meet the following standards. Surfacing of easements, pedestrian walkways required within easements, and turnaround dimensions shall meet the requirements of the Right-of-Way Improvements Manual.

A. Vehicle access easements serving one or two ((~~single-family~~)) dwelling units ((~~or one multifamily residential use with a maximum of two units~~)) shall meet the following standards:

1. Easement width shall be a minimum of 10 feet.

2. No maximum easement length shall be set. If easement length is more than 150 feet, a vehicle turnaround shall be provided.

3. ((~~Curbcut~~)) Curb cut width from the easement to the street shall be the minimum necessary for safety and access.

B. Vehicle access easements serving at least three but fewer than ((~~five single-family~~)) ten dwelling units shall meet the following standards:

1. Easement width shall be a minimum of 10 feet.

2. The easement shall provide a hard-surfaced roadway at least 10 feet wide.

3. No maximum easement length shall be set. If the easement is over 600 feet long, a fire hydrant may be required by the Director.

4. A turnaround shall be provided unless the easement extends from street to street.

5. ((~~Curbcut~~)) Curb cut width from the easement to the street shall be the minimum necessary for safety and access.

C. ((~~Vehicle access easements serving at least five but fewer than ten single-family dwelling units, or at least three but fewer than ten multifamily dwelling units~~

~~1. Easement width, surfaced width, length, turn-around, and curbcut width shall be as required in subsection 23.53.025.B.~~

~~2. No single-family structure shall be closer than 5 feet to the easement, except that structural features allowed to extend into required yards under subsection 23.44.014.C.6 are also allowed to extend into the 5-foot setback from an easement.~~

~~D.~~)) Vehicle ((~~Access Easements Serving Ten~~)) access easements serving ten or more ((~~Residential Units.~~)) dwelling units shall meet the following standards:

1. Easement width shall be a minimum of 32 feet((~~;~~)) .

2. The easement shall provide a surfaced roadway at least 24 feet wide, except in the MPC-YT zone, where the minimum surfaced roadway width is 20 feet((~~;~~)) .

3. No maximum length shall be set. If the easement is over 600 feet long, a fire hydrant may be required by the Director((~~;~~)) .

4. A turnaround shall be provided unless the easement extends from street to street((~~;~~)) .

5. ((~~Curbcut~~)) Curb cut width from the easement to the street shall be the minimum necessary for safety access((~~;~~)) .

6. No ((~~single-family structure;~~)) detached dwelling unit shall be located closer than ((~~10~~)) 5 feet to an easement, except that architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other similar features shall not be located closer than 3 feet to a required easement.

7. One pedestrian walkway shall be provided, extending the length of the easement.

((~~E. Vehicle Access Easements Serving Nonresidential or Live-work Uses.~~

~~1.~~)) D. For nonresidential or live-work uses providing fewer than ten (((~~10~~))) parking spaces, the easement shall meet the requirements of subsection ((~~C~~)) 23.53.025.B.

((~~2~~)) E. For nonresidential or live-work uses providing ten (((~~10~~))) or more parking spaces, the easement shall meet the requirements of subsection ((~~D~~)) 23.53.025.C.

F. Pedestrian ((~~Access Easements~~)) access easements. Where a lot proposed for a residential use abuts an alley but does not abut a street and the provisions of the zone require access by vehicles from the alley, or where the alley access is an exercised option, an easement providing pedestrian access to a street from the lot shall be provided meeting the following standards:

1. Easement width shall be a minimum of ((~~five (~~)) 5 ((~~)~~)) feet;

2. Easements serving one (((~~1~~))) or two (((~~2~~))) dwelling units shall provide a paved pedestrian walkway at least ((~~three (~~)) 3 ((~~)~~)) feet wide;

3. Easements serving three (((~~3~~))) or more dwelling units shall provide a paved pedestrian walkway at least ((~~five (~~)) 5 ((~~)~~)) feet wide;

4. Easements over ((~~one hundred (~~)) 100 ((~~)~~)) feet in length shall provide lighting at intervals not to exceed ((~~fifty (~~)) 50 ((~~)~~)) feet. Lighting placement shall not exceed ((~~fifteen (~~)) 15 ((~~)~~)) feet in height;

5. Pedestrian access easements shall not exceed ((~~two hundred (~~)) 200 ((~~)~~)) feet in length.

G. Vertical ((~~Clearance Above Easements~~)) clearance above easements. When an easement serves fewer than ten (((~~10~~))) residential units and crosses a residentially zoned lot, portions of structures may be built over the easement provided that a minimum vertical clearance of ((~~sixteen and one-half (16 ½)~~))) 16.5 feet is maintained above the surface of the easement roadway and a minimum turning path radius in accordance with ((~~Section 23.54.030 C~~)) subsection 23.54.030.D is maintained. (((~~See~~)) Exhibit ((~~23.53.025 A~~)) A for 23.53.025.)

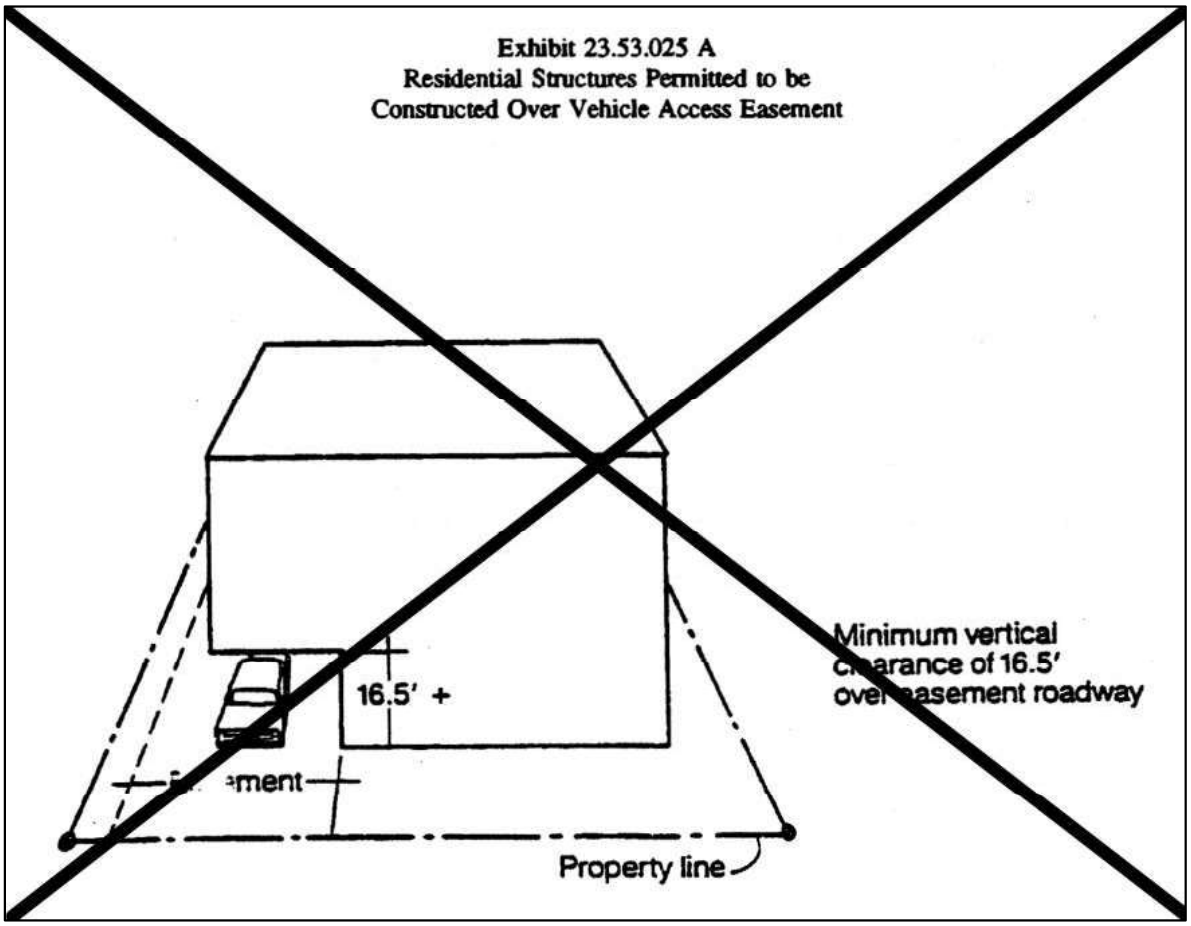
H. Exceptions ((~~From Access Easement Standards~~)) from access easement standards. The Director, in consultation with the Fire Chief, may modify the requirements for easement width and surfacing for properties located in environmentally critical areas or their buffers when it is determined that:

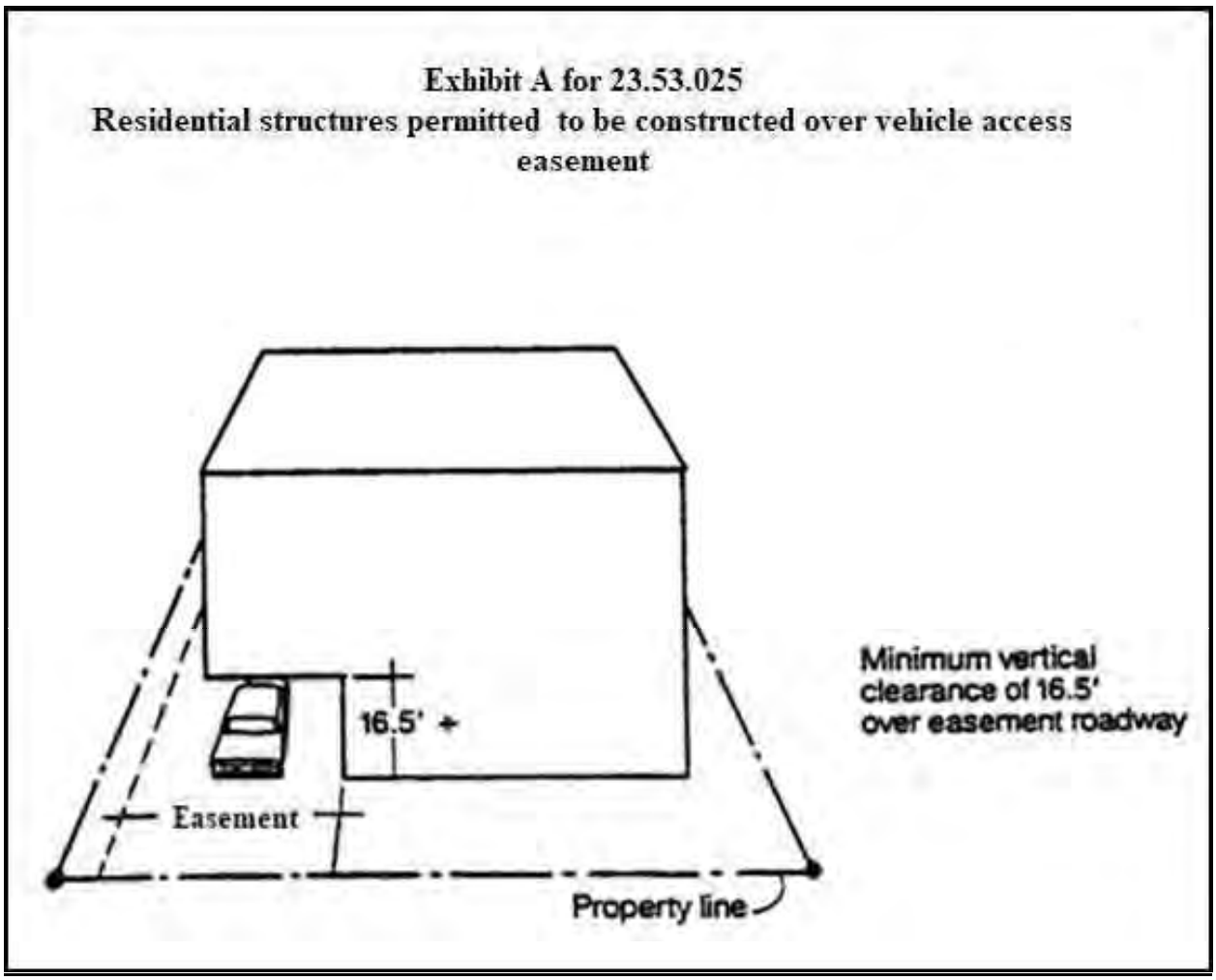
1. Such modification(s) would reduce adverse effects to identified environmentally critical areas or buffers; and

2. Adequate access and provisions for fire protection can be provided for structures served by the easement.

Exhibit A for 23.53.025

Residential structures permitted to be constructed over vehicle access easement





Section 59. Section 23.54.015 of the Seattle Municipal Code, last amended by Ordinance ~~127099~~ 127228, is amended as follows:

23.54.015 Required vehicular parking and maximum vehicular parking limits

A. Required parking. The minimum number of off-street motor vehicle parking spaces required for specific uses is set forth in Table A for 23.54.015 for ((~~non-residential~~)) nonresidential uses other than institutional uses, Table B for 23.54.015 for residential uses, and Table C for 23.54.015 for institutional uses, except as otherwise provided in this Chapter 23.54. Required parking is based upon gross floor area of a use within a structure minus gross floor area in parking uses, and the square footage of a use when located outside of an enclosed structure, or as otherwise specified. Maximum parking limits for specific uses and specific areas are set forth

in subsection 23.54.015.C. Exceptions to motor vehicle parking requirements set forth in this Section 23.54.015 are provided in((÷)) subsections 23.54.015.B and 23.54.015.C((÷)) and in Section 23.54.020 ((~~unless otherwise specified~~)). This Chapter 23.54 does not apply to parking for construction activity, which is regulated by Section 23.42.044.

B. Required parking for specific zones and areas

1. Parking in downtown zones is regulated by Chapters 23.49 and 23.66, and not by this Section 23.54.015.

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

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

4. The Director shall adopt by rule a map of frequent transit and major transit service areas based on proximity to a transit station or stop served by a frequent transit route or a major transit service. The determination whether a proposed development site is in a scheduled frequent transit or major transit service area shall be based on the ((~~frequent transit service area~~)) map adopted by rule that exists on the date a project vests according to the standards of Section 23.76.026, provided that a rule that takes effect on a date after the project vests may be applied to determine whether the site is in a scheduled frequent transit or major transit service area, at the election of the project applicant in accordance with subsection ~~23.76.026.E~~ 23.76.026.F.

C. Maximum parking limits for specific zones or areas

1. In the Stadium Transition Area Overlay District certain uses are subject to a maximum parking ratio pursuant to subsection 23.74.010.A.1.b. When there are multiple uses on

a lot, the total parking requirement for all uses subject to a maximum ratio cannot exceed the aggregate maximum for those uses under Section 23.74.010.

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

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

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

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

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

5. Notwithstanding the minimum parking requirements set out in Table A for 23.54.015, in the Industry and Innovation zones, the maximum parking ratio for all uses is one space per 1,000 square feet of gross floor area.

D. Parking waivers ((~~for non-residential uses~~))

1. ((~~In all commercial zones, no~~)) No parking is required for the first ((~~1,500~~)) 3,000 square feet of each business establishment ((~~or the first 15 fixed seats for motion picture and performing arts theaters~~)).

2. ((~~In all other zones, no parking is required for the first 2,500 square feet of gross floor area of non-residential uses in a structure, except for the following:~~

~~a. Structures or portions of structures occupied by restaurants with drive-in lanes,~~

~~b. Motion picture theaters,~~

~~c. Offices, or~~

~~d. Institution uses, including Major Institution uses.~~

~~When two or more uses with different parking ratios occupy a structure, the 2,500 square foot waiver is prorated based on the area occupied by the non-residential uses for which the parking waiver is permitted.~~)) No parking is required for ground level nonresidential spaces in mixed-use structures.

E. Fleet vehicles. Notwithstanding any other provisions of this ((~~section~~)) Section 23.54.015, off-street parking shall be provided for all fleet vehicles and those parking spaces will not be counted toward the parking requirements of Table A for 23.54.015, Table B for 23.54.015, or Table C for 23.54.015.

F. Use and reuse of schools. For non-school uses permitted to locate in a former or existing public school, parking requirements will be determined by school use pursuant to criteria adopted according to Chapter 23.78((~~, Establishment of Criteria for Joint Use or Reuse of Schools~~)).

G. Changes of use~~:~~

1. New ((~~non-residential~~)) nonresidential uses in existing structures ((~~in commercial and industrial zones~~)). ((~~Up~~)) Except as otherwise provided in this subsection 23.54.015.G, up to 20 required parking spaces are waived for a new ((~~non-residential~~)) nonresidential use established in an existing structure or the expansion of an existing ((~~non-~~

~~residential~~)) nonresidential use entirely within an existing structure. Existing required parking shall remain.

2. Residential uses in existing structures. No parking is required for a change of use from a nonresidential use to a residential use in an existing structure.

3. Commercial uses in existing structures. No parking is required for a change of use to a commercial use in an existing structure.

4. For purposes of this Section 23.54.015, "existing structure" means a structure that was established under permit, or for which a building permit has been granted and has not expired, at least two years prior to the application to establish the new use or expand the use.

5. Parking spaces required for loading and unloading of passengers are not eligible for the waiver under this subsection 23.54.015.G.

H. Uses not shown on parking tables. In the case of a use not shown on Table A for 23.54.015, Table B for 23.54.015, or Table C for 23.54.015, the requirements for off-street parking will be determined by the Director based on the requirements for the most comparable use. Where, in the judgment of the Director, none of the uses on Table A for 23.54.015, Table B for 23.54.015, and Table C for 23.54.015 are comparable to a proposed use, the Director may base ((~~his or her~~)) a determination as to the amount of parking required for the proposed use on detailed information provided by the applicant. The information required may include, but not be limited to, a description of the physical structure(s), identification of potential users, and analysis of likely parking demand.

I. Uses in multiple parking table categories. If an entire use or structure, or the same portion of a use or structure, falls under more than one category in Table A for 23.54.015, Table B for 23.54.015, or Table C for 23.54.015 then, unless otherwise specified, the category

requiring the smallest number of parking spaces applies except as expressly set forth on such tables.

J. Existing parking deficits. Existing legal parking deficits of legally established uses are allowed to continue even if a change of use occurs. This subsection 23.54.015.J will not be construed to permit a parking deficit caused by the failure to satisfy conditions of a reduced parking requirement for any use or structure.

Table A for 23.54.015
Required parking for ((~~non-residential~~)) nonresidential uses other than institutions

Use				**Minimum parking required**
I. General ((~~non-residential~~)) nonresidential uses (other than institutions)				
* * *				
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~~)) 500 square feet
	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, or 1 space for each 500 square feet of total floor area in entertainment use, whichever is less
		B.3.a.	Adult cabarets	1 space for each ((~~250~~)) 500 square feet
		B.3.b.	Sports and recreation uses [3]	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

Table A for 23.54.015 **Required parking for ((~~non-residential~~)) nonresidential uses other than institutions**				
Use				**Minimum parking required**
	B.6.	Lodging uses		1 space for each 4 rooms or 1 space for each 500 square feet of total floor area in lodging use, whichever is less; For bed and breakfast facilities in ((~~neighborhood residential~~)) Neighborhood Residential and multifamily zones, 1 space for each 2 dwelling units, plus 1 space for each 2 guest rooms, or 1 space for each 500 square feet of total floor area in lodging use, whichever is less
	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 [4]	((~~1 space for each 10 animals or 1 space for each staff member, whichever is greater,~~)) 1 space for each 500 square feet ((~~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
* * *				
II. ((~~Non-residential~~)) Nonresidential use requirements for specific areas				
I.	((~~Non-residential~~)) Nonresidential uses in urban centers or the Station Area Overlay District [5]			No minimum requirement

Table A for 23.54.015
Required parking for ((~~non-residential~~)) nonresidential uses other than institutions

Use		Minimum parking required
J.	((~~Non-residential~~)) Nonresidential uses in urban villages that are not within an urban center or ((~~the~~)) a Station Area Overlay District, if the ((~~non-residential~~)) nonresidential use is located within a frequent transit service area [5]	No minimum requirement
K.	((~~Non-residential~~)) Nonresidential uses permitted in MR and HR zones pursuant to Section 23.45.504	No minimum requirement
L.	((~~Non-residential~~)) Nonresidential uses permitted in II zones	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.
[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 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.

Table A for 23.54.015
Required parking for ((~~non-residential~~)) nonresidential uses other than institutions

Use	Minimum parking required

[3] For indoor sports and recreation uses that exceed 25,000 square feet in size in a Manufacturing Industrial Center, the minimum requirement is ((~~1~~)) one space for each 2,000 square feet.
[4] Parking for pet daycare centers shall include at least one space for each 20 animals that is reserved for loading and unloading of animals, provided that a total of no more than one parking space per 500 square feet is required. The ((~~amount~~)) number of required ((~~parking~~)) loading and unloading spaces is calculated based on the maximum number of ((~~staff or~~)) animals the center is designed to accommodate.
[5] The general minimum requirements of Part I of Table A for 23.54.015 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~~)) nonresidential 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~~)) nonresidential 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.

1

Table B for 23.54.015
Required parking for residential uses

Use		Minimum parking required
I. General residential uses [1, 2, 3]		
((~~A.~~	~~Adult family homes~~	~~1 space for each dwelling unit~~
~~B.~~)) A.	Artist's studio/dwellings	1 space for each 2 dwelling units
((~~C.~~)) B.	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~~)) No ((~~parking required~~)) minimum requirement

Table B for 23.54.015 **Required parking for residential uses**		
Use		**Minimum parking required**
((~~D.~~)) C.	Caretaker's quarters	1 space for each 2 dwelling units
((~~E.~~)) D.	Congregate residences	1 space for each 4 sleeping rooms
((~~F.~~	~~Cottage housing developments~~ [1]	~~1 space for each dwelling unit~~
~~G.~~	~~Floating homes~~	~~1 space for each dwelling unit~~
~~H.~~)) E.	Mobile home parks	1 space for each 2 mobile home lots as defined in Chapter 22.904
((~~I.~~	~~Multifamily residential uses, except as otherwise provided in this Table B for 23.54.015~~ [1, 2]	~~1 space per dwelling unit, or 1 space for each 2 small efficiency dwelling units~~
~~J.~~	~~Nursing homes~~	~~1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 space for each 6 beds~~
~~K.~~)) F.	((~~Single-family dwelling units~~)) Housing ((~~1, 3~~)) 4, 5	1 space for each 2 dwelling units
II. Residential use requirements for specific areas [1]		
((~~L.~~)) G.	All residential uses within urban centers or within ((~~the~~)) a Station Area Overlay District ((~~2~~))	No minimum requirement
((~~M.~~)) H.	All residential uses ((~~in commercial, RSL, and multifamily zones~~)) within urban villages that are not within an urban center or ((~~the~~)) a Station Area Overlay District((~~,~~)) if the residential use is located within a frequent transit or major transit service area ((~~2, 4~~))	No minimum requirement

Table B for 23.54.015
Required parking for residential uses

Use		Minimum parking required
I.	All residential uses within a major transit service area	No minimum requirement
((~~N.~~	~~Multifamily residential uses within the University of Washington parking impact area shown on Map A for 23.54.015~~ [2]	~~1 space per dwelling unit for dwelling units with fewer than 2 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~~ [2]	~~1.5 spaces for each dwelling unit~~))
~~P.~~)) J.	Congregate residences located within ((~~one-half mile walking distance of a major transit stop~~)) a frequent transit service area	No minimum requirement
III. Residential use requirements for specific unit types or sizes [1]		
K.	Dwelling units and congregate residences that are less than 1,200 square feet in size	No minimum requirement
L.	Housing, Low-income	No minimum requirement
M.	Residential structures serving seniors or persons with disabilities	No minimum requirement

Footnotes to Table B for 23.54.015
[1] ((~~For each moderate-income unit and each low-income unit, no minimum amount of parking is required.~~
[2])) The minimum amount of parking prescribed by 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 provision in this Table B for 23.54.015 is applicable, the provision requiring the least amount of minimum parking applies((~~, except that if item O in~~

Table B for 23.54.015
Required parking for residential uses

Use	Minimum parking required

~~Part II of Table B for 23.54.015 applies, it shall supersede any other requirement in Part I or Part II of this Table B for 23.54.015~~)).

[2] For each moderate-income unit and each low-income unit, no minimum amount of parking is required((~~, or achieves a tree point score under Section 23.44.120, through planting or preserving medium and large trees that would result in a 10 percent canopy coverage for the site at tree maturity~~)).

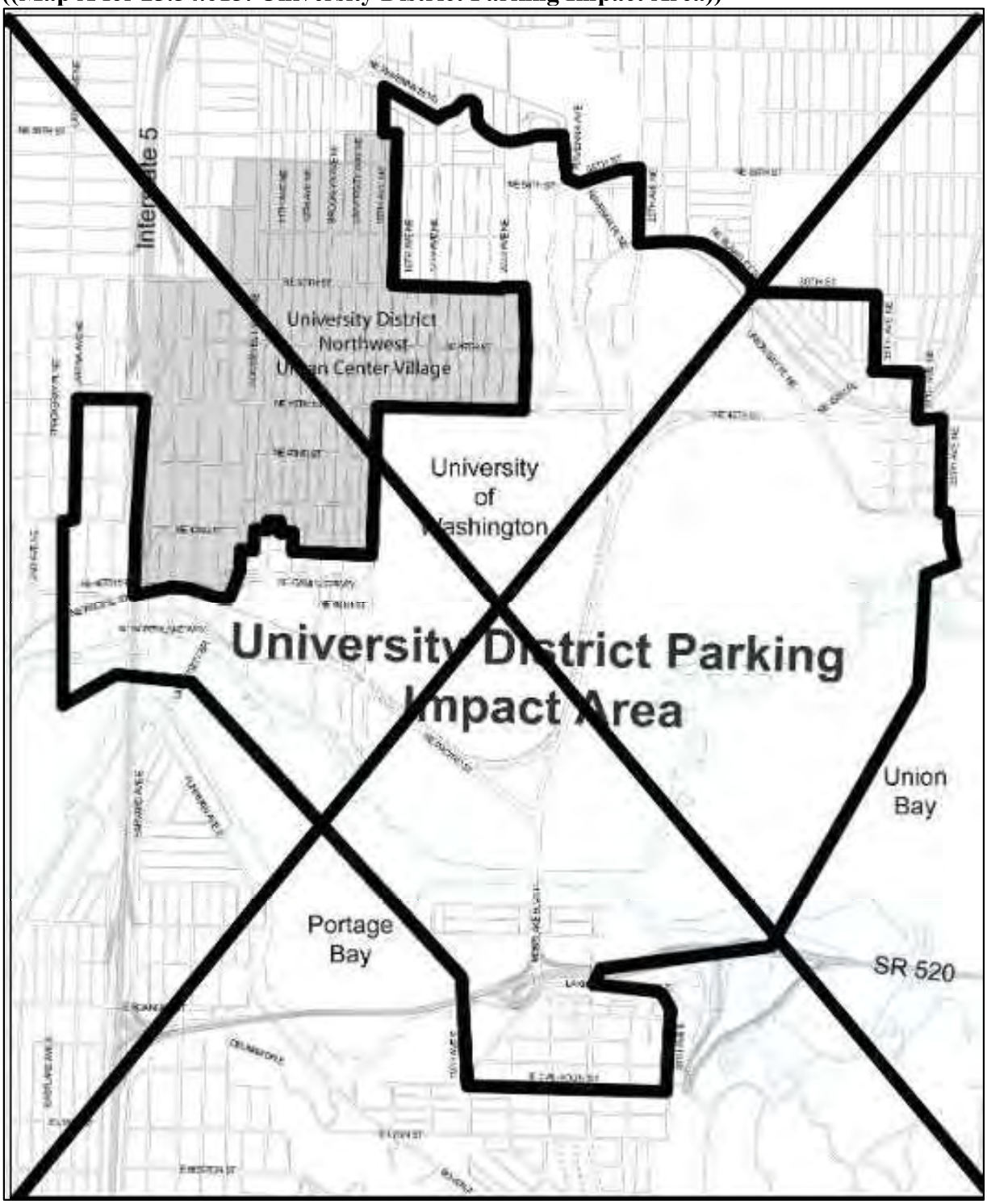
[3] The Director shall waive parking requirements for any development that retains a Tier 2 tree or achieves a tree point score under Section 23.44.120, through planting or preserving medium/large or large trees, that would result in a ten percent canopy coverage for the lot at tree maturity. A reduction or waiving of parking requirements may be permitted if the Director finds that the reduction or waiver is necessary ((~~in order~~)) to protect a Tier 3 tree as defined in Chapter 25.11.

[4] No parking is required for ((~~single-family residential uses~~)) accessory dwelling units.

[5] No parking is required for principal dwelling units 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~~)) 23.44.160.F.2, 23.45.536.C.2, or 23.45.536.C.3.

((~~4 Except as provided in Footnote 4, the minimum amounts of parking prescribed by Part 1 of Table B for 23.54.015 apply within 1,320 feet of the Fauntleroy Ferry Terminal.~~))

((~~Map A for 23.54.015: University District Parking Impact Area~~))



((~~Map B for 23.54.015: Alki Area Parking Overlay~~))

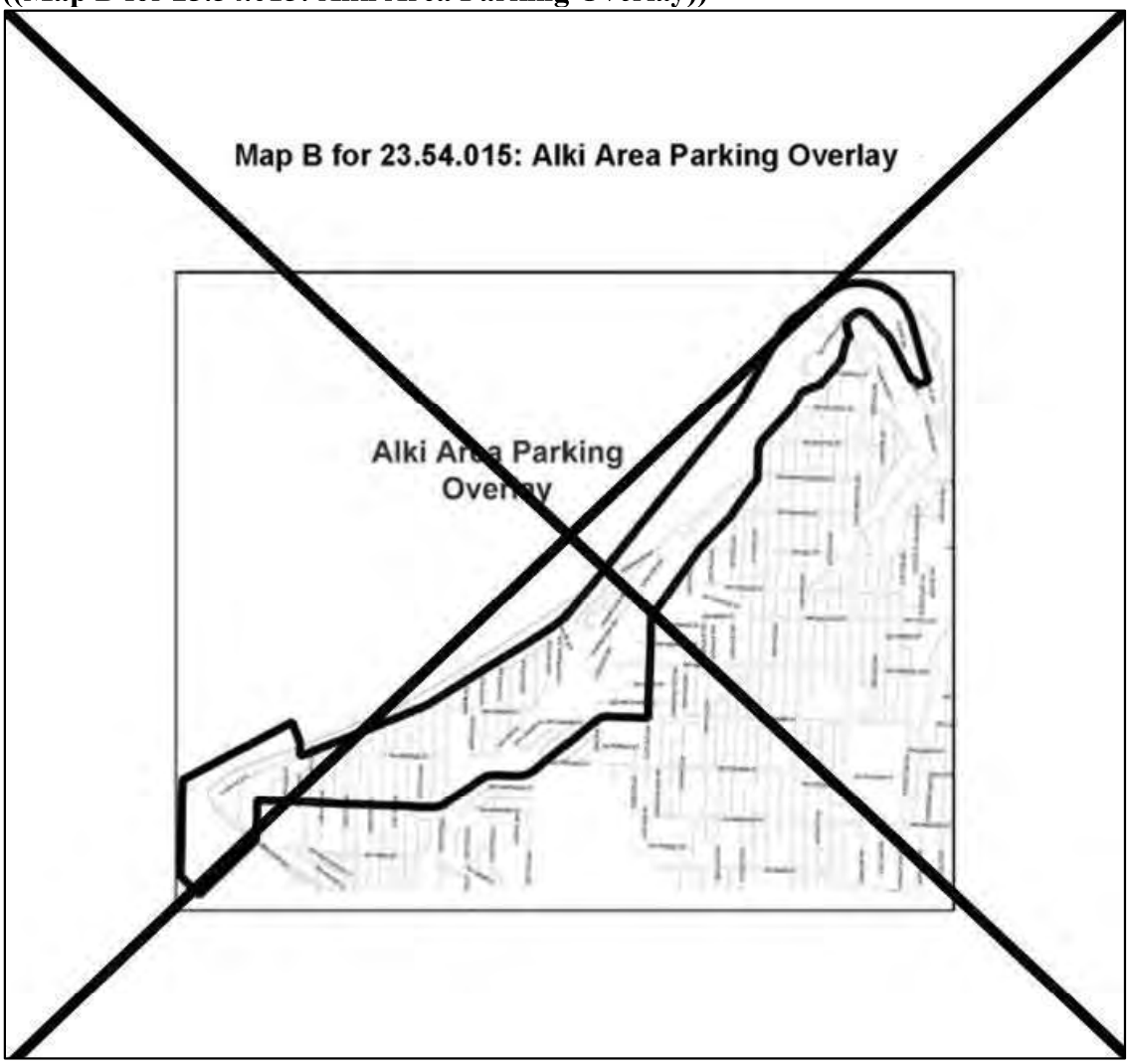


Table C for 23.54.015
Required parking for public uses and institutions

Use		**Minimum parking required**
I. General public uses and institutions [1]		
A.	Adult care centers ((~~1~~)) [2, 3]	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)

Table C for 23.54.015
Required parking for public uses and institutions

Use		Minimum parking required
B.	Child care centers ((~~2, 3, 4, 5~~)) ((~~12~~))	((~~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~~)) No ((~~parking~~)) minimum requirement
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 (SPR) ((~~1,~~)) 6	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 SPR ((~~1, 5,~~)) 7, 8	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms containing fixed seats; plus 1 space for each 350 square feet of all other indoor areas
F.	Community farms ((~~5~~)) 8	1 space plus 1 space for each 10,000 square feet of site area, or 10 spaces, whichever is less
G.	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
((~~H.~~	~~Institutes for advanced study, except in neighborhood residential 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~~

Table C for 23.54.015
Required parking for public uses and institutions

Use		Minimum parking required
		~~square feet of public assembly area not containing fixed seats~~))
((~~I.~~)) H.	Institutes for advanced study in ((~~neighborhood residential~~)) Neighborhood Residential zones (existing) [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
((~~J.~~)) I.	Libraries ((~~1, 5,~~)) 8, 9	1 space for each 80 square feet of floor area of all auditoria and public meeting rooms containing fixed seats; plus 1 space for each 500 square feet of floor area of all other areas
((~~K.~~)) 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
((~~L.~~)) 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
((~~M.~~)) L.	Religious facilities ((~~1~~))	1 space for each 80 square feet of all auditoria and public assembly rooms
((~~N.~~	~~Schools, private elementary and secondary ((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~~

Table C for 23.54.015
Required parking for public uses and institutions

Use		Minimum parking required
~~O.~~)) M.	Schools, ((~~public~~)) elementary and secondary [7, ((~~9.~~)) 10, 11]	1 space for each 80 square feet of all auditoria ((~~or~~)) and public assembly rooms without fixed seats, 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~~
~~P.~~)) N.	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
II. General public uses and institutions for specific areas		
((~~Q.~~)) O.	General public uses, institutions and Major Institution uses, except hospitals, in urban centers or the Station Area Overlay District [((~~11~~)) 12]	No minimum requirement
((~~R.~~)) P.	General public uses and institutions, except hospitals, including institutes for advanced study in ((~~neighborhood residential~~)) Neighborhood Residential zones, within urban villages that are not within the Station Area Overlay District, if the use is located within a frequent transit service area	No minimum requirement

Table C for 23.54.015
Required parking for public uses and institutions

Use	Minimum parking required

Footnotes to Table C for 23.54.015

[1] ((~~When this use is permitted in a neighborhood residential zone as a conditional use, the~~)) The Director may modify the parking requirements in this Table A for 23.54.015 for institutions in Neighborhood Residential and multifamily zones pursuant to the conditional uses provisions in Section ((~~23.44.022~~)) 23.44.030 ((~~; when the use is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to~~)) and Section 23.45.570.

[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. No parking is required for adult care centers that provide housing for clients.

[3] As a Type I decision, the Director, in consultation with the Director of the Seattle Department of Transportation, may allow adult care ((~~and child care~~)) centers 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.

[4] ((~~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.~~)) [Reserved]

[5] ((~~When this use is permitted outright in a neighborhood residential or multifamily zone, the Director may reduce the parking and loading requirements of Section 23.54.015 and the requirements of Section 23.44.016 or Section 23.45.536 on a case-by-case basis if the applicant can demonstrate that the modification is necessary due to the specific features, activities, or programs of the institution and links the reduction to the features of the institution that justify the reduction. Such modifications shall be valid only under the conditions specified, and if those conditions change, the standard requirement shall be satisfied.~~)) [Reserved]

[6] 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.

[7] 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.

[8] The Director may reduce the parking and loading requirements of Section 23.54.015 and the requirements of Section 23.44.080 or Section 23.45.536 on a case-by-case

Table C for 23.54.015
Required parking for public uses and institutions

Use	Minimum parking required
basis if the applicant can demonstrate that the modification is necessary due to the specific features, activities, or programs of the institution and links the reduction to the features of the institution that justify the reduction. Such modifications shall be valid only under the conditions specified, and if those conditions change, the standard requirement shall be satisfied. 9 When a library is permitted in a multifamily or commercial zone as a conditional use, the Director may modify the parking requirements of Section 23.54.015 and the requirements of Section 23.45.536 or Sections 23.47A.030 and 23.47A.032 on a case-by-case basis if the applicant can demonstrate that the modification is necessary due to the specific features, activities, or programs of the institution and links the reduction to the features of the institution that justify the reduction. Such modifications shall be valid only under the conditions specified, and if those conditions change, the standard requirement shall be satisfied. ((~~9~~)) 10 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 in this 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~~)) ten percent or less than that for the existing auditorium or other place of assembly, then no additional parking is required. ((~~10~~)) 11 ((~~Development~~)) For public schools, 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. ((~~11~~)) 12 The general requirements of lines A through P of this Table C for 23.54.015 for general public uses 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 this 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. ((~~12 The Director may reduce the minimum parking requirements for a child care center in any zone if a portion of its parking demand can be accommodated in nearby on-street parking.~~))	

((~~K. Bicycle parking.~~))

23.54.037 Bicycle parking

A. Number of spaces

1. The minimum number of parking spaces for bicycles required for specified uses is set forth in Table ((~~D for 23.54.015~~)) A for 23.54.037.

2. Long-term parking for bicycles shall be for bicycles parked four or more hours. Short-term parking for bicycles shall be for bicycles parked less than four hours. In the case of a use not shown on Table ((~~D for 23.54.015~~)) A for 23.54.037, one bicycle parking space per 10,000 gross square feet of either short- or long-term bicycle parking is required((~~, except single-family residential use is exempt from bicycle parking requirements~~)) .

3. The minimum requirements are based upon gross floor area of the use in a structure minus gross floor area in parking uses, or the square footage of the use when located outside of an enclosed structure, or as otherwise specified.

((~~1.~~)) 4. Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.

((~~2.~~)) B. Performance standards. Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence, based on rules promulgated by the Director of the Seattle Department of Transportation that address the considerations in this subsection ((~~23.54.015.K.2~~)) 23.54.037.B.

((~~a.~~)) 1. Provide secure locations and arrangements of long-term bicycle parking, with features such as locked rooms or cages and bicycle lockers. The bicycle parking should be installed in a manner that avoids creating conflicts with automobile accesses and driveways.

((~~b.~~)) 2. For a garage with bicycle parking and motor vehicle parking for more than two dwelling units, provide pedestrian and bicycle access to long-term bicycle parking that is separate from other vehicular entry and egress points or uses the same entry or egress point but has a marked walkway for pedestrians and bicyclists.

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

((~~d.~~)) 4. If short-term bicycle parking facilities are not clearly visible from the street or sidewalk or adjacent on-street bicycle facilities, install directional signage in adequate amounts and in highly visible locations in a manner that promotes easy wayfinding for bicyclists.

((~~e.~~)) 5. Provide signage to long-term bicycle parking that is oriented to building users.

((~~f.~~)) 6. Long-term bicycle parking shall be located where bicyclists are not required to carry bicycles on exterior stairs with more than five steps to access the parking. The Director, as a Type I decision, may allow long-term bicycle parking for rowhouse and townhouse development to be accessed by stairs with more than five steps, if the slope of the lot makes access with five or fewer steps infeasible.

((~~g.~~)) 7. Where practicable, long-term bicycle parking shall include a variety of rack types to accommodate different types of bicycles.

((~~h.~~)) 8. Install bicycle parking hardware so that it can perform to its manufacturer's specifications and any design criteria promulgated by the Director of the Seattle Department of Transportation, allowing adequate clearance for bicycles and their riders.

((~~i.~~)) 9. Provide full weather protection for all required long-term bicycle parking.

((~~3.~~)) C. Location of bicycle parking

((~~a.~~)) 1. Long-term bicycle parking required for residential uses shall be located on-site except as provided in subsection ((~~23.54.015.K.3.e~~)) 23.54.037.C.3.

((~~b.~~)) 2. Short-term bicycle parking may be provided on the lot or in an adjacent right-of-way, subject to approval by the Director of the Seattle Department of Transportation, or as provided in subsection ((~~23.54.015.K.3.e~~)) 23.54.037.C.3.

((~~c.~~)) 3. Both long-term and short-term bicycle parking for residential uses may be provided off-site if within 600 feet of the residential use to which the bicycle parking is accessory and if the site of the bicycle parking is functionally interrelated to the site of the residential use to which the bicycle parking is accessory, such as within a unit lot subdivision or if the sites are connected by access easements, or if a covenant or similar property right is established to allow use of the off-site bicycle parking.

((~~4.~~)) D. Long-term bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for full weather protection. If the required, covered long-term bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required long-term bicycle parking shall be exempt from floor area ratio (FAR) limits. Covered long-term bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

((~~5.~~)) E. Bicycle parking facilities shared by more than one use are encouraged.

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

((~~a.~~)) 1. On the lot; or

((~~b.~~)) 2. For a functionally interrelated campus containing more than one building, in a shared bicycle parking facility within 600 feet of the lot; or

((~~c.~~)) 3. Short-term bicycle parking may be provided in an adjacent right-of-way, subject to approval by the Director of the Seattle Department of Transportation.

((~~7.~~)) G. For ((~~non-residential~~)) nonresidential uses on a functionally interrelated campus containing more than one building, both long-term and short-term bicycle parking may be located in an off-site location within 600 feet of the lot, and short-term public bicycle parking may be provided in a right-of-way, subject to approval by the Director of the Seattle Department of Transportation. The Director of the Seattle Department of Transportation may consider whether bicycle parking in the public place shall be sufficient in quality to effectively serve bicycle parking demand from the site.

((~~8.~~)) H. Bicycle commuter shower facilities. Structures containing 100,000 square feet or more of office use floor area shall include shower facilities and clothing storage areas for bicycle commuters. Two showers shall be required for every 100,000 square feet of office use. They shall be available in a manner that results in equal shower access for all users. The facilities shall be for the use of the employees and occupants of the building, and shall be located where they are easily accessible to bicycle parking facilities, which may include in places accessible by elevator from the bicycle parking location.

((~~9.~~)) I. Bicycle parking spaces within dwelling units or on balconies do not count toward the bicycle parking requirement, except if the bike parking spaces are located:

((~~a.~~)) 1. In a private garage; or

((~~b.~~)) 2. Within the ground floor of a dwelling unit in ((~~a townhouse or rowhouse development~~)) an attached dwelling unit.

Table ((~~D for 23.54.015~~)) A for 23.54.037
Parking for bicycles [1]

((~~USE~~)) Use		**Bike parking requirements**	
		Long-term	**Short-term**
* * *			
D. RESIDENTIAL USES [3]			
D.1	Assisted living facility	None	None
((~~D.1~~)) D.2	Congregate residences [4, 5, 6]	1 per 4 sleeping rooms	1 per 80 sleeping rooms. 2 spaces minimum
((~~D.2~~	~~Multifamily structures other than townhouse and rowhouse developments~~ [4, 5]	~~1 per dwelling unit~~	~~1 per 20 dwelling units~~
~~D.3~~	~~Single family residences~~	~~None~~	~~None~~
~~D.4~~	~~Townhouse and rowhouse developments~~ [5, 6]	~~1 per dwelling unit~~	~~None~~))
D.3	Permanent supportive housing	None	None
D.4	Other residential uses [4, 5]	1 per dwelling unit [6]	1 per 20 dwelling units, except none for projects with less than 20 dwelling units

Table ((~~D for 23.54.015~~)) A for 23.54.037 Parking for bicycles [1]			
((~~USE~~)) Use		**Bike parking requirements**	
		Long-term	**Short-term**
E. TRANSPORTATION FACILITIES			
E.1~~((.))~~	Park and ride facilities on surface parking lots	At least 20 ~~((6))~~ [7]	At least 10
E.2~~((.))~~	Park and ride facilities in parking garages	At least 20 if parking is the principal use of a property; zero if non-parking uses are the principal use of a property	At least 10 if parking is the principal use of a property; zero if non-parking uses are the principal use of a property
E.3~~((.))~~	Flexible-use parking garages and flexible-use parking surface lots	1 per 20 auto spaces	None
E.4((~~.~~))	~~Rail transit facilities and passenger~~ Passenger terminals	Spaces for 5 percent of projected AM peak period daily ridership ~~((6))~~ [7]	Spaces for 2 percent of projected AM peak period daily ridership [7]
E.5((~~.~~))	Light rail transit stations	Regulated by subsection 23.80.008.L	Regulated by subsection 23.80.008.L

Footnotes to Table ((~~D for 23.54.015~~)) A for 23.54.037

[1] Required bicycle parking includes long-term and short-term amounts shown in this Table ((~~D for 23.54.015~~)) A for 23.54.037.

[2] The Director may reduce short-term bicycle parking requirements for theaters and spectator sports 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~~)) A for 23.54.037.

[4] For ((~~congregate residences or multifamily~~)) residential structures that are owned and

Table ((~~D for 23.54.015~~)) A for 23.54.037 Parking for bicycles [1]		
((~~USE~~)) Use	**Bike parking requirements**	
	Long-term	**Short-term**
operated by a not-for-profit entity serving seniors or persons with disabilities, or that are licensed by the State and provide supportive services for seniors or persons with disabilities, as a Type I decision, the Director shall have the discretion to reduce the amount of required bicycle parking to as few as zero if it can be demonstrated that residents are less likely to travel by bicycle. [5] In low-income housing, there is no minimum required long-term bicycle parking requirement for each unit subject to affordability limits no higher than 30 percent of median income and long-term bicycle parking requirements may be waived by the Director as a Type I decision for each unit subject to affordability limits greater than 30 percent of median income and no higher than 80 percent of median income if a reasonable alternative is provided (e.g., in-unit vertical bike storage). [6] Long-term bike parking is not required in NR zones. ~~((6))~~ [7] The Director, in consultation with the Director 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.		

Section 60. Section 23.54.016 of the Seattle Municipal Code, last amended by Ordinance 125558, is amended as follows:

23.54.016 Major Institutions—((~~parking~~)) Parking and transportation

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

* * *

B. Parking ((~~Quantity Required.~~)) quantity required

1. In urban centers and the Station Area Overlay District, no parking is required for Major Institution uses, except for hospitals.

2. For all other Major Institutions the minimum number of parking spaces required is as follows:

a. Long-term ((~~Parking.~~)) parking

1) Medical ((~~Institutions~~)) institutions. A number of spaces equal to 80 percent of hospital-based doctors; plus 25 percent of staff doctors; plus 30 percent of all other employees present at peak hour;

2) Educational ((~~Institutions~~)) institutions. A number of spaces equal to 15 percent of the maximum students present at peak hour, excluding resident students; plus 30 percent of employees present at peak hour; plus 25 percent of the resident unmarried students; plus one space for each married student apartment unit.

b. Short-term ((~~Parking.~~)) parking

1) Medical ((~~Institutions~~)) institutions. A number of spaces equal to one space per six beds; plus one space per five average daily outpatients;

2) Educational ((~~Institutions~~)) institutions. A number of spaces equal to five percent of the maximum students present at peak hour excluding resident students.

c. Additional ((~~Short-term Parking Requirements~~)) short-term parking requirements. When one of the following uses is a Major Institution use, the following additional short-term parking requirements shall be met. Such requirements may be met by joint use of parking areas and facilities if the Director determines that the uses have different hours of operation according to subsection 23.54.020.G:

1) Museum. One space for each 250 square feet of public floor area;

2) Theater, ((~~Auditorium~~)) auditorium, or ((~~Assembly Hall~~)) assembly hall. One space for each 200 square feet of audience assembly area not containing fixed seats, and one space for every ((~~10~~)) ten seats for floor area containing fixed seats;

3) Spectator ((~~Sports Facility Containing Fewer~~)) sports facility containing fewer than 20,000 ((~~Seats~~)) seats. One space for each ((~~10~~)) ten permanent seats and one space for each 100 square feet of spectator assembly area not containing fixed seats;

4) Spectator ((~~Sports Facility Containing~~)) sports facility containing 20,000 or ((~~More Seats~~)) more seats. One space for each ((~~10~~)) ten permanent seats and one bus space for each 300 permanent seats.

d. Bicycle ((~~Parking~~)) parking. Bicycle parking meeting the development standards of subsections ((~~23.54.015.K.2~~)) 23.54.037.B through ((~~23.54.015.K.6~~)) 23.54.037.G and subsection 23.54.016.D.2 shall be provided in the following quantities:

1) Medical ((~~Institutions~~)) institutions. A number of spaces equal to two percent of employees, including doctors, present at peak hour;

2) Educational ((~~Institutions~~)) institutions. A number of spaces equal to ((~~10~~)) ten percent of the maximum students present at peak hour plus five percent of employees.

If at the time of application for a master use permit, the applicant can demonstrate that the bicycle parking requirement is inappropriate for a particular institution because of topography, location, nature of the users of the institution or other reasons, the Director may modify the bicycle parking requirement.

3. Parking ((~~Deficits~~)) deficits. In addition to providing the minimum required parking for a new structure, five percent of any vehicular or bicycle parking deficit as determined

by the minimum requirements of this subsection 23.54.016.B, existing on ((~~the effective date of the ordinance codified in this section~~)) May 2, 1990, shall be supplied before issuance of a certificate of occupancy.

* * *

Section 61. Section 23.54.020 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.54.020 Parking quantity exceptions

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

A. Adding ((~~Units~~)) units to ((~~Existing Structures~~)) existing structures in Multifamily and Commercial ((~~Zones.~~)) zones

1. For the purposes of this Section 23.54.020, "existing structures" means those structures that were established under permit, or for which a permit has been granted and has not expired as of the applicable date, as follows:

a. In multifamily zones, August 10, 1982;

b. In commercial zones, June 9, 1986.

2. In locations in a multifamily or commercial zone where there is a minimum parking requirement, one dwelling unit may either be added to an existing structure or may be built on a lot that contains an existing structure without additional parking if both of the following requirements are met:

a. Either the existing parking provided on the lot meets development standards, or the lot area is not increased and existing parking is screened and landscaped to the greatest extent practical; and

b. Any additional parking shall meet all development standards for the zone.

3. In locations in a multifamily or commercial zone where there is a minimum parking requirement, the Director may authorize a reduction or waiver of the parking requirement as a Type I decision when dwelling units are proposed to be added either to an existing structure or on a lot that contains an existing structure, in addition to the exception permitted in subsection 23.54.020.A.2, if the ((~~conditions in subsections 23.54.020.A.3.a and b below are met, and either of the conditions in subsections 23.54.020.A.3.c or d below are met:~~

~~a. The~~)) only use of the structure will be residential((~~:~~)) and one of the following conditions is met:

((~~b. The lot is not located in either the University District Parking Overlay Area (Map A for 23.54.015) or the Alki Area Parking Overlay (Map B for 23.54.015); and~~

~~c.~~)) a. The topography of the lot or location of existing structures makes provision of an off-street parking space physically infeasible in a conforming location; or

((~~d.~~)) b. The lot is located in a residential parking zone (RPZ) and a current parking study is submitted showing a utilization rate of less than 75 percent for on-street parking within 400 feet of all lot lines.

B. Tandem ((~~Parking~~)) parking in ((~~Multifamily Structures~~)) multifamily structures. ((~~1.~~)) Off-street parking required for multifamily structures may be provided as tandem parking, as defined in Section 23.54.030. ((~~A tandem parking space counts as one and one-half parking~~

~~spaces, except as provided in subsection 23.54.020.B.2 below, and must meet the minimum size requirements of subsection 23.54.030.A.~~

~~2. When a minimum of at least one parking space per dwelling unit in a multifamily structure is required, the total number of parking spaces provided, counting each tandem parking space as one space, may not be less than the total number of dwelling units.~~)) A tandem parking space counts at a rate of one space for every 20 linear feet of depth excluding required access aisles.

* * *

Section 62. Section 23.54.030 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.54.030 Parking space and access standards

All parking spaces provided, whether required by Section 23.54.015 or not, and required barrier-free parking, shall meet the standards of this Section 23.54.030.

A. Parking space dimensions

1. "Large vehicle" means the minimum size of a large vehicle parking space shall be ((~~8.5~~)) 8 feet in width and 19 feet in length.

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

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

4. "Barrier-free parking" means a parking space meeting the following standards:

a. Parking spaces shall not be less than 8 feet in width and shall have an adjacent access aisle not less than 5 feet in width. Van-accessible parking spaces shall have an

adjacent access aisle not less than 8 feet in width. Where two adjacent spaces are provided, the access aisle may be shared between the two spaces. Boundaries of access aisles shall be marked so that aisles will not be used as parking space.

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

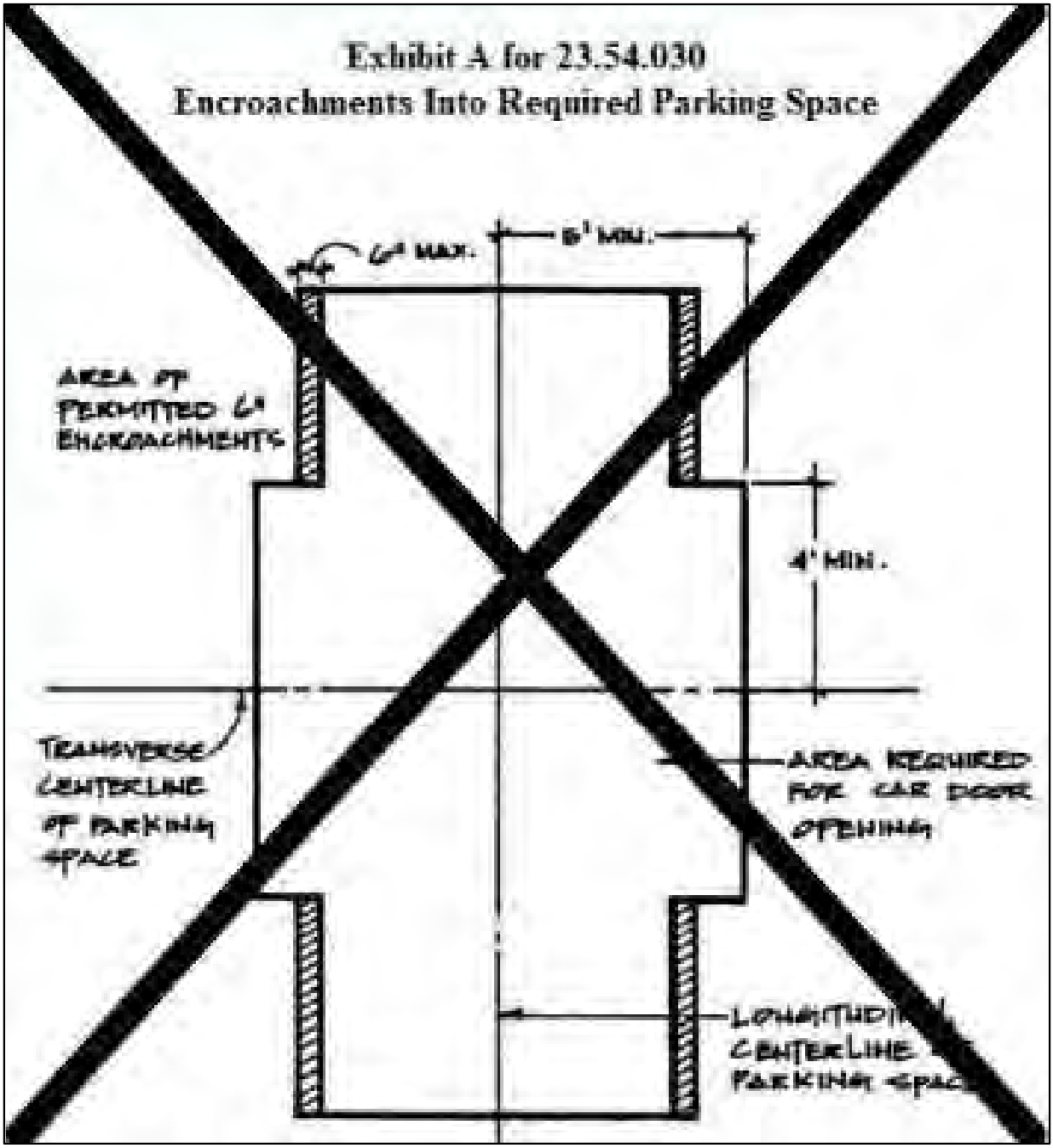
5. "Tandem parking" means a parking space equal to the width and two times the length of the vehicle size standards in subsections 23.54.030.A.1, 23.54.030.A.2, and 23.54.030.A.3 for the size of the vehicle to be accommodated.

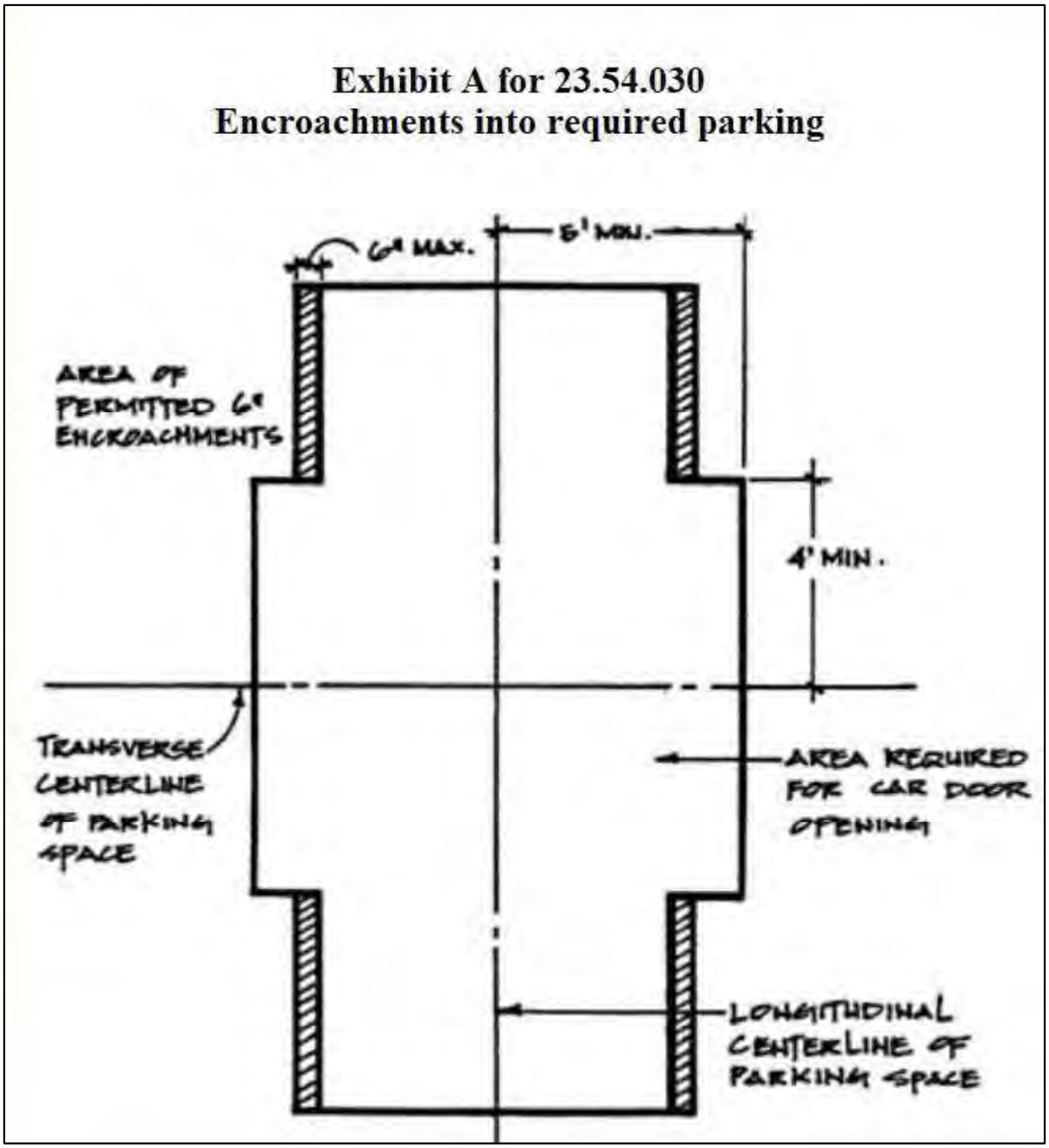
6. No wall, post, guardrail, or other obstruction, or lot line, is permitted within the area for car door opening. Columns or other structural elements may encroach into the parking space a maximum of 6 inches on a side, except in the area for car door opening 5 feet from the longitudinal centerline,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

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

Exhibit A for 23.54.030

Encroachments ((~~Into Required Parking Space~~)) <u>into required parking</u>





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~~)) nonresidential use. In structures containing residential uses and also containing either ((~~non-residential~~)) nonresidential 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 Seattle Building Code or the Seattle Residential Code.

1. Residential uses

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

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

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

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

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

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

b. When between 11 and 19 parking spaces are provided, a minimum of 25 percent of the parking spaces shall be striped for small vehicles. The minimum required size for these small parking spaces shall also be the maximum size. A maximum of 65 percent of the parking spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall be striped for large vehicles.

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

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

3. Live-work uses. The first required parking space shall meet the parking standards for residential use. Additional required parking for a live-work use shall meet the parking standards for ((~~non-residential~~)) nonresidential use.

C. Backing ((~~Distances~~)) distances and ((~~Moving Other Vehicles.~~)) moving other vehicles

1. Adequate ingress to and egress from all parking spaces shall be provided without having to move another vehicle, except in the case of multiple spaces provided for a ((~~single-family~~)) dwelling unit ((~~or an accessory dwelling unit associated with a single-family dwelling.~~)) or in the case of tandem parking authorized under ((~~Section~~)) subsection 23.54.020.B.

2. Except for lots with fewer than three parking spaces, ingress to and egress from all parking spaces shall be provided without requiring backing more than 50 feet.

D. Driveways. Driveway requirements for residential and nonresidential uses are described below. When a driveway is used for both residential and nonresidential parking, it shall meet the standards for nonresidential uses described in subsection 23.54.030.D.2.

1. Residential uses((~~.~~))

a. Driveway width. Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic.

b. Except for driveways serving one ((~~single-family~~)) dwelling unit, driveways more than 100 feet in length that serve 30 or fewer parking spaces shall either:

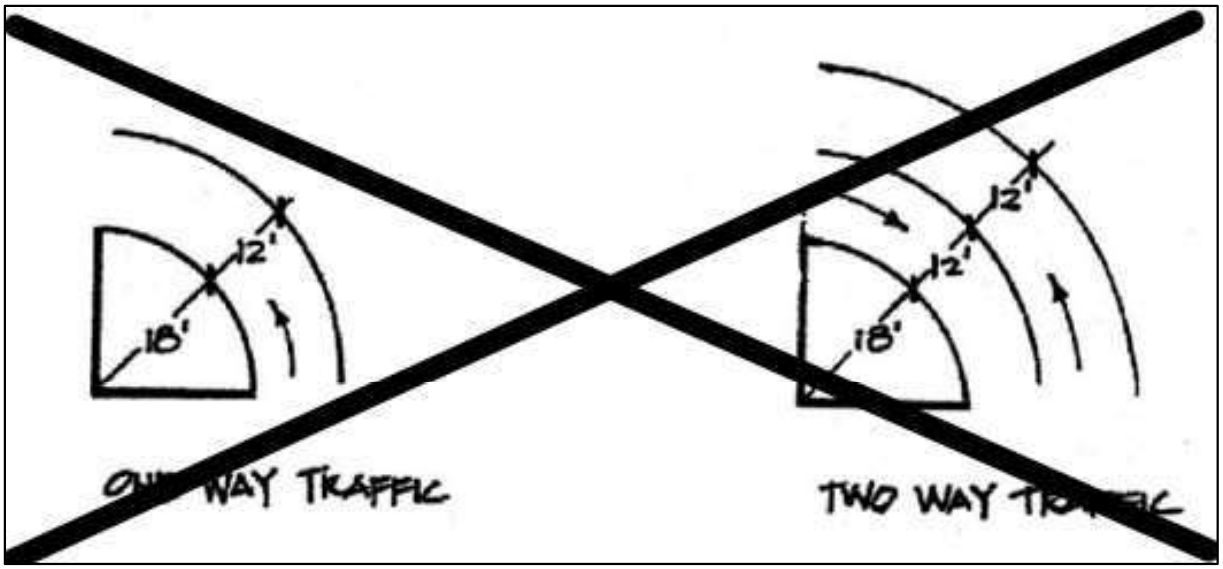
1) ((~~be~~)) Be a minimum of 16 feet wide, tapered over a 20 foot distance to a 10 foot opening at the lot line; or

2) ((~~be~~)) Be a minimum of 10 feet wide and provide a passing area at least 20 feet wide and 20 feet long. The passing area shall begin 20 feet from the lot line, with an appropriate taper to meet the 10-foot opening at the lot line. If a taper is provided at the other end of the passing area, it shall have a minimum length of 20 feet.

c. Driveways of any length that serve more than 30 parking spaces shall be at least 10 feet wide for one-way traffic and at least 20 feet wide for two-way traffic.

d. Driveways for two attached ((~~rowhouse or townhouse~~)) dwelling units may be paired so that there is a single curb cut providing access. The maximum width of the paired driveway is 18 feet.

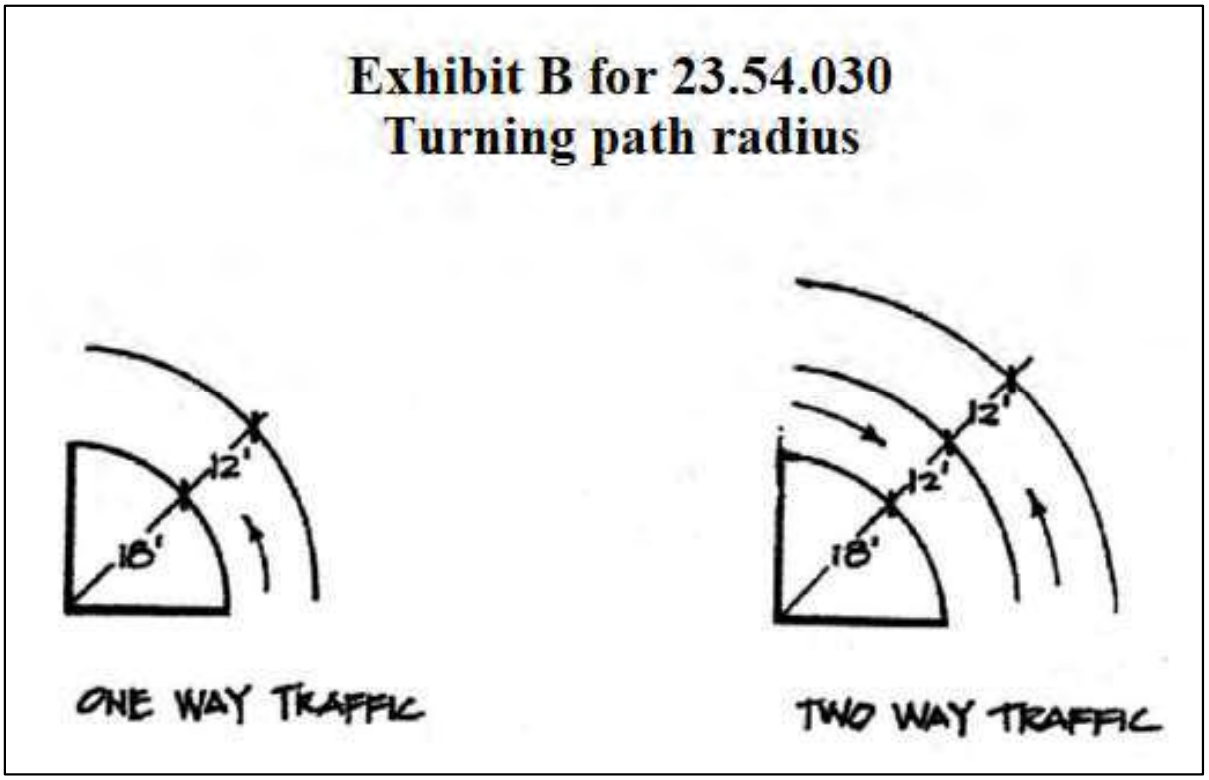
e. Driveways with a turning radius of more than 35 degrees shall conform to the minimum turning path radius shown in Exhibit B for 23.54.030.



((~~Exhibit B for 23.54.030: Turning Path Radius~~))

Exhibit B for 23.54.030

Turning path radius



f. Vehicles may back onto a street from a parking area serving five or fewer vehicles, provided that either:

1) The street is not an arterial as defined in Section 11.18.010; or

2) For a lot with one ((~~single-family~~)) dwelling unit or one parking space, the Director may permit backing onto an arterial based on a safety analysis that addresses visibility, traffic volume, and other relevant issues.

g. Nonconforming driveways. The number of parking spaces served by an existing driveway that does not meet the standards of this subsection 23.54.030.D.1 shall not be increased. This prohibition may be waived by the Director after consulting with the Director of the Seattle Department of Transportation, based on a safety analysis.

2. Nonresidential ((~~Uses.~~)) uses

a. Driveway ((~~Widths.~~)) widths

1) The minimum width of driveways for ((~~one way~~)) one-way traffic shall be 12 feet and the maximum width shall be 15 feet.

2) The minimum width of driveways for ((~~two way~~)) two-way traffic shall be 22 feet and the maximum width shall be 25 feet.

b. Driveways shall conform to the minimum turning path radius shown in Exhibit B for 23.54.030.

c. For driveways that provide access to a solid waste management use the Director may allow both a maximum driveway width greater than the limits set in subsection 23.54.030.D.2.a and appropriate turning path radii, as determined necessary for truck maneuvering.

3. Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of

the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The Director may permit a driveway slope of more than 15 percent if it is found that:

a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible;

b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and

c. The driveway is still useable as access to the lot.

E. Parking aisles

1. Parking aisles shall be provided according to the requirements of Table A for 23.54.030 and Exhibit C for 23.54.030.

Table A for 23.54.030
Parking aisle dimensions

Parking angle	Stall width	Stall length (in feet)	Aisle width (in feet)[1]	Curb depth per car (in feet)	Unit width (in feet)[2]	Curb length per car (in feet)
0°	Small	18	10	7.5	25	18
	Medium	20	10	8	26	20
	Large	24	12	8	28	24
45°	Small	15	11	15.91	42.82	10.61
	Medium	16	13	16.97	46.94	11.3
	Large	19	13	19.09	51.18	11.3
60°	Small	15	13	16.74	46.48	8.66
	Medium	16	15	17.86	50.72	9.24
	Large	19	17.5	20.45	58.41	9.24
75°	Small	15	16.5	16.43	49.36	7.76
	Medium	16	18.5	17.52	53.55	8.25
	Large	19	20	20.42	60.84[2]	8.25
90°	Small	15	20	15	50	7.5
	Medium	16	22	16	54	8

Table A for 23.54.030
Parking aisle dimensions

	Large	19	24[3]	19	62[2]	8

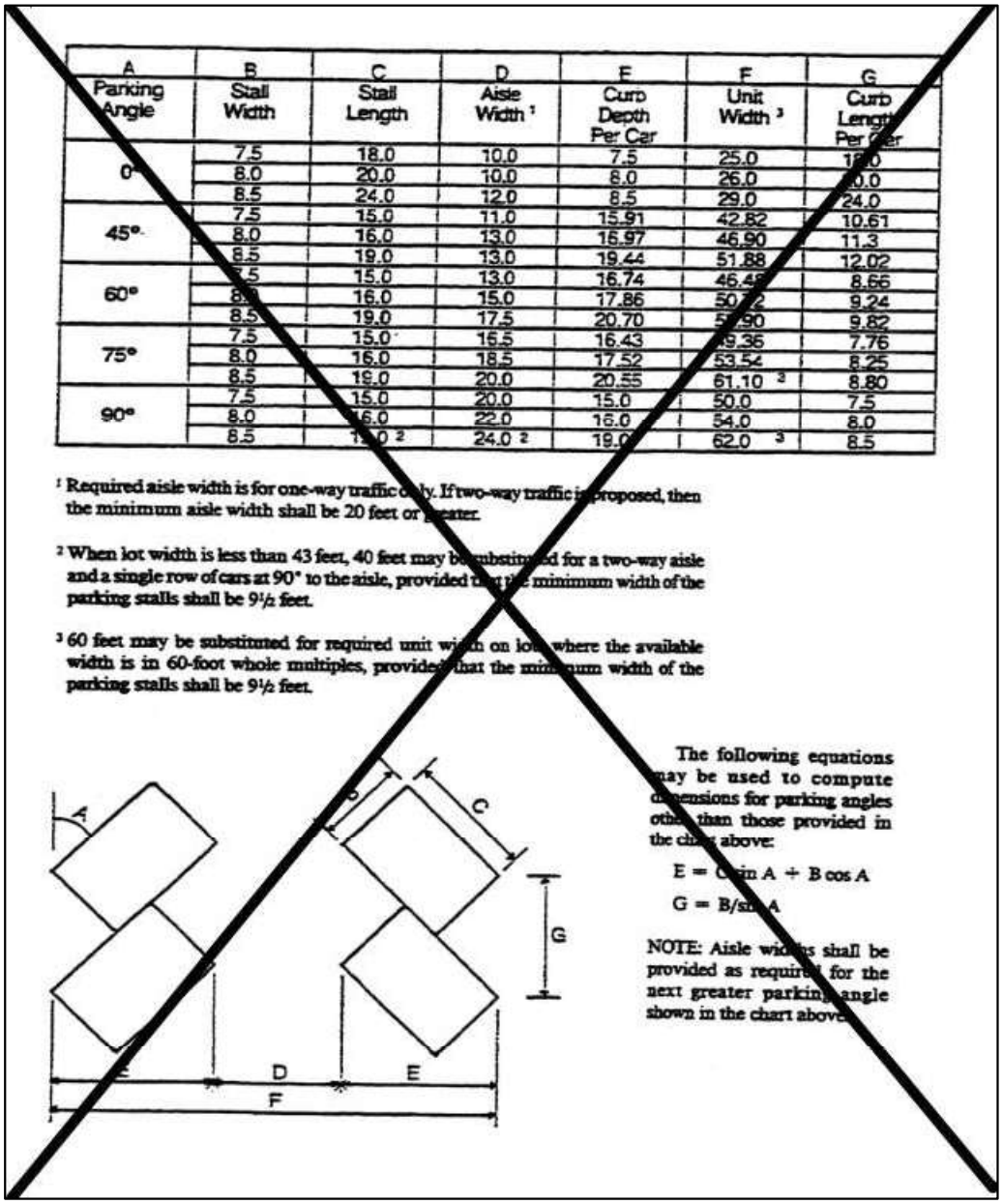
Footnotes for Table A for 23.54.030

[1] Required aisle width is for one-way traffic only. If two-way traffic is proposed, then the minimum aisle width shall be 20 feet or greater.

[2] 60 feet may be substituted for required unit width on lots where the available width is in 60-foot whole multiples, provided that the minimum width of the parking stalls shall be 9 feet.

[3] For lots 44 feet in width or less, the Director may reduce the aisle width to as low as 20 feet if large parking spaces are provided at 90 degrees as long as the spaces are 9 feet wide.

1



A Parking Angle	B Stall Width	C Stall Length	D Aisle Width [1]	E Curb Depth Per Car	F Unit Width [3]	G Curb Length Per Car
0°	7.5	18.0	10.0	7.5	25.0	18.0
	8.0	20.0	10.0	8.0	26.0	20.0
	8.5	24.0	12.0	8.5	29.0	24.0
45°	7.5	15.0	11.0	15.91	42.82	10.61
	8.0	16.0	13.0	16.97	46.90	11.3
	8.5	19.0	13.0	19.44	51.88	12.02
60°	7.5	15.0	13.0	16.74	46.48	8.66
	8.0	16.0	15.0	17.86	50.72	9.24
	8.5	19.0	17.5	20.70	59.90	9.82
75°	7.5	15.0	16.5	16.43	49.36	7.76
	8.0	16.0	18.5	17.52	53.54	8.25
	8.5	19.0	20.0	20.55	61.10 [3]	8.80
90°	7.5	15.0	20.0	15.0	50.0	7.5
	8.0	16.0	22.0	16.0	54.0	8.0
	8.5	19.0 [2]	24.0 [2]	19.0	62.0 [3]	8.5

[1] Required aisle width is for one-way traffic only. If two-way traffic is proposed, then the minimum aisle width shall be 20 feet or greater.

[2] When lot width is less than 43 feet, 40 feet may be substituted for a two-way aisle and a single row of cars at 90° to the aisle, provided that the minimum width of the parking stalls shall be 9½ feet.

[3] 60 feet may be substituted for required unit width on lots where the available width is in 60-foot whole multiples, provided that the minimum width of the parking stalls shall be 9½ feet.

The following equations may be used to compute dimensions for parking angles other than those provided in the chart above:

E = C sin A + B cos A

G = B/sin A

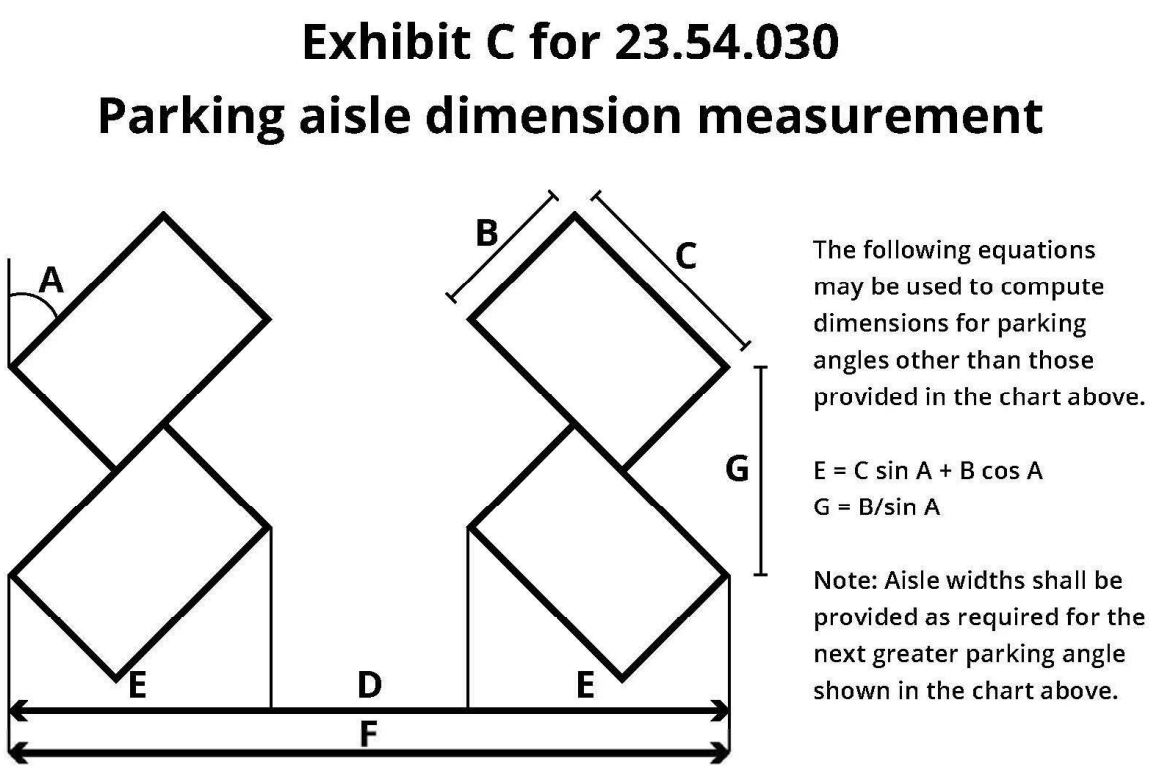
NOTE: Aisle widths shall be provided as required for the next greater parking angle shown in the chart above.

2

((~~Exhibit C for 23.54.030: Parking Aisle Dimensions~~))

Exhibit C for 23.54.030

Parking aisle dimension measurement



2. Minimum aisle widths shall be provided for the largest vehicles served by the aisle.

3. Turning and maneuvering areas shall be located on private property, except that alleys may be credited as aisle space.

4. Aisle slope shall not exceed 17 percent provided that the Director may permit a greater slope if the criteria in subsections 23.54.030.D.3.a, 23.54.030.D.3.b, and 23.54.030.D.3.c are met.

* * *

((~~H~~)) F. Attendant ((~~Parking~~)) parking. In downtown zones, any off-street parking area or structure providing more than ((~~5~~)) five parking spaces where automobiles are parked solely by attendants employed for that purpose shall have parking spaces at least 8 feet in width, and 15 feet in length. Subsections ((~~A, B, C, D and E of this Section 23.54.030~~)) 23.54.030.A, 23.54.030.B, 23.54.030.C, 23.54.030.D, and 23.54.030.E shall not apply, except that the grade curvature of any area used for automobile travel or storage shall not exceed that specified in subsection 23.54.030.D.3. Should attendant operation be discontinued, the provisions of subsections ((~~23.54.030 A, B, C, D and E~~)) 23.54.030.A, 23.54.030.B, 2054.030.C, 23.54.030.D, and 23.54.030.E shall apply to the parking.

((~~I~~)) G. Off-street ((~~Bus Parking~~)) bus parking. Bus parking spaces, when required, shall be 13 feet in width and 40 feet in length. Buses parked ((~~en masse~~)) together shall not be required to have adequate ingress and egress from each parking space.

((~~J~~)) H. The Director may, as a Type I decision, modify any required dimension or distribution percentage of parking spaces identified in subsections 23.54.030.A or 23.54.030.B to allow more efficient use of a surface parking area or parking garage, when the parking area or parking garage provides adequate and safe circulation.

* * *

Section 63. Subsections 23.54.030.F and 23.54.030.G of the Seattle Municipal Code, which section was last amended by Ordinance 127099, are amended as follows:

* * *

23.54.031 Curb cuts

((~~F. Curb cuts.~~)) The number of permitted curb cuts is determined by whether the parking served by the curb cut is for residential or nonresidential use, and by the zone in which the use is

located. If a curb cut is used for more than one use or for one or more live-work units, the requirements for the use with the largest curb cut requirements shall apply.

((~~1.~~)) A. Residential uses

((~~a.~~)) 1. Number of curb cuts

((~~1~~)) a. For lots not located on a principal arterial as designated by the Seattle Department of Transportation, curb cuts are permitted according to Table A for ((~~23.54.030~~)) 23.54.031:

Table A for ((~~23.54.030~~)) 23.54.031 Curb cuts for lots not located on a principal arterial 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.	

((~~2~~)) b. For lots on principal arterials as designated by the Seattle Department of Transportation, curb cuts are permitted according to Table B for ((~~23.54.030~~)) 23.54.031:

Table B for ((~~23.54.030~~)) 23.54.031 Curb cuts for principal arterial street frontage	
Street or easement frontage of the lot	**Number of curb cuts permitted**
160 feet or less	1

Table B for ((~~23.54.030~~)) 23.54.031 Curb cuts for principal arterial street frontage	
Street or easement frontage of the lot	**Number of curb cuts permitted**
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.	

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

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

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

((~~1~~)) a. For lots on principal arterials as designated by the Seattle Department of Transportation, the maximum curb cut width is 23 feet;

((~~2~~)) b. One curb cut greater than 10 feet but in no case greater than 20 feet in width may be substituted for each two curb cuts permitted by subsection ((~~23.54.030.F.1.a~~)) 23.54.031.A.1;

((~~3~~)) c. A greater width may be specifically permitted by the development standards in a zone;

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

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

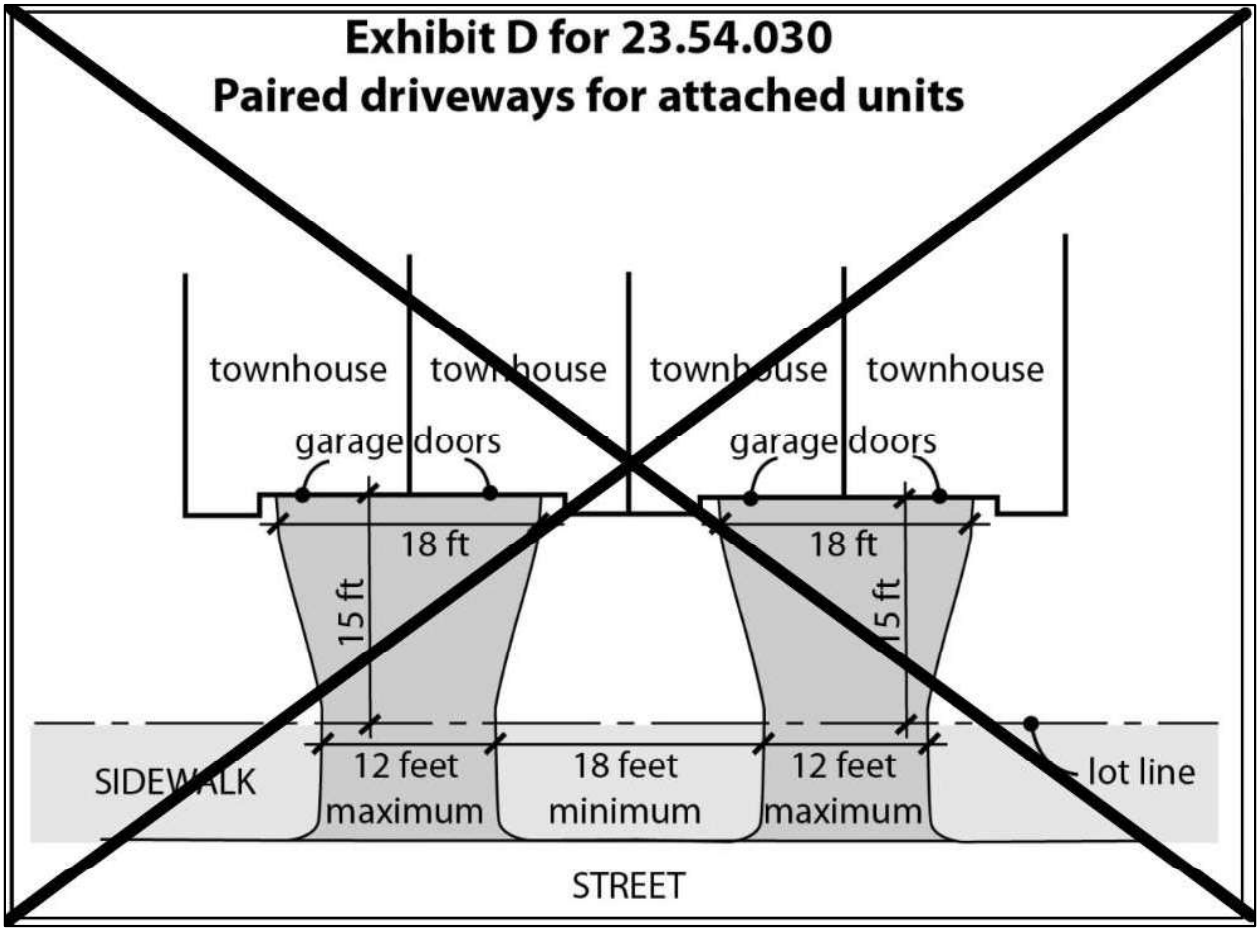
((~~c.~~)) 3. Distance between curb cuts

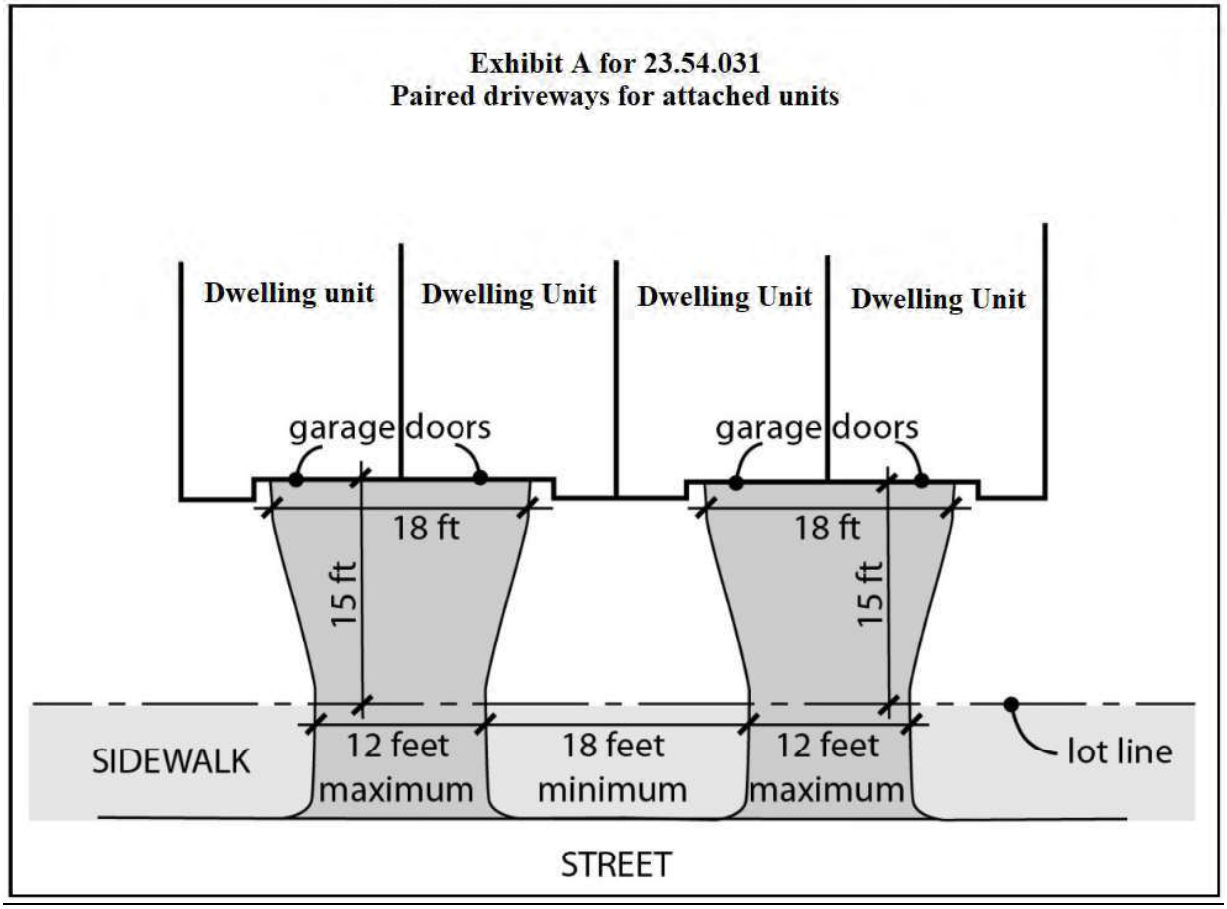
((~~1~~)) a. The minimum distance between any two curb cuts located on a lot is 30 feet, except as provided in subsection ((~~23.54.030.F.1.c.2~~)) 23.54.031.A.3.b.

((~~2~~)) b. For ((~~rowhouse and townhouse developments~~)) attached dwelling units, the minimum distance between curb cuts is 18 feet (See Exhibit ((~~D for 23.54.030~~)) A for 23.54.031). For ((~~rowhouse and townhouse developments~~)) attached dwelling units located on abutting lots, the minimum distance between curb cuts is 18 feet.

Exhibit ((~~D for 23.54.030~~)) A for 23.54.031

Paired driveways for attached units





((~~2.~~)) B. Nonresidential uses in all zones except industrial zones

((~~a.~~)) 1. Number of curb cuts

((~~1~~)) a. In all residential zones, RC zones, and within the Major Institution Overlay District, two-way curb cuts are permitted according to Table C for ((~~23.54.030~~)) 23.54.031:

Table C for ((~~23.54.030~~)) 23.54.031
Number of curb cuts in residential zones, RC zones, and the Major Institution Overlay District

Street frontage of the lot	Number of curb cuts permitted
80 feet or less	1

Table C for ((~~23.54.030~~)) 23.54.031 Number of curb cuts in residential zones, RC zones, and the Major Institution Overlay District	
Street frontage of the lot	**Number of curb cuts permitted**
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.	

((~~2~~))) b. The Director may allow two one-way curb cuts to be substituted for one two-way curb cut, after determining, as a Type I decision, that there would not be a significant conflict with pedestrian traffic.

((~~3~~))) c. The Director shall, as a Type I decision, determine the number and location of curb cuts in C1 and C2 zones and the location of curb cuts in SM zones.

((~~4~~))) d. In downtown zones, a maximum of two curb cuts for one-way traffic at least 40 feet apart, or one curb cut for two-way traffic, are permitted on each street front where access is permitted by subsection 23.49.019.H. No curb cut shall be located within 40 feet of an intersection. These standards may be modified by the Director as a Type I decision on lots with steep slopes or other special conditions, to the minimum extent necessary to provide vehicular and pedestrian safety and facilitate a smooth flow of traffic.

((~~5~~))) e. For public schools, the Director shall permit, as a Type I decision, the minimum number of curb cuts that the Director determines is necessary.

((~~6~~)) f. In NC zones, curb cuts shall be provided according to subsection 23.47A.032.A, or, when subsection 23.47A.032.A does not specify the maximum number of curb cuts, according to subsection ((~~23.54.030.F.2.a.1~~)) 23.54.031.B.1.a.

((~~7~~)) g. For police and fire stations the Director shall permit the minimum number of curb cuts that the Director determines is necessary to provide adequate maneuverability for emergency vehicles and access to the lot for passenger vehicles.

((~~b.~~)) 2. Curb cut widths

((~~1~~)) a. For one-way traffic, the minimum width of curb cuts is 12 feet, and the maximum width is 15 feet.

((~~2~~)) b. For two-way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined.

((~~3~~)) c. For public schools, the maximum width of a curb cut is 25 feet. Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79.

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

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

((~~i.~~)) 1) The abutting street has a single lane on the side that abuts the lot; or

((~~ii.~~)) 2) The curb lane abutting the lot is less than 11 feet wide; or

((~~iii.~~)) 3) The proposed development is located on an arterial with an average daily traffic volume of over 7,000 vehicles; or

((~~iv.~~)) 4) Off-street loading berths are required according to Section 23.54.035.

((~~c.~~)) 3. The entrances to all garages accessory to nonresidential uses or live-work units and the entrances to all flexible-use parking garages shall be at least 6 feet 9 inches high.

((~~3.~~)) C. All uses in industrial zones

((~~a.~~)) 1. Number and location of curb cuts. The number and location of curb cuts will be determined by the Director.

((~~b.~~)) 2. Curb cut width. Curb cut width in ((~~Industrial~~)) industrial zones shall be as follows:

((~~1~~)) a. Except as set forth in subsection ((~~23.54.030.F.3.b.4~~)) 23.54.031.C.2.d, if the curb cut provides access to a parking area or structure, it must be a minimum of 15 feet wide and a maximum of 30 feet wide.

((~~2~~)) b. If the curb cut provides access to a loading berth, the maximum width may be increased to 50 feet.

((~~3~~)) c. Within the minimum and maximum widths established by this subsection ((~~23.54.030.F.3~~)) 23.54.031.C, the Director shall determine the size of the curb cuts.

((~~4~~)) d. If the curb cut provides access to a solid waste management use, the Director may determine the maximum width of the curb cut.

((~~4.~~)) D. Curb cuts for access easements

((~~a.~~)) 1. If a lot is crossed by an access easement serving other lots, the curb cut serving the easement may be as wide as the easement roadway.

((~~b.~~)) 2. The curb cut serving an access easement shall not be counted against the number or amount of curb cuts permitted to a lot if the lot is not itself served by the easement.

((~~5.~~)) E. Curb cut flare. A flare with a maximum width of 2.5 feet is permitted on either side of curb cuts in any zone.

((~~6.~~)) F. Replacement of unused curb cuts. When a curb cut is no longer needed to provide access to a lot, the curb and any planting strip must be replaced.

((~~7.~~)) G. Curb cuts are not allowed on streets if alley access to a lot is feasible but has not been provided.

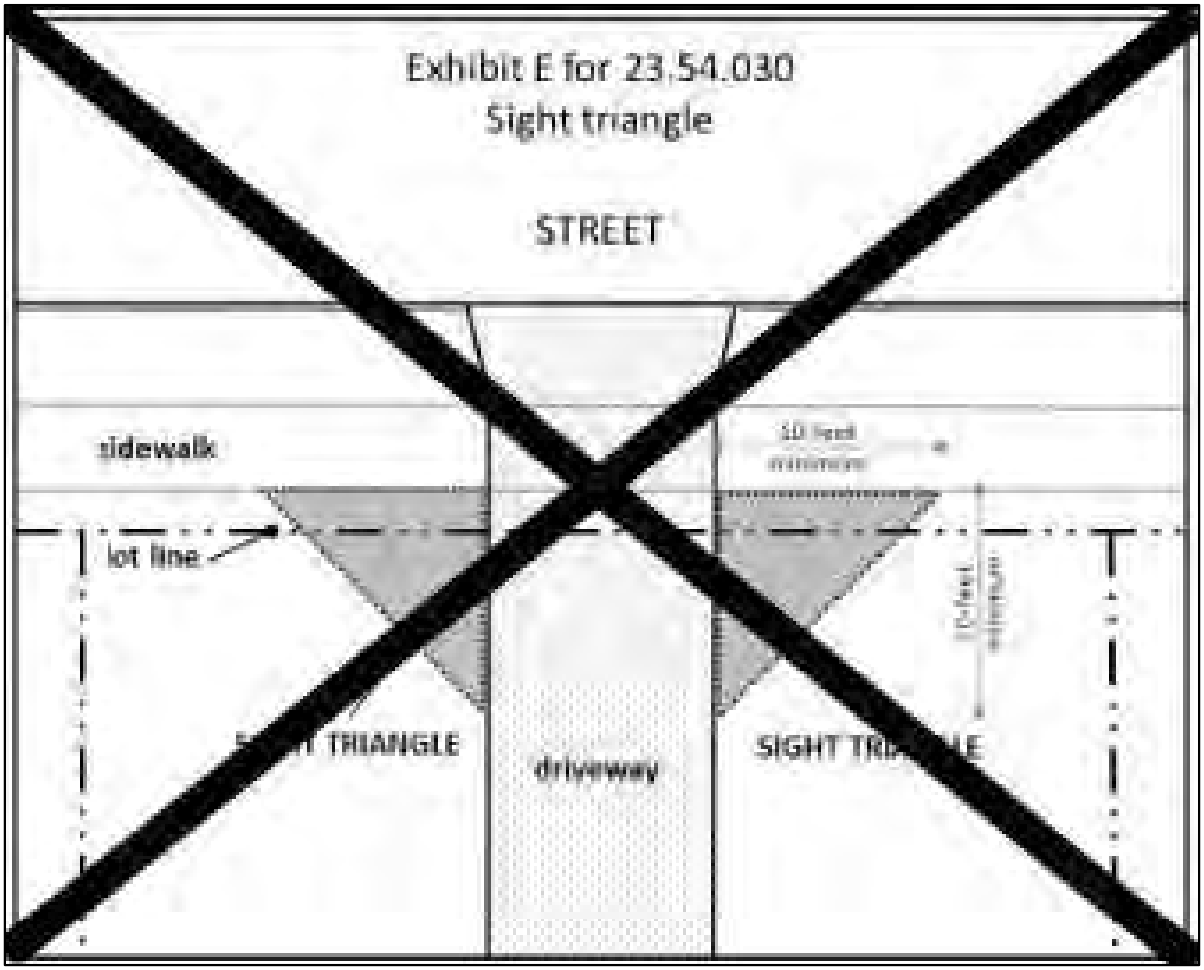
23.54.032 Sight triangles

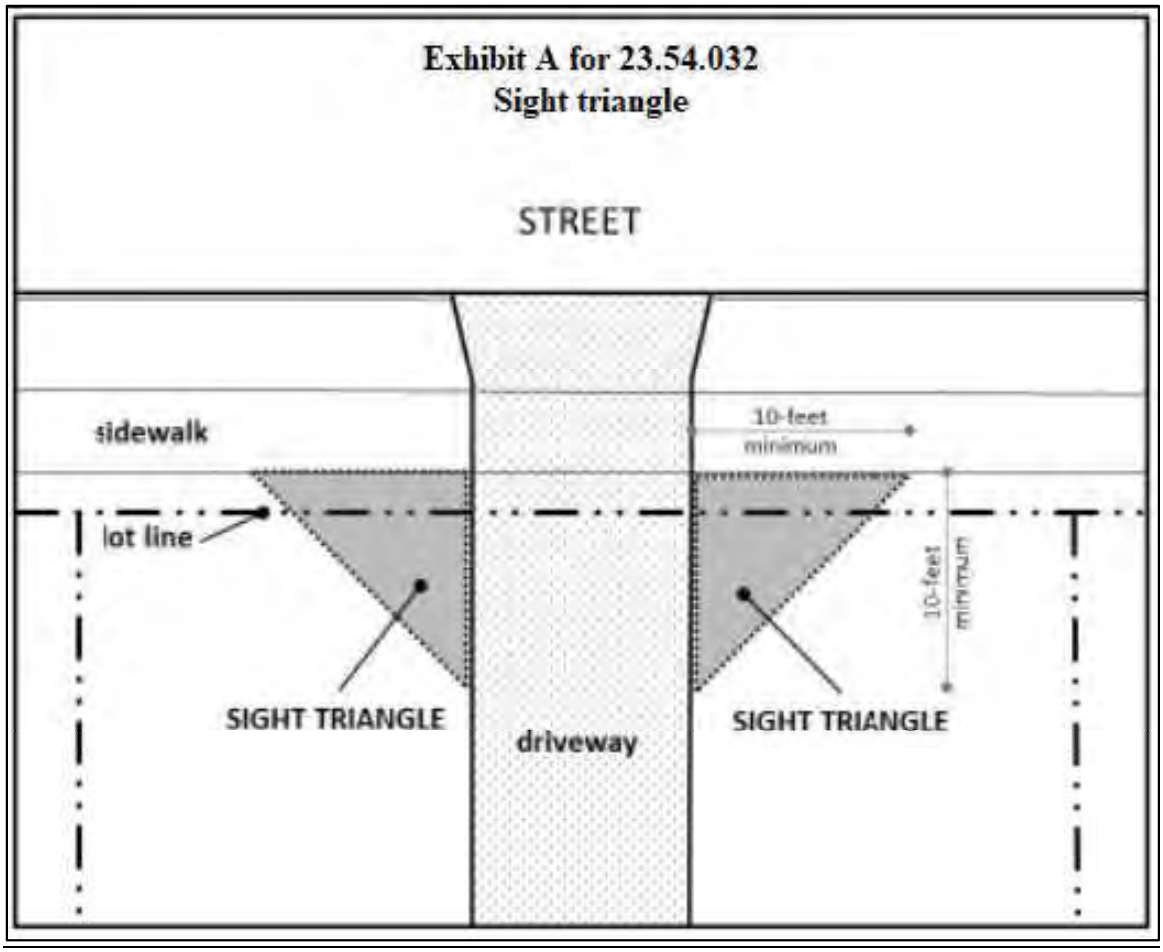
((~~G. Sight triangle~~

~~1.~~)) A. For exit-only driveways and easements, and two-way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk, as depicted in Exhibit ((~~E for 23.54.030~~)) A for 23.54.032.

Exhibit ((~~E for 23.54.030~~)) A for 23.54.032

Sight triangle





((~~2.~~)) B. For two-way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified.

((~~3.~~)) C. The sight triangle shall also be kept clear of obstructions in the vertical spaces between 32 inches and 82 inches from the ground.

((~~4.~~)) D. When the driveway or easement is less than 10 feet from the lot line, the sight triangle may be provided as follows:

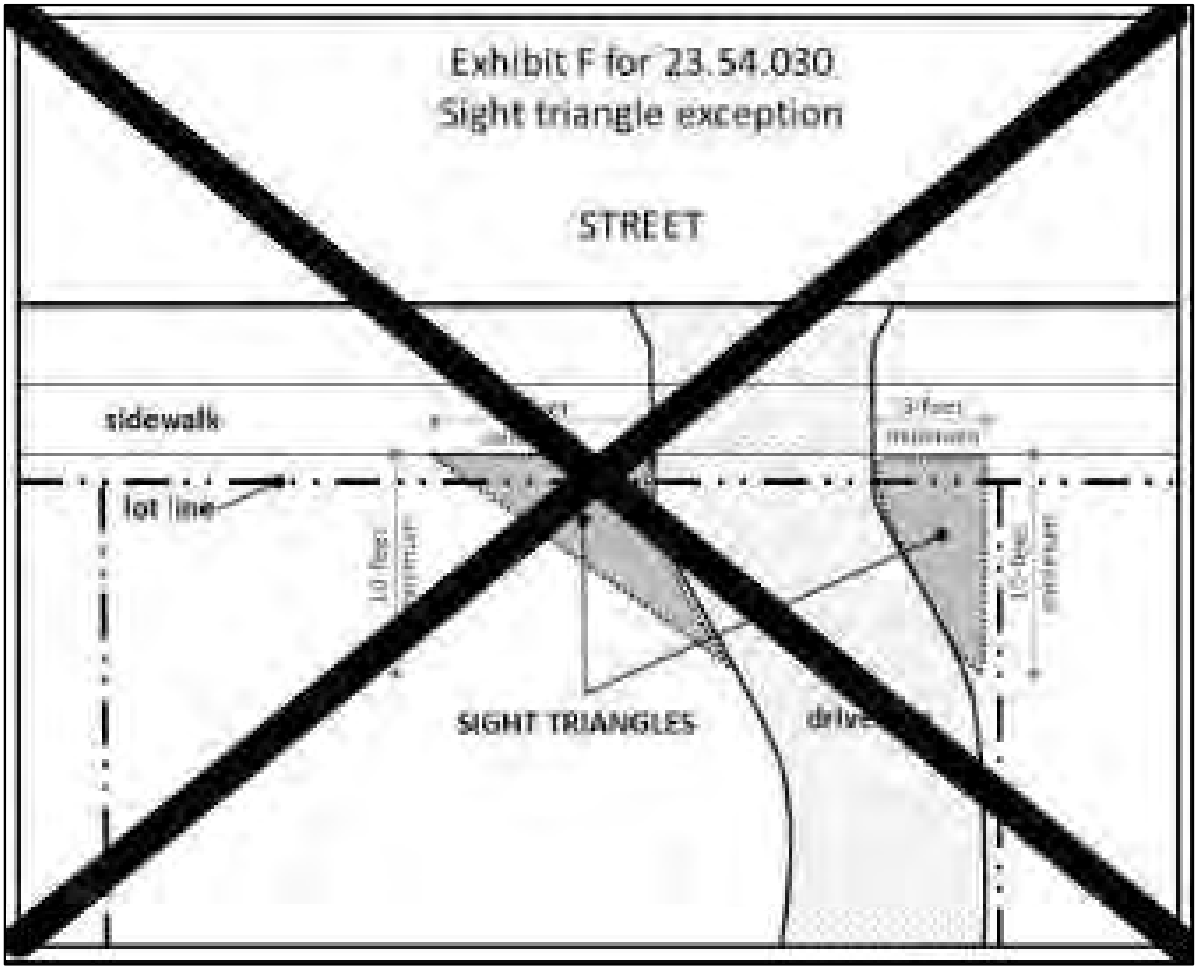
((~~a.~~)) 1. An easement may be provided sufficient to maintain the sight triangle. The easement shall be recorded with the King County Recorder's Office; or

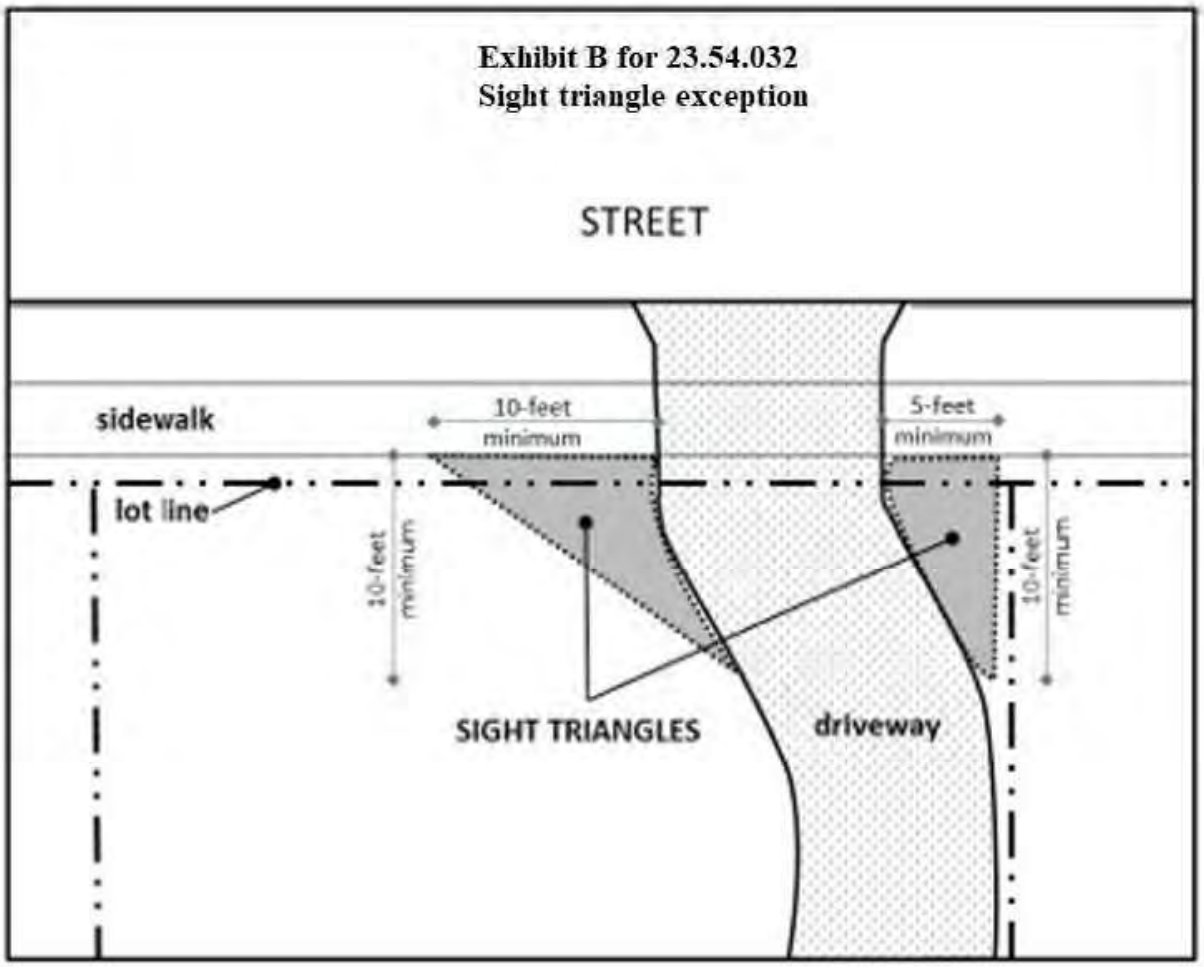
((~~b.~~)) 2. The driveway may be shared with a driveway on the neighboring lot; or

((~~c.~~)) 3. The driveway or easement may begin 5 feet from the lot line, as depicted in Exhibit ((~~F for 23.54.030~~)) B for 23.54.032.

Exhibit ((~~F for 23.54.030~~)) B for 23.54.032

Sight triangle exception





((~~5.~~)) E. An exception to the sight triangle requirement may be made for driveways serving lots containing only residential uses and fewer than three parking spaces, when providing the sight triangle would be impractical.

((~~6.~~)) F. In all ((~~Downtown, Industrial,~~)) downtown, industrial, Commercial 1, and Commercial 2 zones, the sight triangle at a garage exit may be provided by mirrors and/or other approved safety measures.

((~~7.~~)) G. Sight triangles are not required for one-way entrances into a parking garage or surface parking area.

((~~8.~~)) H. Sight triangles are not required when access to parking is provided from an alley.

* * *

Section 64. Subsections 23.54.030.K and 23.54.030.L of the Seattle Municipal Code, which section was last amended by Ordinance 127099, are amended as follows:

* * *

23.54.033 Pedestrian access to garage

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

23.54.034 Electric vehicle (EV) charging infrastructure

((~~L. Electric vehicle (EV) charging infrastructure.~~)) New parking spaces provided on a lot when a new building is constructed shall be ((~~"~~))EV-ready((~~"~~)) as specified in this ((~~subsection 23.54.030.L~~)) Section 23.54.034. The required number of EV-ready parking spaces shall be determined by whether the parking is for a residential or nonresidential use. Parking that is clearly set aside and reserved for residential use shall meet the standards of subsection ((~~23.54.030.L.1~~)) 23.54.034.A; parking for all other uses within the structure shall meet the standards of subsection ((~~23.54.030.L.2~~)) 23.54.034.B.

((~~1.~~)) A. Residential uses

((~~a.~~)) 1. Private parking for individual ((~~residential~~)) dwelling units. When parking for any individual dwelling unit is provided in a private garage, carport, or parking area,

separate from any parking facilities serving other units, at least one parking space for each unit in that garage, carport, or surface parking area shall be EV-ready.

((~~b.~~)) 2. Surface parking for multiple ((~~residences~~)) dwelling units. When parking for ((~~multifamily residential uses~~)) multiple dwelling units is provided in a surface parking area serving multiple ((~~residences~~)) dwelling units, the number of parking spaces that shall be EV-ready shall be as follows:

((~~1) When between one and six parking spaces are provided, each of those parking spaces shall be EV-ready;~~

~~2) When between seven and 25 parking spaces are provided, a minimum of six of those parking spaces shall be EV-ready; and~~

~~3) When more than 25 parking spaces are provided, a minimum of 20 percent of those parking spaces shall be EV-ready.~~))

a. When up to 25 parking spaces are provided, the first 12 parking spaces shall be EV-ready; and

b. When more than 25 parking spaces are provided, 45 percent of all parking spaces shall be EV-ready.

((~~c.~~)) 3. Parking garages for multiple ((~~residences~~)) dwelling units. When parking for ((~~multifamily residential uses~~)) multiple dwelling units is provided in a parking garage serving multiple ((~~residences~~)) dwelling units, a minimum of ((~~20~~)) 45 percent of those parking spaces shall be EV-ready.

((~~d. Other residential uses. When parking is provided for all other residential uses, a minimum of 20 percent of those spaces shall be EV-ready.~~

~~2.~~)) B. Nonresidential uses((~~.~~))

1. When parking is provided for nonresidential uses, a minimum of ((~~ten~~)) 30 percent of those spaces shall be EV-ready((~~.~~)), except as provided in subsection 23.54.034.B.2 and subsection 23.54.034.B.3.

2. For the uses listed in subsection 23.54.034.B.3, the following requirements apply:

a. Where fewer than ten parking spaces are provided for the use, one EV-ready space is required.

b. Where ten or more parking spaces are provided for the use, 10 percent of parking spaces shall be EV-ready.

3. The following uses are subject to the alternative requirements in 23.54.034.B.2:

a. The following institutional uses:

1. Community club or center;

2. Child care center;

3. Community farm;

4. Library;

5. Museum;

6. Private club;

7. Religious facility; and

8. School, elementary or secondary;

b. Entertainment uses;

c. Eating and drinking establishments;

d. Automotive sales and services;

e. Multipurpose retail sales;

f. Heavy sales and services, except heavy commercial services; and

g. Marine sales and services.

((~~3.~~)) C. Rounding. When calculating the number of required EV-ready parking spaces, any fraction or portion of an EV-ready parking space required shall be rounded up to the nearest whole number.

((~~4.~~)) D. Reductions

((~~a.~~)) 1. The Director may, in consultation with the Director of Seattle City Light, reduce the requirements of this ((~~subsection 23.54.030.L~~)) Section 23.54.034 as a Type I decision ((~~where~~)) if there is substantial evidence ((~~substantiating~~)) that the added electrical load that can be attributed to meeting the requirements will:

((~~1~~)) a. Alter the local utility infrastructure design requirements on the utility side of the legal point of service, so as to require on-property power transformation; or

((~~2~~)) b. Require an upgrade to an existing residential electrical service.

((~~b.~~)) 2. In cases where the provisions of subsection ((~~23.54.030.L.4.a~~)) 23.54.034.D.1 have been met, the maximum quantity of EV charging infrastructure required to be installed shall be reduced to the maximum service size that would not require the changes to transformation or electrical service in subsection ((~~23.54.030.L.4.a~~)) 23.54.034.D.1. The Director may first reduce the required level of EV infrastructure at EV-ready parking spaces from 40-amp to 20-amp circuits. If necessary, the Director may also then reduce the number of required EV-ready parking spaces or otherwise reduce the level of EV infrastructure at EV-ready parking spaces.

((~~c.~~)) 3. The Director may establish by rule the procedures and documentation required for a reduction request.

((~~5.~~)) E. All EV charging infrastructure shall be installed in accordance with the Seattle Electrical Code. Where EV-ready surface parking spaces are located more than 4 feet from a building, raceways shall be extended to a pull box or stub in the vicinity of the designated space and shall be protected from vehicles.

((~~6.~~)) F. Accessible parking. Where new EV-ready parking spaces and new accessible parking are both provided, parking facilities shall be designed so that at least ((~~one~~)) 20 percent of the accessible parking spaces or two accessible parking spaces, whichever is greater, shall be EV-ready. The accessible parking EV-ready infrastructure may also serve adjacent parking spaces not designated as accessible parking. The EV-ready accessible parking spaces, rounded up to the next whole number, are allowed to be included in the total number of electric vehicle parking spaces required under 23.54.034.A. and 23.54.034.B.

((~~7.~~)) G. Nothing in this ((~~subsection 23.54.030.L~~)) Section 23.54.034 shall be construed to modify the minimum number of off-street motor vehicle parking spaces required for specific uses or the maximum number of parking spaces allowed, as set forth in Section 23.54.015 or elsewhere in this Title 23.

((~~8.~~)) H. This Section ((~~23.54.030~~)) 23.54.034 does not require EV supply equipment, as defined by Article 100 of the Seattle Electrical Code, to be installed.

Section 65. Section 23.58C.040 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

23.58C.040 Affordable Housing – Payment option

A. Payment amount

1. An applicant complying with this Chapter 23.58C through the payment option shall provide a cash contribution to the City, calculated by multiplying the payment calculation

amount per square foot according to Table A or Table B for 23.58C.040 and Map A for 23.58C.050, as applicable, by the total gross floor area in the development, excluding the floor area of parking located in stories, or portions of stories, that are underground, excluding the floor area contained in any accessory dwelling units, and excluding any floor area devoted to a domestic violence shelter, as follows:

a. In the case of construction of a new structure, the gross floor area in residential use and the gross floor area of live-work units;

b. In the case of construction of an addition to an existing structure that results in an increase in the total number of units within the structure, the gross floor area in residential use and the gross floor area of live-work units in the addition;

c. In the case of alterations within an existing structure that result in an increase in the total number of units within the structure, the gross floor area calculated by dividing the total gross floor area in residential use and gross floor area of live-work units by the total number of units in the proposed development, and multiplying that quotient by the net increase in units in the development;

d. In the case of change of use that results in an increase in the total number of units, the gross floor area that changed to residential use or live-work units; or

e. Any combination of the above.

Table A for 23.58C.040 Payment calculation amounts: In Downtown, SM-SLU, SM-U 85, and SM-NG zones	
Zone	**Payment calculation amount per square foot**
DH1/45	Not applicable
DH2/55	Not applicable
DH2/75	$16.85
DH2/85	Not applicable
DMC 75	$16.85

DMC 85/75-170	$27.42
DMC 95	$16.85
DMC 145	$15.95
DMC 170	$7.27
DMC 240/290-440	$10.90
DMC 340/290-440	$10.90
DMR/C 75/75-95	$27.42
DMR/C 75/75-170	$27.42
DMR/C 95/75	$16.85
DMR/C 145/75	$13.53
DMR/C 280/125	$15.95
DMR/R 95/65	$16.85
DMR/R 145/65	$13.53
DMR/R 280/65	$15.95
DOC1 U/450-U	$15.86
DOC2 500/300-550	$13.55
DRC 85-170	$13.22
IDM-65-150	Not applicable
IDM-75-85	Not applicable
IDM 85/85-170	$27.42
IDM 165/85-170	$27.42
All IDR and IDR/C zones	$27.42
PMM-85	Not applicable
All PSM zones	Not applicable
SM-NG 145	$16.04
SM-NG 240	$24.21
SM-SLU 85/65-160	Not applicable
SM-SLU 85-280	$13.22
SM-SLU 100/95	$9.91
SM-SLU 100/65-145	$10.24
SM-SLU 145	$10.24
SM-SLU 175/85-280	$13.22
SM-SLU 240/125-440	$13.22
SM-SLU/R 65/95	$16.85
SM-U 85	$17.51

1

Table B for 23.58C.040 Payment calculation amounts: Outside Downtown, SM-SLU, SM-U 85, and SM-NG zones			
Zone	**Payment calculation amount per square foot**		
	Low	**Medium**	**High**
Zones with an (M) suffix	$9.25	$17.25	$27.42

Zones with an (M1) suffix	$14.87	$26.43	$39.31
Zones with an (M2) suffix	$16.52	$29.40	$43.28

2. Automatic adjustments to payment amounts. The amounts for payment calculations according to Table A and Table B for 23.58C.040 shall automatically adjust annually on March 1, starting in 2024, by an amount in proportion to the increase, if any, for January 1 through December 31 of the prior calendar year, in the Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bellevue, WA, Shelter (1982-84=100), as determined by the U.S. Department of Labor, Bureau of Labor Statistics, or successor index.

* * *

Section 66. Section 23.60A.156 of the Seattle Municipal Code, last amended by Ordinance 124750, is amended as follows:

23.60A.156 Standards for environmentally critical areas in the Shoreline District

* * *

K. Subdivisions and short subdivisions

1. The standards for short subdivisions and subdivisions in Section 25.09.240 incorporated by reference into this Chapter 23.60A apply to short subdivisions and subdivisions in the Shoreline District, except as provided in subsections 23.60A.156.K.2 and 23.60A.156.K.3.

2. Subsection 25.09.240.B does not apply. Parcels shall be divided so that each lot contains an area for the principal structure, all accessory structures, and necessary walkways and access for this area that are outside the riparian corridor, wetlands, wetland buffers, and steep slope areas and buffers, except as follows:

a. Development on upland lots may be located on steep slope areas that have been created through previous legal grading activities, including rockeries or retaining

walls resulting from rights-of-way improvements, if steep slope erosion is not increased as determined by the Director based on a geotechnical report; and

b. Development on upland lots may be located on steep slope areas that are less than 20 feet in vertical rise and that are 30 feet or more from other steep slope areas, if steep slope erosion is not increased as determined by the Director based on a geotechnical report.

3. Subsection ((~~25.09.240.E~~)) 25.09.240.D does not apply. In computing the number of lots a parcel in a single-family zone may contain, the Director shall exclude easements and/or fee simple property used for shared vehicular access to proposed lots that are required under Section 23.53.005.

L. ((~~Environmentally critical areas administrative conditional use. The provisions of Section 25.09.260 do not apply in the Shoreline District.~~)) Reserved.

* * *

Section 67. Subsection 23.66.030.D of the Seattle Municipal Code, which section was last amended by Ordinance 126760, is amended as follows:

23.66.030 Certificates of Approval – Application, review, and appeals

* * *

D. Review

1. Review when no special review board is established

a. When there is no special review board, the Department of Neighborhoods Director shall, within 30 days of a determination that an application for a certificate of approval is complete, determine whether the proposed action is consistent with the use and development standards for the district and shall, within 15 additional days, issue, issue with conditions, or deny the requested certificate of approval.

b. A copy of the Department of Neighborhoods Director's decision shall be sent to the Director and mailed to the owner and the applicant at the addresses provided in the application. Notice of the Director's decision also shall be provided to any person who, prior to the rendering of the decision, made a written request to receive notice of the decision or submitted written substantive comments on the application.

2. Review when special review board is established

a. When a special review board has been established, the board shall hold a public meeting to receive comments on certificate of approval applications.

b. Notice of the board's public meeting shall be posted in two prominent locations in the district at least three days prior to the meeting.

c. The board, after reviewing the application and considering the information received at the public meeting, shall make a written recommendation to the Department of Neighborhoods Director to grant, grant with conditions, or deny the certificate of approval application based upon the consistency of the proposed action with the requirements of this Chapter 23.66, the district use and development standards, and the purposes for creating the district. The board shall make its recommendation within 30 days of the receipt of a completed application by the board staff, except that the applicant may waive the deadlines in writing for the special review board to make a recommendation or the Director of the Department of Neighborhoods to make a decision, if the applicant also waives any deadlines on the review or issuance of related permits that are under review by the Seattle Department of Construction and Inspections.

d. The Department of Neighborhoods Director shall, within 15 days of receiving the board's recommendation, issue or deny a certificate of approval or issue an approval with conditions.

e. A copy of the decision shall be sent to the Director and mailed to the owner and the applicant at the addresses provided in the application. Notice of the decision shall be provided to any person who, prior to the rendering of the decision, made a written request for notice of the decision, or submitted substantive written comments on the application.

3. Notwithstanding any contrary provision of Section 23.66.020 or Title 23, applications for certificates of approval for the following items shall be subject to the process in subsection 23.66.030.D.1 rather than the process in subsection 23.66.030.D.2:

a. The installation, removal, or alteration of: fire escapes, ducts, conduits, HVAC vents, grilles, pipes, panels (including photovoltaic panels), weatherheads, wiring, meters, utility connections, downspouts and gutters, or other similar mechanical, electrical, or telecommunication elements necessary for the normal operation of the site, building, or structure.

b. Installation, removal, or alteration((~~, or removal~~)) of minor communication utility equipment on rooftops or streetlight poles, when the location does not have impacts on other historic resources and otherwise complies with the City Design Guidelines for minor communication utilities.

c. Installation, removal, or alteration of exterior light fixtures, exterior security lighting, ((~~and~~)) or security system equipment.

d. Installation, removal, or alteration of exterior or interior signage.

e. Installation, removal, or alteration of awnings or canopies.

f. Installation, removal, or alteration((~~, or removal~~)) of window treatments, including but not limited to blinds, curtains, shades, or window film.

g. Alterations to storefront systems, if the proposed alterations are sympathetic to and do not destroy historic building materials.

h. Alteration to exterior paint colors and other finishes when painting a previously painted or otherwise finished material.

i. Installation, removal, or alteration of the following landscape elements: shrubs; perennials; annuals; and similar low-lying plantings.

j. Installation, removal, or alteration of the following site furnishings: benches; movable tables and seating; movable planters; movable water features; trash/recycling receptacles; and bike racks.

k. Installation, removal, or alteration of fences, gates, and barriers.

l. Right-of-way alterations, including but not limited to alterations to sidewalks, curbs, and the roadway.

m. Repaving and restriping of existing asphalt paved areas not within public rights-of-way.

n. Installation of improvements for accessibility compliance.

o. Installation, removal, or alteration of fire and life safety equipment.

p. Temporary emergency alterations, if the proposed replacement material used is compatible with the historic building fabric.

q. Change of use, establishment of a new use, or expansion of use, if use is a preferred use per Chapter 23.66 or applicable district rules.

r. Replacement of non-original doors and windows within original openings, when the design intent is consistent with the Secretary of the Interior's Standards for Rehabilitation.

s. Revisions to a previously approved ((~~Certificate~~)) certificate of ((~~Approval~~)) approval, where the design revisions are sympathetic to and do not destroy historic building materials.

t. Alterations or changes to accommodate seismic improvements.

4. A decision denying a certificate of approval shall state the specific reasons for the denial and explain why the proposed changes are inconsistent with the requirements of this Subchapter I and adopted use and development standards for the district.

5. Essential public facilities. No certificate of approval may be denied or conditioned in a manner that would preclude the siting of an essential public facility as provided in Chapter 23.80.

* * *

Section 68. Section 23.72.008 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

23.72.008 Uses permitted in specified areas within the Sand Point Overlay District

* * *

B. Uses ((~~Permitted Within Portions~~)) permitted within portions of Subarea B depicted on Map A for 23.72.008((~~.~~))

1. Principal ((~~Uses Permitted Outright~~)) uses permitted outright. In addition to the principal uses permitted by the provisions of Section ((~~23.44.006~~)) 23.44.020, the following

principal uses are permitted outright in Subarea B as depicted on Map A for 23.72.004, subject to subsection ((~~B4.~~)) 23.72.008.B.4:

a. Custom and craft work;

b. Dry boat storage, limited to storage of non-motorized, hand-launchable boats such as kayaks, canoes, and sail boats;

c. Indoor and outdoor sports and recreation;

d. Institutions, except hospitals;

e. Lecture and meeting halls;

f. Motion picture theater not to exceed 500 seats within Building 47;

g. Offices, limited to a total of 86,000 gross square feet in the entire subarea;

h. Performing arts theaters;

i. Research and development laboratories;

j. Restaurants without drive-in lanes, limited to no more than 2,500 square feet per business establishment;

k. Storage of fleet vehicles including accessory service and repair;

l. Warehouses; and

m. General retail sales and service, up to 6,000 square feet per business establishment.

2. Accessory ((~~Uses~~)) uses. Accessory uses that meet the following standards and that are customarily incidental to the principal uses permitted outright, are permitted outright:

a. The area devoted to the accessory use is limited no more than 20 percent of the gross floor area of the principal use it serves;

b. Only principal uses permitted by this ((~~section~~)) Section 23.72.008 and by the applicable provisions of Chapter 23.60A are allowed as accessory uses.

3. When not in use as a motion picture studio, a structure with an established use as a motion picture studio as of July 18, 1997, may be used for indoor and outdoor sports and recreation.

4. Any area not occupied by structures in existence as of July 18, 1997, paved parking areas in existence as of July 18, 1997, or rights-of-way in existence as of July 18, 1997, is limited to open space, dry boat storage or recreation uses.

* * *

Section 69. Section 23.75.180 of the Seattle Municipal Code, last amended by Ordinance 124843, is amended as follows:

23.75.180 Parking

A. Parking is regulated by this Section 23.75.180 and not by Sections 23.54.015((~~,~~)) or 23.54.016((~~,~~)) or subsections 23.54.030.A((~~,~~)) or 23.54.030.B, except for bicycle parking, which is required pursuant to ((~~subsection 23.54.015.K~~)) Section 23.54.037. Parking maximums in this Section 23.75.180 do not include parking for dwelling units existing as of January 1, 2012, so long as those units exist.

B. There is no minimum requirement for parking spaces for motor vehicles. Maximum motor vehicle parking space limits are as follows:

1. For the NW Sector, parking shall not exceed 1,350 spaces, plus 0.7 spaces per dwelling unit or live-work unit in the sector, except that up to an additional 450 parking spaces may be permitted as a special exception pursuant to Chapter 23.76. When deciding whether to grant a special exception, the Director shall consider evidence of parking

demand for nonresidential uses and alternative means of transportation, including but not limited to the following:

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

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

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

d. Whether the additional parking will adversely affect vehicular and pedestrian circulation in the area; and

e. Potential for shared use of additional parking as residential or short-term parking.

2. For the NE, SE, and SW Sectors, Table A for 23.75.180 establishes maximum parking allowed based on the uses on a lot, subject to any transfer of unused parking allowance between lots in the same sector under Section 23.75.040.

((~~Table A for 23.75.180~~

~~Maximum motor vehicle parking limits for NE, SE, and SW Sectors~~))

Table A for 23.75.180
Maximum motor vehicle parking limits for NE, SE, and SW sectors

Use	Maximum parking allowed [1]
Residential	0.7 spaces/dwelling unit or live-work unit [2]
Office	1 space/1,000 square feet of gross floor area
All other uses	1 space/500 square feet of gross floor area

Footnote to Table A for 23.75.180
[1] Based on the development of one or more uses on the lot where the parking is located, subject to any transfer of unused allowance between lots in the same sector under Section 23.75.040.
[2] One additional space beyond this maximum limit shall be allowed for each dwelling unit with ((~~3~~)) three or more bedrooms.

C. Barrier-free parking is required consistent with Seattle Building Code requirements.

D. For purposes of this Section 23.75.180, all parking is classified as "surface parking," as defined in Section 23.84A.030, or as "aboveground," "partially underground," or "underground," as shown in Exhibit A for 23.75.180 and described as follows:

1. "Aboveground parking" means any portion of a parking garage where:

a. ((~~the~~)) The structure projects more than 4 feet in height above finished grade within 30 feet of a build-to line or reduced setback area; or

b. ((~~the~~)) The structure projects more than 6 feet in height above finished grade in any other location.

2. "Partially underground parking" means any portion of a parking garage where:

a. ((~~the~~)) The structure projects 4 feet or less in height above finished grade within 30 feet of a build-to line or reduced setback area; or

b. ((~~the~~)) The structure projects 6 feet or less in height above finished grade along any other location where the grade along the boundary has a slope of less than ((~~6~~)) six percent; or

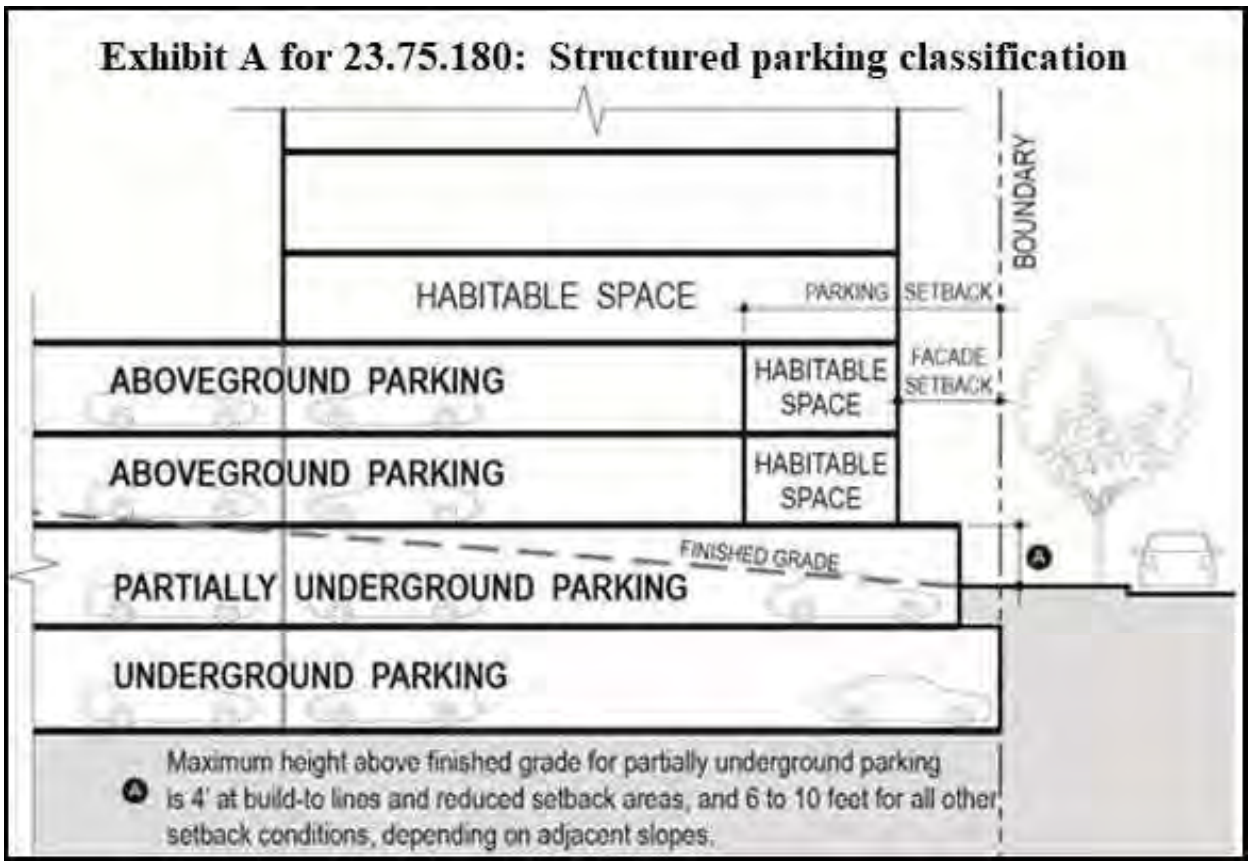
c. ((~~the~~)) The structure projects 10 feet or less in height above finished grade along any other location where the grade along the boundary has a slope of ((~~6~~)) six percent or greater.

3. "Underground parking" means a story of parking garage where all floor area, walls, and ceiling structure are entirely below finished grade, excluding access.

Exhibit A for 23.75.180

Structured ((~~Parking Classification~~)) <u>parking classification</u>





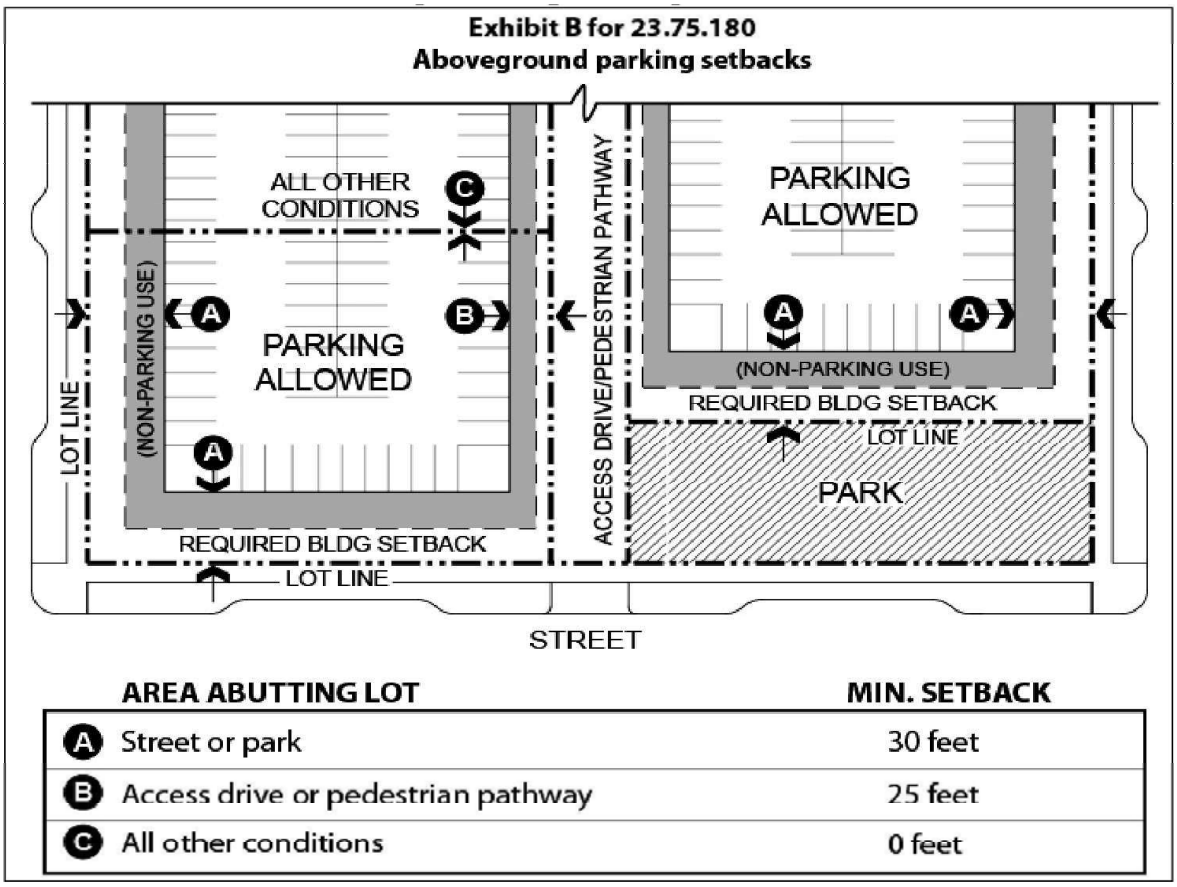
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F. Aboveground parking is subject to the following requirements((.)) :

1. Minimum setbacks for aboveground parking are established in Exhibit B for 23.75.180. No parking setbacks are required from lot lines abutting the Interstate 5 right-of-way.

Exhibit B for 23.75.180

Aboveground parking setbacks



2. Parking within 50 feet of a street, park that is open to the public, access drive, or pedestrian pathway may not exceed three levels of aboveground parking.

3. Aboveground parking and loading areas shall be separated from each regulated facade by a normally occupied use along at least 80 percent of the width of the regulated facade, except where parking access and/or loading access occurs. The remaining part of the ((~~façade~~)) facade shall include architectural detailing, artwork, vegetated walls, or other landscape features, with an opaque screen at least 3.5 feet high on each story.

4. If aboveground parking or an aboveground loading area abuts any ((~~façade~~)) facade other than a regulated ((~~façade~~)) facade, that ((~~façade~~)) facade shall be enhanced with

architectural detailing, artwork, vegetated walls, or other landscape features. Each story shall have an opaque screen at least 3.5 feet high.

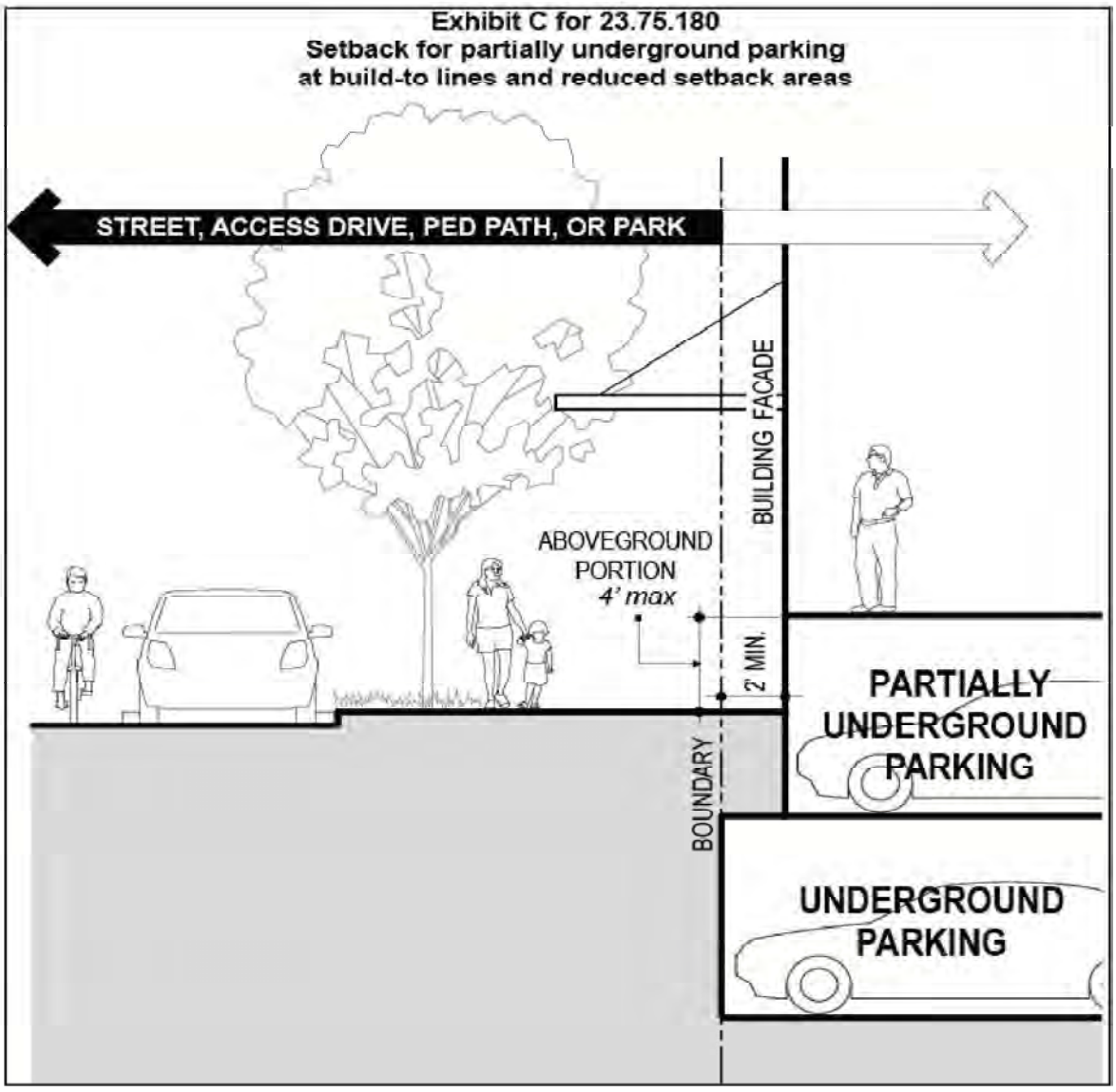
G. Partially underground parking is subject to the following requirements:

1. At build-to lines and in reduced setback areas as depicted in Exhibit C for 23.75.140, partially underground parking is required to be set back at least 2 feet from the boundary, as shown in Exhibit C for 23.75.180. In these locations, the aboveground portion of the parking garage is not allowed to exceed 4 feet above finished grade.

2. Along boundaries that do not abut a street, park that is open to the public, pedestrian pathway, or access drive, no setback is required for partially underground parking.

Exhibit C for 23.75.180

Setback for partially underground parking at build-to lines and reduced setback areas



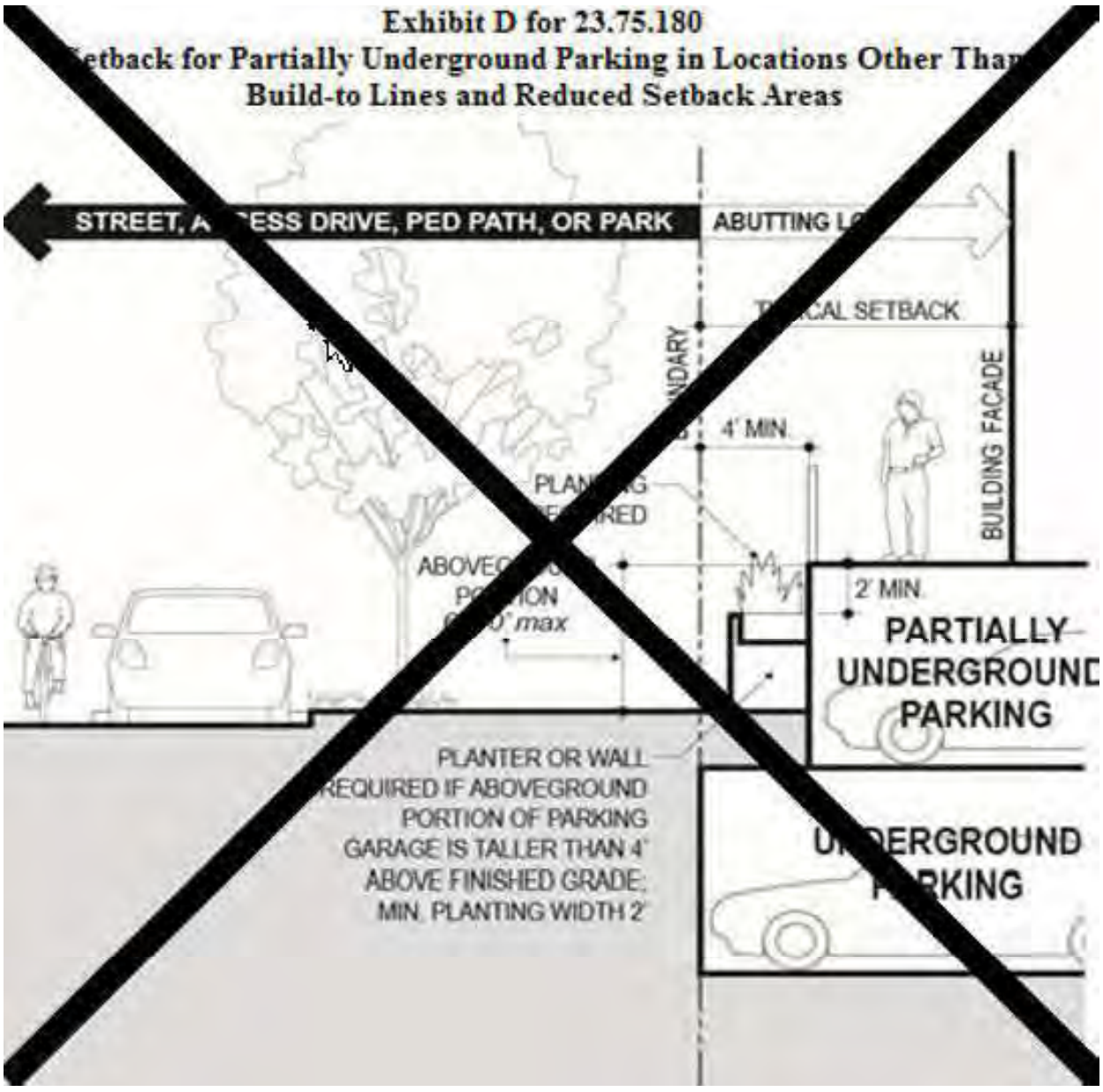
3. Along boundaries that abut a street, park that is open to the public, pedestrian pathway, or access drive and are not subject to a build-to line or reduced setback area, partially underground parking is required to be set back at least 4 feet from the boundary, as shown in Exhibit D for 23.75.180, and must meet the following standards:

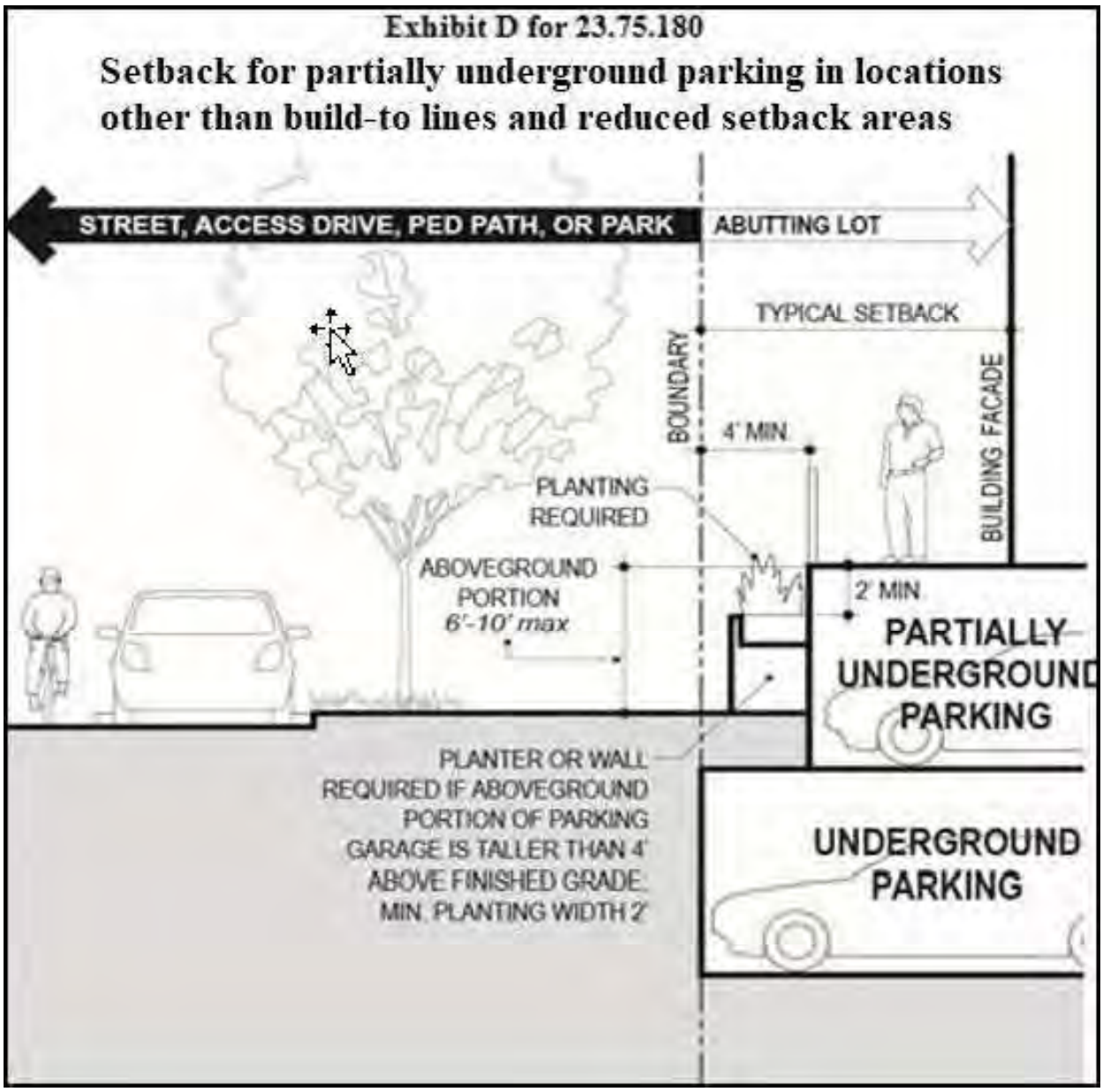
a. The aboveground portion is required to be no higher than 6 feet above the finished grade at the boundary.

b. If the aboveground portion of the parking garage is taller than 4 feet above finished grade, a wall or planter shall be provided between the parking garage and the boundary, as illustrated in Exhibit D for 23.75.180. The top of this wall or planter shall be at least ((~~two~~)) 2 feet below the top of the aboveground portion of the parking garage, and the planting area shall be at least 2 feet in width. Vegetation shall be provided at the top of this wall or planter.

Exhibit D for 23.75.180

Setback ((~~for Partially Underground Parking in Locations Other Than Build-to Lines and Reduced Setback Areas~~)) <u>for partially underground parking in locations other than build-to lines and reduced setback areas</u>





* * *

I. Parking and loading access

1. Access for parking and for loading is required to meet the following requirements:

a. Access is not allowed within 40 feet of the curb line of an intersection.

b. Access is not allowed within 20 feet of a structure corner that includes a regulated ((~~façade~~)) facade on one or both sides.

2. Each access drive is required to include a dedicated pedestrian area along at least one side of the length of the drive. The dedicated pedestrian area is required to:

a. ((~~include~~)) Include a walking surface at least 6 feet wide along the length of the access drive; and

b. ((~~be~~)) Be separated from the access drive roadway by a raised curb, bollards, landscaping, or textured paving details.

3. Curb cuts are required to meet the standards of ((~~subsections 23.54.030.F and 23.54.030.G~~)) Section 23.54.031.

4. Driveways are required to meet the standards of subsection 23.54.030.D.

Section 70. Section 23.76.064 of the Seattle Municipal Code, last amended by Ordinance 118672, is amended as follows:

23.76.064 Approval of City facilities((~~.~~))

A. Concept ((~~Approval~~)) approval for City ((~~Facilities.~~)) facilities

1. In acting on the proposed siting or expansion of a City facility, the Council shall decide whether to approve in concept the facility. If concept approval is granted, the Council may impose terms and conditions, including but not limited to design criteria and conditions relating to the size and configuration of the proposed facility.

2. Following Council approval, final plans for a City facility shall be submitted to the Director. If the Director determines that the project is consistent with the Council's concept approval, the Director shall issue the necessary permits for the facility.

3. No further Council action is required for a City facility unless the Director determines that the final plans represent a major departure from the terms of the original Council

concept approval, in which case the final plan shall be submitted to the Council for approval in the same manner as the original application.

B. City ((~~Facilities Not Meeting Development Standards~~)) facilities not meeting development standards. The Council may waive or modify applicable development standards, accessory use requirements, special use requirements, or conditional use criteria for City facilities. If a waiver or modification of a development regulation is sought because the development regulation would otherwise preclude the siting of an essential public facility, then the decision to waive or modify shall be made pursuant to Chapter 23.80 and not this Section 23.76.064.

Section 71. Subsection 23.80.004.B of the Seattle Municipal Code, which section was last amended by Ordinance ~~124105~~ 127228, is amended as follows:

23.80.004 Review criteria((.))

* * *

B. ((~~If~~)) Except as provided in subsection 23.80.004.C, if the decisionmaker determines that attaching conditions to the permit approval will facilitate project siting in light of the considerations identified above, the decisionmaker may establish conditions for the project for that purpose. However, the decisionmaker may waive or modify development regulations only to the extent that a waiver or modification is approved pursuant to Section ((~~23.80.010~~)) 23.80.014.

* * *

Section 72. Section 23.80.008 of the Seattle Municipal Code, enacted by Ordinance 127228, is amended as follows:

23.80.008 Development standards for light rail transit facilities

* * *

K. Access, street improvements, and motor vehicle parking((.))

1. The Director shall consult with the Director of Transportation to determine the required location for motor vehicle access from a right-of-way to a light rail transit facility. The access location shall enhance pedestrian safety and comfort, facilitate transit operations and maintenance, facilitate the movement of vehicles, minimize the on-street queuing of vehicles, enhance vehicular safety, and minimize hazards.

2. Light rail transit stations and ancillary facilities, including but not limited to venting structures and traction power substations, shall be subject to Chapter 23.53. Light rail transit stations and ancillary facilities may not utilize the street and alley improvement exceptions in Chapter 23.53 that are based on minimum gross floor area thresholds for non-residential uses and expansions of outdoor storage or parking supply.

3. Light rail transit facilities, including motor vehicle, transit, pedestrian, bicycle, and shared micromobility facilities for operation of new light rail transit facilities, shall demonstrate a right-of-way design consistent with Chapter 23.53 and the Streets Illustrated Right-of-Way Improvements Manual or successor rule unless otherwise allowed by the Director of Transportation. Where such facilities cannot be accommodated in the right-of-way, they shall be provided on the station site. Site and right-of-way design shall be reviewed in consultation with the Director of Transportation.

4. Pedestrian lighting shall be provided in the right-of-way adjacent to light rail transit facilities.

5. Light rail transit facilities' vehicle and pedestrian access outside of the rights-of-way shall meet the following requirements unless the requirements are waived or modified by the Director to enhance pedestrian safety and comfort, facilitate transit operations and

maintenance, facilitate the movement of vehicles, minimize the on-street queuing of vehicles, enhance vehicular safety, or minimize hazards:

a. A maximum of two vehicle travel lanes may be provided to connect light rail transit facilities to the right-of-way. Vehicle travel lanes have a maximum width of 9 feet, except vehicle travel lanes used by buses or freight vehicles have a maximum width of 11 feet. Lanes for bus loading and unloading and bus layover are not considered travel lanes.

b. Curb cuts for one-way traffic shall be a minimum of 12 feet and a maximum of 15 feet, and curb cuts for two-way traffic shall be a minimum of 22 feet and a maximum of 25 feet.

c. Vehicle travel lanes shall meet sight triangle requirements of ((~~subsection 23.54.030.G~~)) Section 23.54.032.

d. Pedestrian walkways shall be provided adjacent to vehicle travel lanes and have a minimum unobstructed width of 8 feet except that the minimum pedestrian walkway width shall be 18 feet adjacent to station entries and the minimum unobstructed multiuse path width shall be 12 feet where the pedestrian walkway is shared with bicycles and other mobility devices. Where pedestrian walkways and paths for bicycles and other mobility devices are separated, the paths for bicycles and other mobility devices shall comply with the minimum requirements of the Streets Illustrated Right-of-Way Improvements Manual or successor rule.

e. Pedestrian walkways shall include a horizontal or vertical separation between the walkway and a vehicle travel lane.

f. Curb ramps are required where a pedestrian walkway crosses a vehicle travel lane or right-of-way.

g. Lighting shall be provided along all travel lanes, pedestrian walkways, multiuse pathways, and bicycle facilities.

6. Vehicle parking provided at light rail transit facilities shall comply with ((~~Section~~)) Sections 23.54.030, 23.54.031, 23.54.032, 23.54.033, and 23.54.034.

L. Bicycle parking and shared micromobility device parking for light rail transit stations((~~.~~))

1. Definitions. For the purposes of this subsection 23.80.008.L:

"Bicycles-on-board ratio" is the assumed proportion of bicycle riders that will take their bicycles with them on a train trip, which is 50 percent.

"Central stations" are stations located within the Downtown Urban Center with greater than 10,000 projected daily boardings.

"Daily total boardings" is the projected horizon year daily passenger boarding volume at a station, as defined in a final EIS for a link extension, or other subsequent documentation if prepared for a future system expansion.

"Horizon year" means the year used in projecting the highest analyzed level of future ridership.

"Local stations" are those stations located in intermediate vicinities that are not served by central stations, mid-center stations, or terminus stations.

"Mid-center stations" are those located within one-half mile of the Downtown Urban Center or stations within the Downtown Urban Center with less than 10,000 projected daily boardings.

"Morning peak passenger ridership" is assumed as one-third of daily total boardings at a station projected for the horizon year, based on boarding volumes documented in a

final EIS for a link extension, or other subsequent documentation if prepared for a future system expansion. Daily boardings generated by riders transferring to and from trains on other light rail link segments shall not be included in the daily total boardings.

"Planned bicycle mode share" is defined as an estimated proportion of a station's total boardings that will made by persons using bicycles as their primary means of accessing a light rail station.

"Shared micromobility" refers to fleets of small, low-speed vehicles designed for personal transport, including but not limited to bicycles and scooters, and operated as a network by for-profit, non-profit, or government entity. They are available for membership to the general public on a pay-per-use or pass basis.

"Terminus stations" are those stations located at the end of a light rail system route in the City of Seattle.

2. Bicycle parking demand "D" is calculated as the morning peak passenger ridership multiplied by the planned bicycle mode share percentages in Table A for 23.80.008, which is then multiplied by 0.5 (the bicycles-on-board ratio).

3. To serve the bicycle parking demand "D" for opening day of service, the required minimum number of bicycle parking spaces shall be provided as follows:

a. The minimum bicycle parking amount required at opening day of service at a light rail station shall be calculated using the "day-of-opening" planned bicycle travel mode share percentages in Table A for 23.80.008;

b. Two-thirds of the minimum bicycle parking shall be long-term bicycle parking;

c. One-third of the minimum bicycle parking shall be short-term bicycle parking;

d. If the bicycle parking demand "D" is less than 54 total spaces, a minimum number of 54 bicycle parking spaces shall be provided, which shall be allocated two-thirds to long-term spaces and one-third to short-term spaces;

e. Bicycle parking to meet day-of-opening requirements shall be provided on the light rail transit station site, or may be located within the right-of-way if approved by the Director of Transportation.

Table A for 23.80.008 Planned bicycle mode percentages for light rail station types

Station type	Day-of-opening	In-reserve
Terminus	5.5%	1.5%
Local	4%	3%
Mid-center	2%	2%
Central	1%	1%

4. If average use of the bicycle parking at a light rail transit facility exceeds 85 percent of capacity at a future date, measured using methods that the Director shall adopt by rule, additional bicycle parking shall be required. The amount of additional required bicycle parking, described as the "in-reserve requirement," shall be calculated using the planned bicycle travel mode shares for the "in-reserve requirement" in Table A for 23.80.008. In-reserve required bicycle parking may be provided on the light rail transit station site, or within 200 feet of the site, or in right-of-way if approved by the Director of Transportation.

5. The Director may require more or fewer than the minimum number of bicycle parking spaces and micromobility space requirements based on the following: 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. Prior to adjusting the minimum number of parking spaces for bicycles, the Director shall consult with the Director of Transportation.

6. The minimum space for shared micromobility device parking shall be: 240 square feet for terminus stations and 120 square feet for other station types.

7. Bicycle and micromobility device parking locations shall be located as close to station entrances as feasible and may be located within the right-of-way if approved by the Director of Transportation.

8. Bicycle parking shall meet the following performance standards: subsections ((~~23.54.015.K.2.a, 23.54.015.K.2.c, 23.54.015.K.2.d, 23.54.015.K.2.e, 23.54.015.K.2.h, and 23.54.015.K.2.i.~~)) 23.54.037.B.1, 23.54.037.B.3, 23.54.037.B.4, 23.54.037.B.5, 23.54.037.B.8, and 23.54.037.B.9.

9. Parking locations shall be provided with level-entry routes, and, if bicycle parking is located above or below the surface level, it shall be served by features such as elevators sized to accommodate bicycles and runnels on stairs to aid bicycle movement.

10. The applicant shall demonstrate bicycle parking design will accommodate a variety of bicycle types, including but not limited to, electric bikes and cargo bikes.

11. Shared micromobility device parking shall be clearly delineated, located at ground level, be without access obstructions and not encroach on pedestrian access paths, include adequate lighting, and include directional signage to promote easy wayfinding.

* * *

Section ~~72~~ 73. A new Section ~~23.80.006~~ 23.80.010 is added to the Seattle Municipal Code as follows:

~~23.80.006~~ 23.80.010 **Identifying new types of essential public facilities**

The Director may, as a Type I decision, determine that a facility not otherwise listed in the definition of an essential public facility in Section 23.84A.010 is an essential public facility if:

A. The facility provides or is necessary to provide a public service; and

B. Any of the following conditions exist:

1. The public facility needs a specific type of site of such a size, location, or availability of public services for which there are few choices;

2. The public facility needs to be located near another public facility or is an expansion of an essential public facility at an existing location;

3. The public facility has significant adverse impacts that make it difficult to site;

4. Use of the normal development review process would effectively preclude the siting of an essential public facility; or

5. Development regulations require the proposed facility to use an essential public facility siting process.

Section ~~73~~ 74. A new Section ~~23.80.008~~ 23.80.012 is added to the Seattle Municipal Code as follows:

~~23.80.008~~ 23.80.012 Review is supplementary

Review of an essential public facility, except for light rail facilities, under this Chapter 23.80, including a decision to condition approval of a project or to waive or modify a development regulation as authorized by this Chapter 23.80, is part of the decision to approve or deny a permit application and is not a separate or distinct regulatory decision. If the underlying decision is subject to administrative appeal, then decisions made under this Chapter 23.80 are subject to review on administrative appeal of the underlying decision. If the underlying decision is not

subject to administrative appeal, then decisions made under this Chapter 23.80 are not subject to review on administrative appeal of the underlying decision.

Section ~~74~~ 75. A new Section ~~23.80.0010~~ 23.80.014 is added to the Seattle Municipal Code as follows:

~~23.80.010~~ 23.80.014 Waiver or modification of development regulation

A. Application for waiver or modification. If the applicant for approval of an essential public facility seeks the waiver or modification of a development regulation, the applicant shall include in the application:

1. The specific identification of each development regulation sought to be waived or modified;

2. A detailed explanation of the manner in which each development regulation is believed to preclude the siting of the essential public facility; and

3. A detailed description of any mitigation measures the applicant proposes to take to avoid or mitigate the adverse effects that may result from the proposed waiver or modification of the development regulation.

B. Decision to waive or modify. If the decisionmaker determines that application of a development regulation will preclude the siting of an essential public facility, the decisionmaker shall waive or modify the application of the development regulation to the extent necessary to allow siting the facility. The decisionmaker shall consider the provisions of WAC 365-196-550 when deciding whether a development regulation precludes the siting of the facility.

C. Mitigation. If the decisionmaker waives or modifies a development regulation, the decisionmaker may require the applicant to comply with conditions that avoid or mitigate adverse effects that the decisionmaker believes may result from waiver or modification of the

development regulation. If the development regulation to be waived or modified is contained in Chapter 23.60A or Chapter 25.09, and the waiver or modification would result in a net loss of ecological function, the decisionmaker shall impose mitigation conditions to achieve no net loss of ecological functions as a result of granting the waiver or modification.

D. Relationship to other provisions authorizing exceptions, variances, exemptions, and other forms of relief

1. Except as provided in subsection ~~23.80.010.D.2~~ 23.80.014.D.2, regardless of any other provision of this Title 23, Chapter 25.09, or Chapter 25.11, if an applicant seeks the waiver or modification of a development regulation under this Section ~~23.80.010~~ 23.80.014, the applicant is not required to also seek relief from the application of the development regulation pursuant to any other form of relief afforded by the Seattle Municipal Code, including procedures for exceptions, variances, exemptions, and similar procedures. However, an applicant is not precluded from seeking such other relief in addition to relief under this Section ~~23.80.010~~ 23.80.014.

2. When the waiver or modification sought under this Section ~~23.80.010~~ 23.80.014 is of a development regulation contained in Chapter 23.60A, the applicant must seek relief from the development regulation pursuant to the procedures set forth in Chapter 23.60A. In the event that relief cannot be granted under those procedures, the development regulation may be waived or modified under this Section ~~23.80.010~~ 23.80.014.

E. Exemption for light rail facilities. This Section ~~23.80.010~~ 23.80.014 does not apply to light rail facilities. Development standards for light rail facilities may be waived or modified pursuant to subsection 23.80.004.C.

Section ~~75~~ 76. Section 23.84A.002 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

23.84A.002 "A"

* * *

"Adult family home((.))" ((~~See "Residential use."~~)) means the occupation of a dwelling unit by an adult family home defined and licensed as such by the State of Washington under chapter 70.128 RCW.

* * *

Section ~~76~~ 77 . Section 23.84A.006 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.006 "C"

* * *

((~~"Carriage House" See "Residential use."~~

~~"Carriage House structure" See "Residential use".~~))

* * *

((~~"Cottage, backyard." See "detached accessory dwelling unit" under the definition of "Residential use" in Section 23.84A.032.~~))

* * *

Section ~~77~~ 78. Section 23.84A.008 of the Seattle Municipal Code, last amended by Ordinance 127211, is amended as follows:

23.84A.008 "D"

* * *

((~~"Duplex" means a single structure containing only two dwelling units, neither of which is a legally established accessory dwelling unit.~~))

"Dwelling unit" means a room or rooms located within a structure that are configured to meet the standards of Section 23.42.048 ((~~and that are occupied or intended to be occupied by not more than one household as living accommodations independent from any other household.~~)) , providing independent living facilities for one household, including permanent provisions for sleeping, food preparation, and sanitation.

"Dwelling unit, accessory((~~.~~))" ((~~See "Residential use."~~)) means a dwelling unit that:

1. Is located within the same structure as a principal dwelling unit or within an accessory structure on the same lot as a principal dwelling unit; and

2. Is designed and arranged to be occupied as living facilities independent from any other dwelling unit.

"Dwelling unit, attached" means a dwelling unit that:

1. Occupies space from the ground to the roof of the structure in which it is located; and

2. Is attached to another dwelling unit. Dwelling units are considered attached if they share a common or party wall or have walls containing floor area that are located within 2 feet of each other.

"Dwelling unit, detached" means a dwelling unit that:

1. Occupies space from the ground to the roof of the structure in which it is located; and

2. Is not attached to any other dwelling unit.

((~~"Dwelling unit, detached accessory." Also known as a backyard cottage. See "detached accessory dwelling unit" under the definition of "Residential use" in Section 23.84A.032.~~))

"Dwelling unit, principal" means a dwelling unit that is not accessory to another dwelling unit.

"Dwelling unit((–)), small efficiency" means a dwelling unit with an amount of square footage less than the minimum amounts specified for Efficiency Dwelling Units in the Seattle Building Code, and that meets the standards prescribed in Section 23.42.048.

"Dwelling unit, stacked" means dwelling units that are located above or below other dwelling units such as apartments or condominium buildings.

Section ~~78~~ 79. Section 23.84A.010 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.84A.010 "E"

* * *

"Essential public facilities" ((~~within the City of Seattle~~)) means ((~~airports,~~)) sewage treatment plants, ((~~jails,~~)) light rail transit systems, ((~~and~~)) power plants, any facilities identified as an essential public facility in RCW 36.70A.200, and any facility determined to be an essential public facility pursuant to Section ~~23.80.006~~ 23.80.010.

"EV-ready" means a minimum 40-ampere dedicated 208- or 240-volt branch circuit (32-amp load) terminated at a junction box or receptacle outlet in close proximity to a parking space.

* * *

Section ~~79~~ 80. Section 23.84A.016 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.016 "H"

* * *

"Housing, low-income" means a structure or structures for which:

1. An application for public funding for the capital costs of development or rehabilitation of the structure(s) has been or will be submitted; and

2. ((~~Public~~)) A written notice of public funding ((~~is awarded~~)) award, including terms, is received prior to issuance of the ((~~first~~)) building permit, which for development projects shall be the first building permit that includes the structural frame for each structure, and such funding is conditioned on one or more regulatory agreements, covenants, or other legal instruments, recorded on the title of the property and enforceable by The City of Seattle, King County, State of Washington, Washington State Housing Finance Commission, or other public agency, if approved by the Director of Housing, ((~~being executed and recorded on the title of the property that includes the low-income housing and such legal instruments either:~~

~~a. For a minimum period of 40 years, require rental of at least 40 percent of the dwelling units, small efficiency dwelling units, or congregate residence sleeping rooms as restricted units with rent and income limits no higher than 60 percent of median income; or~~

~~b. For a minimum period of 50 years, require at least 40 percent of the dwelling units as restricted units sold to buyers with incomes no higher than 80 percent of median income at prices (initial sale and resale) to allow modest growth in homeowner equity while maintaining long-term affordability for income-eligible buyers, all as determined by the Director of Housing~~)) that ensure at least 50 percent of total dwelling units shall be low-income units.

* * *

Section ~~80~~ 81. Section 23.84A.018 of the Seattle Municipal Code, last amended by Ordinance 126862, is amended as follows:

23.84A.018 "I"

* * *

"Institution" means ((~~structures(s)~~)) structures and related grounds used by organizations for the provision of educational, medical, cultural, social, and/or recreational services to the community, including but not limited to the following uses:

1. "Adult care center" means an institution that regularly provides care to a group of adults for less than 24 hours a day, whether for compensation or not.

2. "College" means a post-secondary educational institution, operated by a nonprofit organization, granting associate, bachelor, and/or graduate degrees.

3. "Community club or center" means an institution used for athletic, social, civic, cultural, artistic, or recreational purposes, operated by a nonprofit organization, and open to the general public on an equal basis. Activities in a community club or center may include, but are not limited to, classes and events sponsored by nonprofit organizations, community programs for the elderly, social gatherings, educational programming, gardens, and art exhibits((~~,~~)).

a. "Community center" means a community club or center use, providing direct services to people on the premises rather than carrying out only administrative functions, that is open to the general public without membership. Community centers may include accessory commercial uses including but not limited to commercial kitchens and food processing, craft work and maker spaces, cafes, galleries, co-working spaces, health clinics, office spaces, and retail sales of food and goods.

b. "Community club" means a community club or center use((~~,~~ ~~membership~~)) to which membership is open to the general public on an equal basis.

4. "Child care center" means an institution that regularly provides care to a group of children for less than 24 hours a day, whether for compensation or not. Preschools, cooperative child care exchanges, and drop-in centers where children receive care by the day ((~~shall be~~)) are considered to be child care centers.

5. "Community farm" means an institution, operated by a nonprofit organization, in which land and related structures are primarily used to grow or harvest plants for food, educational, cultural, or ecological restoration purposes, or to keep animals in accordance with Section 23.42.052. Additional activities may include but are not limited to indoor and outdoor classes and events, food processing and preparation, community programs and gatherings, and the sale of plants, harvested or prepared food, ornamental crops, and animal products such as eggs or honey but not including the slaughtering of animals or birds for meat.

6. ((~~"Family support center" means an institution that offers support services and instruction to families, such as parenting classes and family counseling, and is co-located with a Department of Parks and Recreation community center.~~

~~7.~~)) "Hospital" means an institution other than a nursing home that provides accommodations, facilities, and services over a continuous period of 24 hours or more, for observation, diagnosis, and care of individuals who are suffering from illness, injury, deformity, or abnormality or from any condition requiring obstetrical, medical, or surgical services, or alcohol or drug detoxification.

((~~8.~~)) 7. "Institute for advanced study" means an institution operated by a nonprofit organization for the advancement of knowledge through research, including the offering of seminars and courses, and technological and/or scientific laboratory research.

((~~9.~~)) 8. "Library" means an institution where literary, musical, artistic, or reference materials are kept for use but not generally for sale.

((~~10.~~)) 9. "Museum" means an institution operated by a nonprofit organization as a repository of natural, scientific, historical, cultural, or literary objects of interest or works of art, and where the collection of such items is systematically managed for the purpose of exhibiting them to the public.

((~~11.~~)) 10. "Private club" means an institution used for athletic, social, or recreational purposes and operated by a private nonprofit organization, ((~~membership~~)) to which membership is by written invitation and election according to qualifications in the club's charter or bylaws and the use of which is generally restricted to members and their guests.

((~~12.~~)) 11. "Religious facility" means an institution, such as a church, temple, mosque, synagogue, or other structure, together with its accessory structures, used primarily for religious worship.

((~~13.~~)) 12. "School, elementary or secondary" means an institution operated by a public or nonprofit organization primarily used for systematic academic or vocational instruction through the twelfth grade.

((~~14.~~)) 13. "School, vocational or fine arts" means an institution that teaches trades, business courses, hairdressing, and similar skills on a post-secondary level, or that teaches fine arts such as music, dance, or painting to any age group, whether operated for nonprofit or profit-making purposes, except businesses that provide training, instruction, or lessons

exclusively on an individual basis, which are classified as general retail sales and service uses, and except those businesses accessory to an indoor participant sports use.

((~~15.~~)) 14. "University." See "College."

Section ~~81~~ 82. Section 23.84A.024 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

23.84A.024 "L"

* * *

"Lot line, front" means: ((~~, in the case of a lot with frontage on a single street, the lot line separating the lot from the street, and in the case of a lot with frontage on more than one street other than a through lot, the lot line separating the lot from any abutting street, provided the other lot line(s) that abut streets are considered to be either side street lot line(s) or the rear lot line according to the definitions of those terms. In the case of a through lot, the lot lines separating the lot from the streets that are parallel or within 15 degrees of parallel to each other are both front lines. For new development on a lot with no street frontage, the front lot line shall be the lot line designated by the project applicant in accordance with Section 23.86.010. If the area of the front yard based on a front lot line determined according to this definition is less than 20 percent of the total lot area and is less than 1,000 square feet in area, the Director may designate a different lot line as the front lot line in order to provide structural setbacks, building separations, and open space that are more consistent with those of other lots that are within 100 feet of the property.~~))

1. For a lot with frontage on a single street, the lot line separating the lot from the street;

2. For a through lot, all lot lines separating the lot from the streets that are parallel or within 15 degrees of parallel to each;

3. For a lot with frontage on more than one street other than a through lot, a lot line determined by the Director based on the existing pattern of lots and buildings on the block; and

4. For a lot with no street frontage:

a. On a lot that has only one alley lot line, the alley lot line;

b. On a lot that has more than one alley lot line, one alley lot line determined by the Director based on existing pattern of lots and buildings on the alleys; and

c. On a lot that has no alley lot lines, a lot line chosen by the applicant, provided that the selected front lot line length is at least 50 percent of the width of the lot.

* * *

Section ~~82~~ 83. Section 23.84A.025 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.025 "M"

* * *

"Major retail store" means a structure or portion of a structure that provides adequate space of at least ((~~eighty thousand (~~)) 80,000 ((~~)~~)) square feet to accommodate the merchandising needs of a major new retailer with an established reputation, and providing a range of merchandise and services, including both personal and household items, to anchor downtown shopping activity around the retail core, thereby supporting other retail uses and the area's vitality and regional draw for customers.

"Major transit service." See "Transit service, major."

"Major transit stop." See "Transit stop, major."

* * *

((~~"Multifamily residential structure" means a structure containing only multifamily residential uses and permitted uses accessory to the multifamily residential uses.~~

~~"Multifamily structure." See "Residential use."~~))

* * *

Section ~~83~~ 84. Section 23.84A.030 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.030 "P"

* * *

"Permanent supportive housing." ((~~means low-income housing that is paired with on or off-site voluntary human services to support people living with complex and disabling behavioral health or physical health conditions and experiencing homelessness or at imminent risk of homelessness prior to moving into such housing.~~)) See "Residential use, permanent supportive housing."

* * *

((~~"Planned community development (PCD)" means a zoning process that authorizes exceptions from certain development standards for structures on large tracts of land in certain downtown zones. A PCD is developed as a single entity through a public process.~~

~~"Planned residential development (PRD)" means a zoning mechanism that allows for flexibility in the grouping, placement, size and use of structures on a fairly large tract of land. A PRD is developed as a single entity, using a public process that incorporates design review.~~))

* * *

Section ~~84~~ 85. Section 23.84A.032 of the Seattle Municipal Code, last amended by Ordinance 127211, is amended as follows:

23.84A.032 "R"

* * *

"Residential use" means ((~~any one or more of~~)) a use in one or more structures, including interior and exterior accessory spaces, in which people primarily live including the following uses:

1. ((~~"Accessory dwelling unit" means a dwelling unit that:~~

~~a. Is located within or attached to a structure containing a principal dwelling unit or within an accessory structure on the same lot as principal dwelling unit(s); and~~

~~b. Is designed, arranged, and intended to be occupied as living facilities independent from any other dwelling unit.~~

~~2. "Attached accessory dwelling unit" means an accessory dwelling unit that is within or attached to a structure containing a principal dwelling unit.~~

~~3. "Adult family home" means an adult family home defined and licensed as such by the State of Washington in a dwelling unit.~~

~~4. "Apartment" means a multifamily residential use that is not a cottage housing development, rowhouse development, or townhouse development.~~

~~5.~~)) "Artist's studio/dwelling" means a combination working studio and dwelling unit for artists, consisting of a room or suite of rooms occupied by not more than one household.

((~~6.~~)) 2. "Assisted living facility" means a ((~~use licensed by the State of Washington as a~~)) boarding home licensed by the State of Washington that contains at least two assisted living units for people who have either a need for assistance with activities of daily

living (which are defined as eating, toileting, ambulation, transfer (e.g., moving from bed to chair or chair to bath), and bathing) or some form of cognitive impairment but who do not need the skilled critical care provided by nursing homes. See "Assisted living unit."

((~~7. "Carriage house" means a dwelling unit in a carriage house structure.~~

~~8. "Carriage house structure" means a structure within a cottage housing development, in which one or more dwelling units are located on the story above an enclosed parking garage at ground level that either abuts an alley and has vehicle access from that alley, or is located on a corner lot and has access to the parking in the structure from a driveway that abuts and runs parallel to the rear lot line of the lot. See also "Carriage house."~~

~~9.~~)) 3. "Caretaker's quarters" means a ((~~use accessory to a non-residential use consisting of a~~)) dwelling unit not exceeding 800 square feet of living area ((~~and~~)) that is occupied by a caretaker or watchperson and accessory to a nonresidential use.

((~~10.~~)) 4. "Congregate residence" means a use in which sleeping rooms are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities and other common elements with other residents in a building.

((~~11. "Cottage housing development" means a use consisting of cottages arranged on at least two sides of a common open space or a common amenity area. A cottage housing development may include a carriage house structure. See "Cottage," "Carriage house," and "Carriage house structure."~~

~~12. "Detached accessory dwelling unit" means an accessory dwelling unit in an accessory structure.~~

~~13. "Domestic violence shelter" means a structure or portion of a structure managed by a nonprofit organization, which unit provides housing at a confidential location and support services for victims of domestic violence.~~

~~14. "Floating home" means a dwelling unit constructed on a float that is moored, anchored, or otherwise secured in the water.~~

~~15. "Low-income housing."~~))

5. “Housing” means one or more dwelling units with permanent foundations or moorage at a marina that are not defined as another type of residential use in this definition.

((~~16.~~)) 6. "Mobile home" means a structure that is designed and constructed to be transportable in one or more sections and built on a permanent chassis, designed to be used as a dwelling unit without a permanent foundation, and connected to utilities that include plumbing, heating, and electrical systems. A structure that was transportable at the time of manufacture is still considered to meet this definition notwithstanding that it is no longer transportable.

((~~17. "Mobile home park" means a tract of land that is rented for the use of more than one mobile home occupied as a dwelling unit.~~

~~18. "Multifamily residential use" means a use consisting of two or more dwelling units in a structure or portion of a structure, excluding accessory dwelling units, or a congregate residence.~~

~~19. "Nursing home" means a use licensed by the State of Washington as a nursing home, that provides full-time convalescent and/or chronic care for individuals who, by reason of chronic illness or infirmity, are unable to care for themselves, but that does not provide care for the acutely ill or surgical or obstetrical services. This definition excludes hospitals or sanitariums.~~

~~20.~~)) 7. "Permanent supportive housing((~~,~~))" means low-income housing that is paired with on- or off-site voluntary human services to support people living with complex and disabling behavioral health or physical health conditions and experiencing homelessness or at imminent risk of homelessness prior to moving into such housing.

((~~21. "Rowhouse development" means a multifamily residential use in which all principal dwelling units on the lot meet the following conditions:~~

~~a. Each dwelling unit occupies the space from the ground to the roof of the structure in which it is located;~~

~~b. No portion of a dwelling unit, except for an accessory dwelling unit or shared parking garage, occupies space above or below another dwelling unit;~~

~~c. Each dwelling unit is attached along at least one common wall to at least one other dwelling unit, with habitable interior space on both sides of the common wall, or abuts another dwelling unit on a common lot line;~~

~~d. The front of each dwelling unit faces a street lot line;~~

~~e. Each dwelling unit provides pedestrian access directly to the street that it faces; and~~

~~f. No portion of any other dwelling unit, except for an attached accessory dwelling unit, is located between any dwelling unit and the street faced by the front of that unit.~~

~~22. "Single-family dwelling unit" means a detached principal structure having a permanent foundation, containing one dwelling unit, except that the structure may also contain one or two attached accessory dwelling units where expressly authorized pursuant to this Title 23. A detached accessory dwelling unit is not considered a single-family dwelling unit for purposes of this Chapter 23.84A.~~

~~23. "Townhouse development" means a multifamily residential use that is not a rowhouse development, and in which:~~

~~a. Each dwelling unit occupies space from the ground to the roof of the structure in which it is located;~~

~~b. No portion of a dwelling unit occupies space above or below another dwelling unit, except for an attached accessory dwelling unit and except for dwelling units constructed over a shared parking garage, including shared parking garages that project up to 4 feet above grade; and~~

~~c. Each dwelling unit is attached along at least one common wall to at least one other dwelling unit, with habitable interior space on both sides of the common wall, or abuts another dwelling unit on a common lot line.~~))

* * *

Section ~~85~~ 86. Section 23.84A.036 of the Seattle Municipal Code, last amended by Ordinance ~~126157~~ 127285, is amended as follows:

23.84A.036 "S"

* * *

"Short subdivision" means the division or redivision of land into nine ((~~(9)~~)) or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, development, or financing.

"Short subdivision, zero lot line" means a short subdivision that conforms to the unit lot subdivision standards in Section 23.24.045.

* * *

"Social housing" means housing that is publicly owned, publicly financed, mixed-income housing developed by a ((~~Public Development Authority~~)) public development authority

organized pursuant to RCW 35.21.660, RCW 35.21.670, and RCW 35.21.730((-)) through 35.21.755.

"Soil, structural" means a soil mix or equivalent structure approved by the Director that is engineered to support pavement while allowing healthy root growth.

"Solar access" means the amount of unrestricted sunlight that reaches a structure, or portion thereof.

"Solar collector" means ((~~any~~)) a device used to collect direct sunlight for use in the heating or cooling of a structure, domestic hot water, ((~~or~~)) swimming pool, or the generation of electricity, including photovoltaic panels and solar thermal panels.

((~~"Solar greenhouse" means a solar collector that is a structure or portion of a structure utilizing glass or similar glazing material to collect direct sunlight for space heating purposes.~~))

* * *

"Structure, accessory." See "Accessory structure."

"Structure, attached" means a structure that shares a common or party wall with another structure or have walls containing floor area that are located within 2 feet of another structure.

"Structure, detached" means a structure ((~~having no common or party wall with another structure~~)) that is not attached to any other structure.

* * *

"Subdivision" means the division or redivision of land into ten ((~~10~~)) or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

"Subdivision, zero lot line" means a subdivision that conforms to the unit lot subdivision standards in Section 23.22.062.

* * *

Section ~~86~~ 87. Section 23.84A.038 of the Seattle Municipal Code, last amended by Ordinance ~~127211~~ 127228, is amended as follows:

23.84A.038 "T"

* * *

"Transit route, frequent" means a transit route or segment of a transit route providing frequent transit service in each direction. Segments of overlapping routes that are co-scheduled and together provide frequent transit service shall be considered to provide frequent transit service, and segments of these routes that do not overlap or do not meet these frequencies will not be considered to provide frequent transit service.

"Transit service, frequent" means transit service with scheduled service in a typical week meeting or exceeding the following scheduled frequencies:

1. On weekdays from 6 a.m. to 7 p.m., 15 minutes on average (i.e., 52 trips between 6 a.m. and 6:59 p.m., inclusive), and no individual hour with fewer than three scheduled trips in each direction;

2. On weekdays from 7 p.m. to 12 a.m., 30 minutes on average (i.e., ten trips between 7 p.m. and 11:59 p.m., inclusive), and no individual hour with fewer than one scheduled trip in each direction; and

3. On weekends from 6 a.m. to 12 a.m., 30 minutes on average (i.e., 36 trips between 6 a.m. and 11:59 p.m., inclusive), and no individual hour with fewer than one scheduled trip in each direction.

4. For the purposes of this definition, "individual hour" means the 60-minute 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 p.m., inclusive.

"Transit service, major" means the following transit services:

1. Commuter rail;

2. Light rail or street car systems; and

3. Bus rapid transit routes that are in operation or are funded for development and projected for construction within an applicable six-year transit plan under RCW 35.58.2795.

"Transit service area, frequent" means an area within 1,320 feet walking distance of a bus stop served by a frequent transit route or an area within 2,640 feet walking distance of a rail transit station, as shown on a map adopted by Director's Rule.

"Transit service area, major" means an area within 2,640 feet walking distance of a stop served by a major transit service, as shown on a map adopted by Director's Rule.

"Transit station, light rail." See "Rail transit facility" under "Transportation facility."

"Transit station access easement" means an easement for a pedestrian route or connection to provide direct access from street level to transit tunnel stations and concourses and/or light rail transit facilities.

"Transit station access, grade-level" means a pedestrian connection that provides direct access from street level to transit tunnel stations or concourses and/or light rail transit facilities at approximately the same level as the station mezzanine.

"Transit station access, mechanical" means a pedestrian connection that incorporates a mechanical device, such as an escalator, to provide direct access from street level to transit tunnel stations and concourses and/or light rail transit facilities.

"Transit stop, major" means a stop on a major transit service.

* * *

((~~"Triplex" means a single structure containing three dwelling units, none of which is a legally established accessory dwelling unit.~~))

* * *

Section ~~87~~ 88. Section 23.84A.040 of the Seattle Municipal Code, last amended by Ordinance 126862, is amended as follows:

23.84A.040 "U"

* * *

"Unit, low-income" means a ((~~dwelling~~)) restricted unit that, for a minimum period of at least 50 years, is ((~~a restricted unit~~)) affordable to and reserved solely for ((~~families~~)) households with annual incomes not to exceed 60 percent of median income for rental units or 80 percent of median income for ownership units ((~~according to one or more regulatory agreements, covenants, or other legal instruments that, as a condition to issuance of the first building permit that includes the structural frame for the structure that includes the low-income unit, shall be executed and recorded on the title of the property and are enforceable by The City of Seattle, King County, State of Washington, Washington State Housing Finance Commission, or other public agency if approved by the Director of Housing~~)).

"Unit, moderate-income" means a ((~~dwelling~~)) restricted unit that, for a minimum period of at least 50 years, is ((~~a restricted unit~~)) affordable to and reserved solely for ((~~families~~)) households with annual incomes not to exceed 80 percent of median income for rental units or 100 percent of median income for ownership units ((~~according to one or more regulatory agreements, covenants, or other legal instruments that, as a condition to issuance of the first building permit that includes the structural frame for the structure that includes the moderate-income unit, shall be executed and recorded on the title of the property and are enforceable by~~

~~The City of Seattle, King County, State of Washington, Washington State Housing Finance Commission, or other public agency if approved by the Director of Housing~~)).

"Unit, restricted" means a dwelling unit ((~~on a property~~)) subject to ((~~a recorded agreement with the~~)) one or more regulatory agreements, covenants, or other legal instruments recorded on the title of the property and enforceable by The City of Seattle, King County, State of Washington, Washington State Housing Finance Commission, or other public agency, if approved by the Director of Housing, that for a specified number of years limits ((~~both the unit's rent or sale price, as applicable, and eligible residents' annual income at a specified percentage of median income. For purposes of each restricted unit, eligible residents shall be a "family" according to 24 CFR Section 5.403 or successor provision, and the family's "annual income" shall be determined according to 24 CFR Section 5.609 or successor provision, unless otherwise approved in writing by the Director of Housing~~)) housing costs for income-eligible households, specified as a percentage of median income, as follows:

1. For renter-occupied housing, rental housing costs for each restricted unit shall not exceed 30 percent of the income limit; and

2. For owner-occupied housing, the initial sale price of each restricted unit shall be affordable to income-eligible households and resale prices must allow modest growth in homeowner equity while maintaining long-term affordability for subsequent eligible homebuyers, all as determined by the Director of Housing, consistent with Council-adopted Housing Funding Policies if funded by the Office of Housing or subsections 23.58C.050.C.7.a and 23.58C.050.C.7.b if not funded by the Office of Housing.

* * *

Section ~~88~~ 89. Section 23.84A.046 of the Seattle Municipal Code, last amended by Ordinance 125603, is amended as follows:

23.84A.046 "Y"

((~~"Yard." See "Yard, front," "Yard, side" and "Yard, rear."~~

~~"Yard, front" means an area from the ground upward between the side lot lines of a lot, extending from the front lot line to a line on the lot parallel to the front lot line, the horizontal depth of which is specified for each zone. The front yard includes all portions of the lot that are within the specified distance from the street along which the front lot line extends, even if separated from the street by an intervening lot. In the case of an irregularly shaped lot, the front yard shall be a portion of the property as determined according to Section 23.86.010.~~

~~"Yard, rear" means an area from the ground upward between the side lot lines of a lot, extending from the rear lot line to a line on the lot parallel to the rear lot line, the horizontal depth of which is specified for each zone. In the case of an irregularly shaped lot, the rear yard shall be a portion of the property adjacent to the rear lot line as determined according to subsection 23.86.010.C.~~

~~"Yard, side" means an area from the ground upward between the front yard (or front lot line if no front yard is required); and the rear yard (or rear lot line if no rear yard is required); and extending from a side lot line to a line on the lot, parallel to the side lot line, the horizontal depth of which is specified for each zone.~~))

* * *

Section ~~89~~ 90. Section 23.84A.048 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.84A.048 "Z"

* * *

((~~"Zone, neighborhood residential" means a zone with a classification that includes any of the following: NR1, NR2, NR3, and RSL.~~))

* * *

"Zone, residential" means a zone with a classification that includes any of the following: ((~~NR1, NR2, NR3, RSL~~)) NR, LR1, LR2, LR3, MR, HR, RC, DMR, IDR, SM/R, SM-SLU/R, and SM-U/R which classification also may include one or more suffixes((~~, but not including any zone with an RC designation~~)).

((~~"Zone, single-family" means a zone with a classification that includes any of the following: Neighborhood Residential 1 (NR1), Neighborhood Residential 2 (NR2), Neighborhood Residential 3 (NR3), and Residential Small Lot (RSL).~~))

Section ~~90~~ 91. Section 23.86.002 of the Seattle Municipal Code, last amended by Ordinance 125791, is amended as follows:

23.86.002 General provisions

* * *

B. Fractions

1. Unless otherwise indicated, if any measurement technique for determining the number of items required or allowed, including but not limited to motor vehicle parking, or required trees or shrubs, results in fractional requirements, any fraction up to and including 0.5 of the applicable unit of measurement shall be disregarded and fractions over 0.5 shall require the next higher full unit of measurement.

2. If any measurement technique for determining required minimum or allowed maximum dimensions, including but not limited to height, ((~~yards,~~)) setbacks, lot coverage, open

space, building depth, parking space size, or curb cut width, results in fractional requirements, the dimension shall be measured to the nearest inch. Any fraction up to and including 0.5 of an inch shall be disregarded and fractions over 0.5 of an inch shall require the next higher unit.

3. ((~~Except within Lowrise and RSL zones, if density calculations result in a fraction of a unit, any fraction up to and including 0.5 constitutes zero additional units, and any fraction over 0.5 constitutes one additional unit. Within Lowrise zones, the effect of a density calculation that results in a fraction of a unit is as described in Section 23.45.512. Within RSL zones, the effect of a density calculation that results in a fraction of a unit is as described in Section 23.44.017. This provision may not be applied to density calculations that result in a quotient less than one.~~)) When calculation of the number of dwelling units allowed results in a fraction of a unit, any fraction over 0.85 constitutes one additional unit.

* * *

Section ~~91~~ 92. Section 23.86.006 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.86.006 Structure height measurement

* * *

B. Within the South Lake Union Urban Center, at the applicant's option, structure height shall be measured either as provided for in subsection 23.86.006.A((~~, 23.86.006.E~~)) or 23.86.006.D, or under provisions of this subsection 23.86.006.B. Structure height shall be measured for all portions of the structure. All measurements shall be taken vertically from existing or finished grade, whichever is lower, to the highest point of the structure located directly above each point of measurement. Existing or finished grade shall be established by drawing straight lines between the corresponding elevations at the perimeter of the structure. The

straight lines will be existing or finished grade for the purpose of height measurement. When a contour line crosses a facade more than once, that contour line will be disregarded when establishing existing or finished grade.

C. ((~~Height averaging for neighborhood residential zones. In a neighborhood residential zone, when expanding an existing structure occupied by a nonconforming residential use per Section 23.42.106, the following measurement shall be used to determine the average height of the closest principal structures on either side:~~

~~1. Each structure used for averaging shall be on the same block front as the lot for which a height limit is being established. The structures used shall be the nearest single-family structure on each side of the lot, and shall be within 100 feet of the side lot lines of the lot.~~

~~2. The height limit for the lot shall be established by averaging the elevations of the structures on either side in the following manner:~~

~~a. If the nearest structure on either side has a roof with at least a 4:12 pitch, the elevation to be used for averaging shall be the highest point of that structure's roof minus 5 feet.~~

~~b. If the nearest structure on either side has a flat roof, or a roof with a pitch of less than 4:12, the elevation of the highest point of the structure's roof shall be used for averaging.~~

~~c. Rooftop features which are otherwise exempt from height limitations according to subsection 23.44.012.C, shall not be included in elevation calculations.~~

~~d. The two elevations obtained from subsection 23.86.006.B.2.a and/or subsection 23.86.006.B.2.b shall be averaged to derive the height limit for the lot. This height limit shall be the difference in elevation between the midpoint of a line parallel to the front lot~~

~~line at the required front setback and the average elevation derived from subsection 23.86.006.B.2.a and/or subsection 23.86.006.B.2.b.~~

~~e. The height measurement technique used for the lot shall then be the City's standard measurement technique, subsection 23.86.006.A.~~

~~3. If there is no single-family structure within 100 feet of a side lot line, or if the nearest single-family structure within 100 feet of a side lot line is not on the same block front, the elevation used for averaging on that side shall be 30 feet plus the elevation of the midpoint of the front lot line of the abutting vacant lot.~~

~~4. If the lot is a corner lot, the height limit may be the highest elevation of the nearest structure on the same block front, provided that the structure is within 100 feet of the side lot line of the lot and that both front yards face the same street.~~

~~5. In no case shall the height limit established according to these height averaging provisions be greater than 40 feet.~~

~~6. Lots using height averaging to establish a height limit shall be eligible for the pitched roof provisions of subsection 23.44.012.B.~~

~~D.~~)) Stories or portions of stories of a structure that are underground are not analyzed for purposes of structure height measurement.

((~~E.~~)) D. Height measurement techniques in downtown zones and in the South Lake Union Urban Center

1. Determine the major street lot line, which shall be the lot's longest street lot line. When the lot has two or more street lot lines of equal length, the applicant shall choose the major street lot line.

2. Determine the slope of the lot along the entire length of the major street lot line.

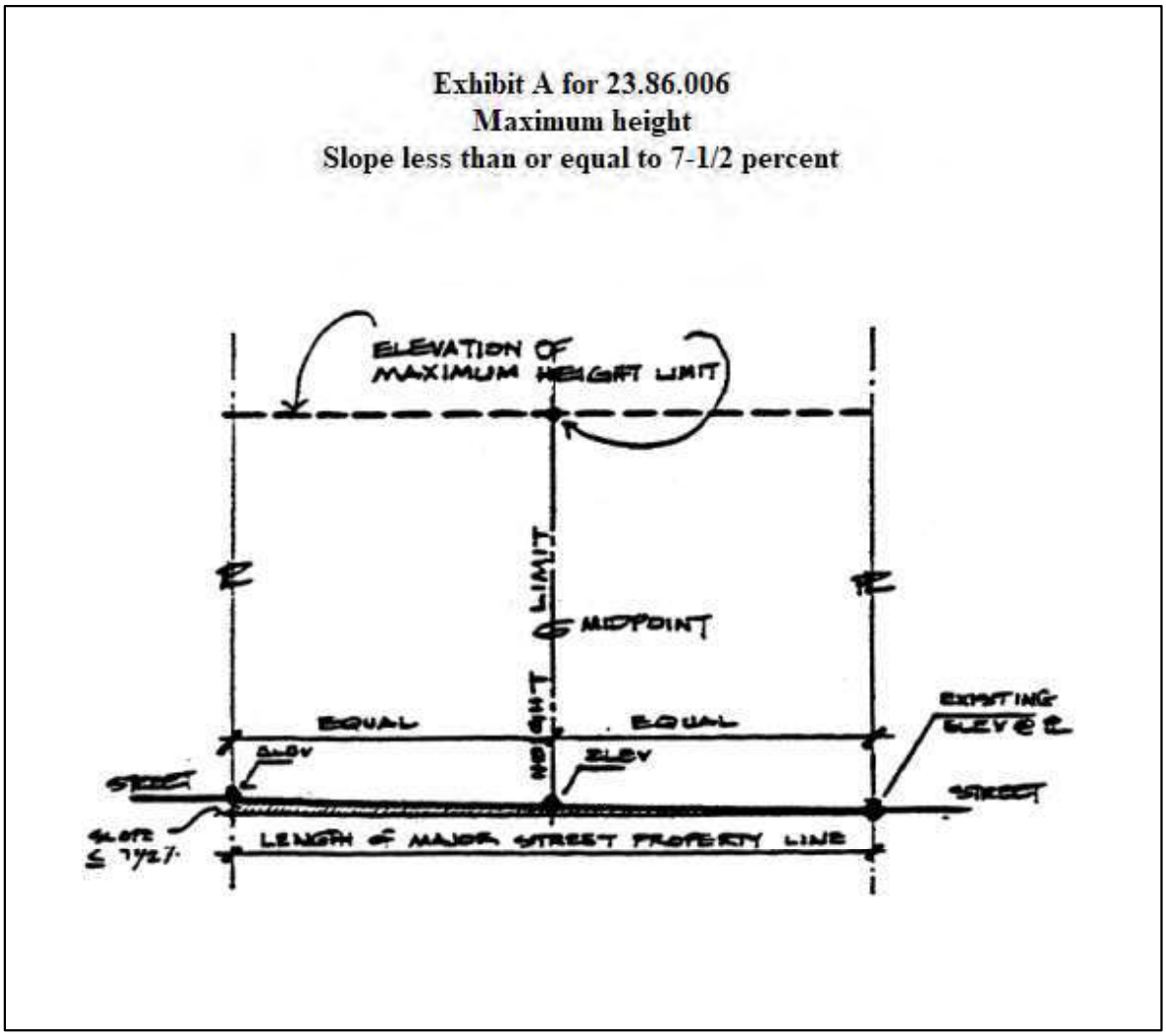
3. ((~~The~~)) Measure the maximum height ((~~shall be measured~~)) as follows:

a. When the slope of the major street lot line is less than or equal to 7.5 percent, the elevation of maximum height shall be determined by adding the maximum permitted height to the existing grade elevation at the midpoint of the major street lot line. On a through-lot, the elevation of maximum height shall apply only to the half of the lot nearest the major street lot line. On the other half of a through-lot, the elevation of maximum height shall be determined by the above method using the street lot line opposite and parallel to the major street lot line as depicted in Exhibit ((~~B~~)) A for 23.86.006.

Exhibit A for 23.86.006

Maximum height

Slope Less than or equal to 7-1/2 percent



b. When the slope of the major street lot line exceeds 7.5 percent, the major street lot line shall be divided into four or fewer equal segments no longer than 120 feet in length. The elevation of maximum height shall be determined by adding the maximum permitted height to the existing grade elevation at the midpoint of each segment. On a through-lot, the elevation of maximum height shall apply only to the half of the lot nearest the major street lot

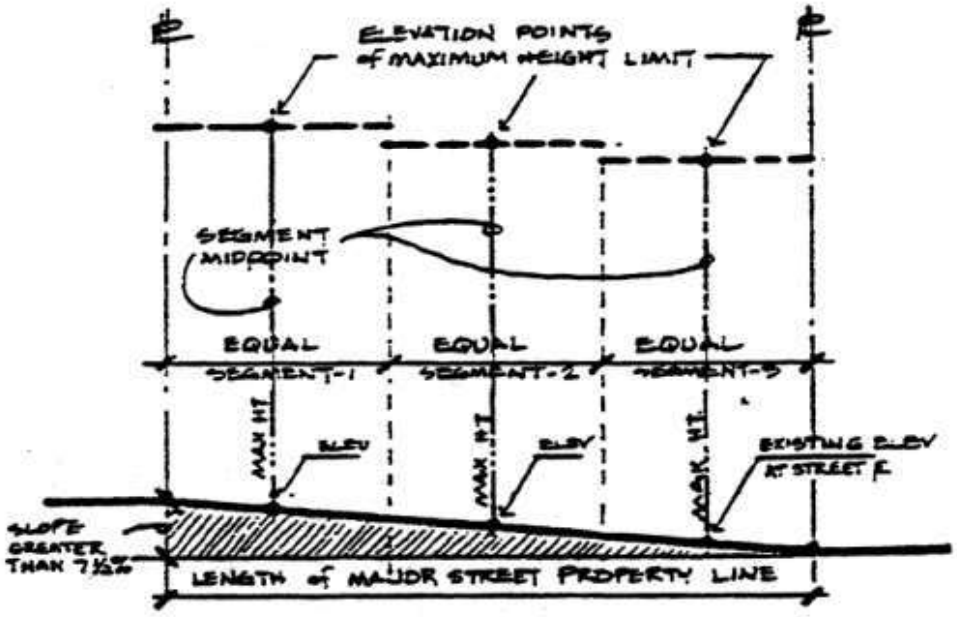
line. On the other half of a through-lot, the elevation of maximum height shall be determined by the above method using the street lot line opposite and parallel to the major street lot line, as depicted in Exhibit ((C)) B for 23.86.006.

Exhibit B for 23.86.006

Maximum height

Slope greater than 7-1/2 percent

Exhibit B for 23.86.006
Maximum height
Slope greater than 7-1/2 percent



c. For lots with more than one street frontage, where there is no street lot line that is essentially parallel to the major street lot line, when a measurement has been made for the portion of the block containing the major street lot line, the next measurement shall be taken from the remaining street lot line that is opposite and most distant from the major street lot line.

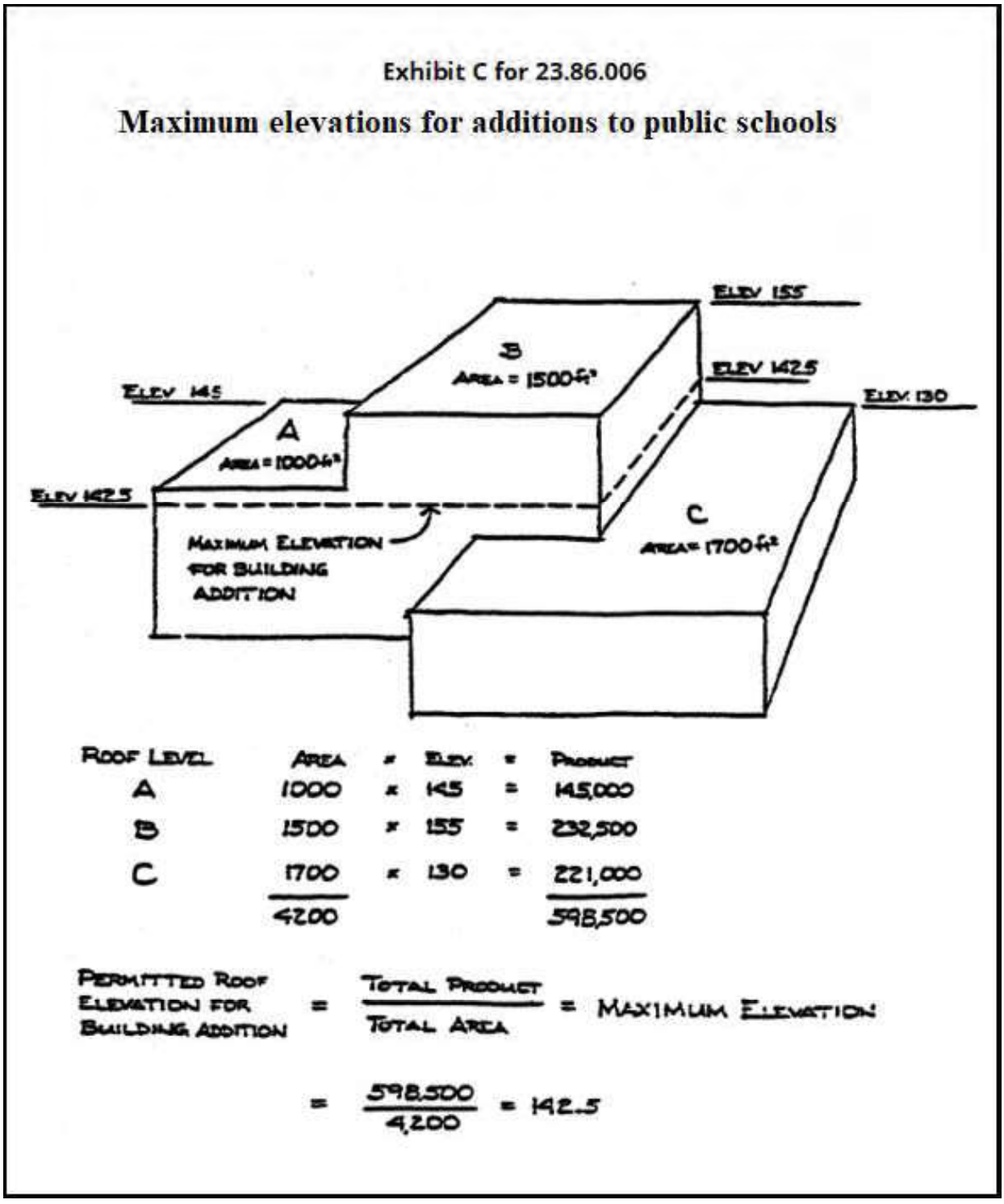
((~~F.~~)) E. Determining the height of existing public school structures. When the height of the existing public school structure is measured for purposes of determining the permitted height or lot coverage of a public school structure, either of the following measurement methods may be used:

1. If all parts of the new roof are pitched at a rate of not less than 4:12, the ridge of the new roof may extend to the highest point of the existing roof. A shed roof does not qualify for this option; or

2. If all parts of the new roof are not pitched at a rate of not less than 4:12, then the elevation of the new construction may extend to the average height of the existing structure. The average height shall be determined by measuring the area of each portion of the building at each height and averaging those areas, as depicted in Exhibit ((~~D~~)) C for 23.86.006.

Exhibit C for 23.86.006

Maximum elevations for additions to public schools



((~~G.~~)) F. Height measurement technique for structures located partially within the Shoreline District. When any portion of the structure falls within the Shoreline District, structure height for the entire structure shall be measured according to Section 23.60A.952((~~, Height~~)).

((~~H.~~)) G. For projects accepted into the Living Building Pilot Program authorized pursuant to Section 23.40.060, the applicant may choose either the height definition of Chapter 2 of the Seattle Building Code or the height measurement method described in this Section 23.86.006.

Exhibit 23.86.006 B
Maximum Height. Slope Less Than or Equal to 7½%

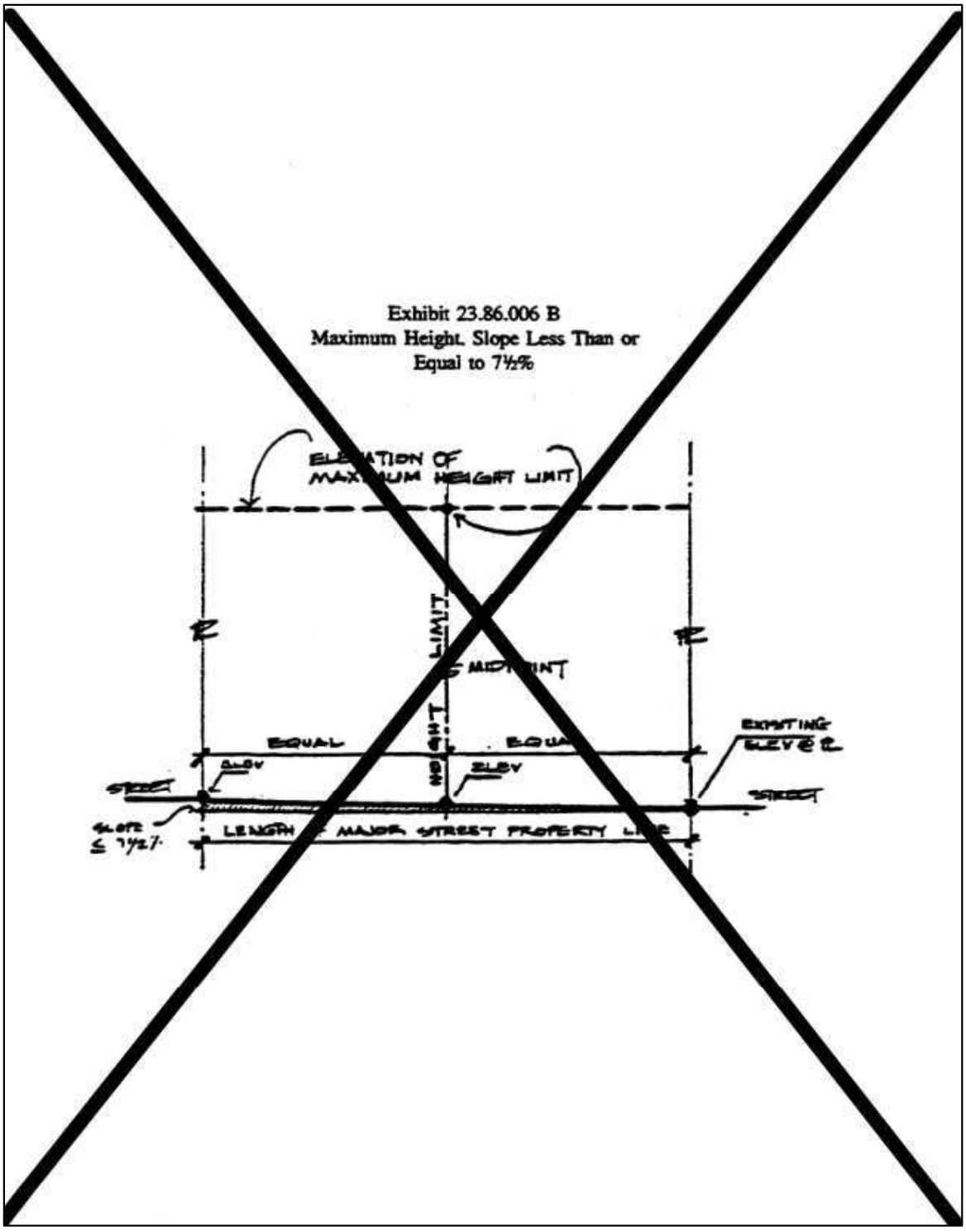


Exhibit 23.86.006 C
Maximum Height, Slope Greater Than 7-½%

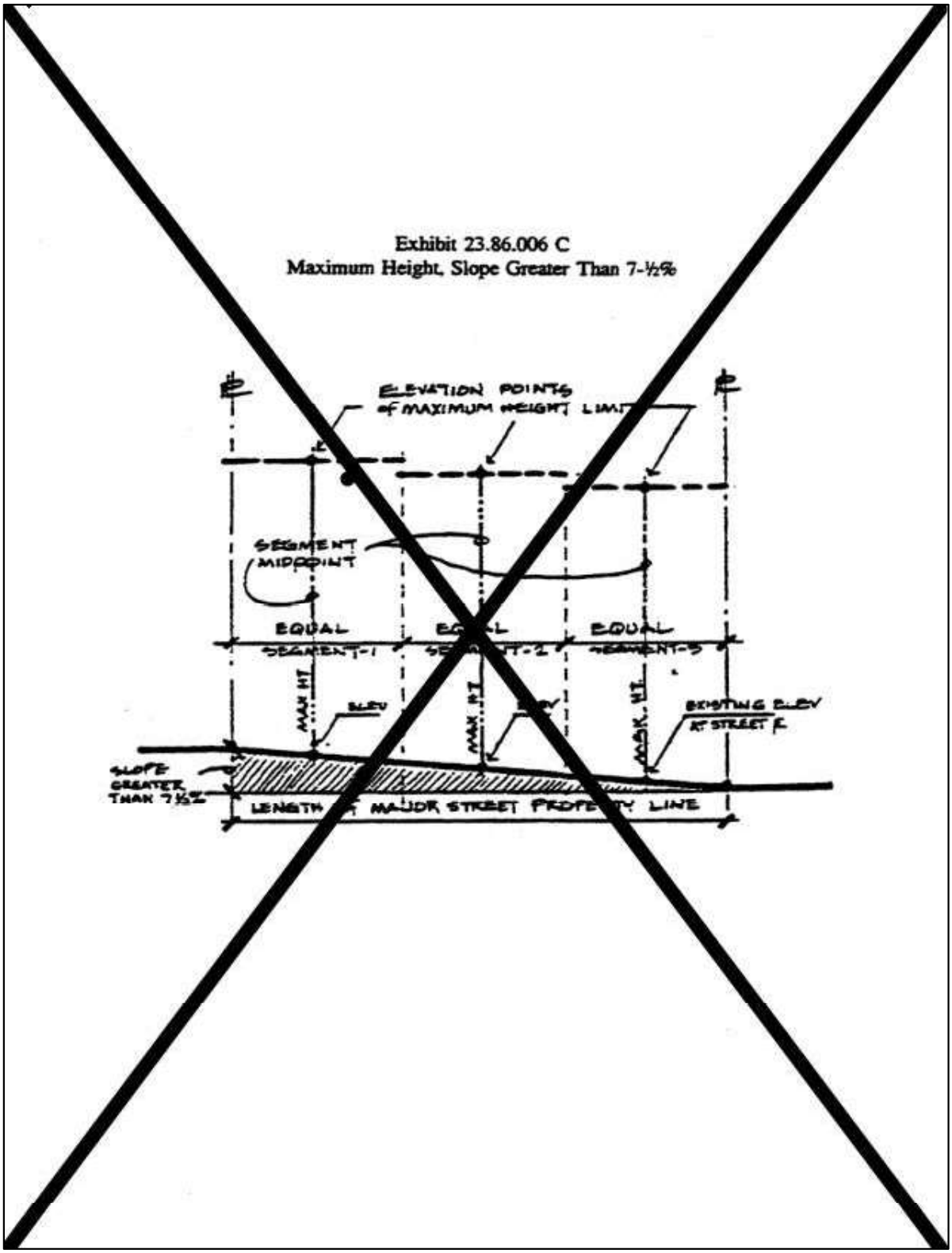
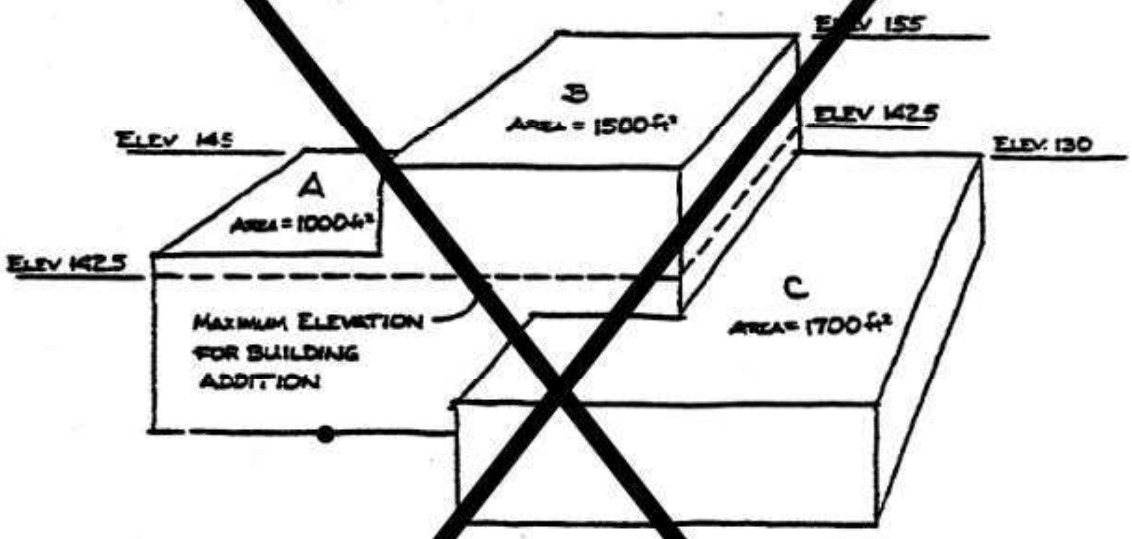


Exhibit 23.86.006 D



ROOF LEVEL	AREA	×	ELEV.	=	PRODUCT
A	1000	×	145	=	145,000
B	1500	×	155	=	232,500
C	1700	×	130	=	221,000
	4200				598,500

PERMITTED ROOF ELEVATION FOR BUILDING ADDITION = $\frac{\text{TOTAL PRODUCT}}{\text{TOTAL AREA}}$ = MAXIMUM ELEVATION

$= \frac{598,500}{4,200} = 142.5$

Section ~~92~~ 93. Section 23.86.007 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

23.86.007 Floor area and floor area ratio (FAR) measurement

A. Gross floor area. Except where otherwise expressly provided in this Title 23, gross floor area shall be as defined in Chapter 23.84A and as measured in this Section 23.86.007. The following are included in the measurement of gross floor area in all zones:

1. Floor area contained in stories above and below grade;

2. The area of stair penthouses, elevator penthouses, and other enclosed rooftop features;

3. The area of motor vehicle and bicycle parking that is enclosed; and

4. The area of motor vehicle parking that is covered by a structure or portion of a structure containing enclosed floor area, excluding motor vehicle parking in ((~~neighborhood residential~~)) Neighborhood Residential and multifamily zones that is only covered by one of the following:

a. Projections containing enclosed floor area of up to 4 feet; or

b. Projections containing enclosed floor area of up to 6 feet for the area of parking accessed from an alley and located directly adjacent to an alley.

* * *

D. Pursuant to subsections ((~~23.44.011.C, 23.44.018.A,~~)) 23.44.050.C, 23.45.510.D, and 23.47A.013.B, and Section 23.48.020, for certain structures in ((~~neighborhood residential~~)) Neighborhood Residential, multifamily, commercial, and Seattle Mixed zones, portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, are exempt from calculation of gross floor area. The exempt gross floor area of such partially below-grade stories is measured as follows:

1. Determine the elevation 4 feet below the ceiling of the partially below-grade story, or 4 feet below the roof surface if there is no next floor above the partially below-grade story;

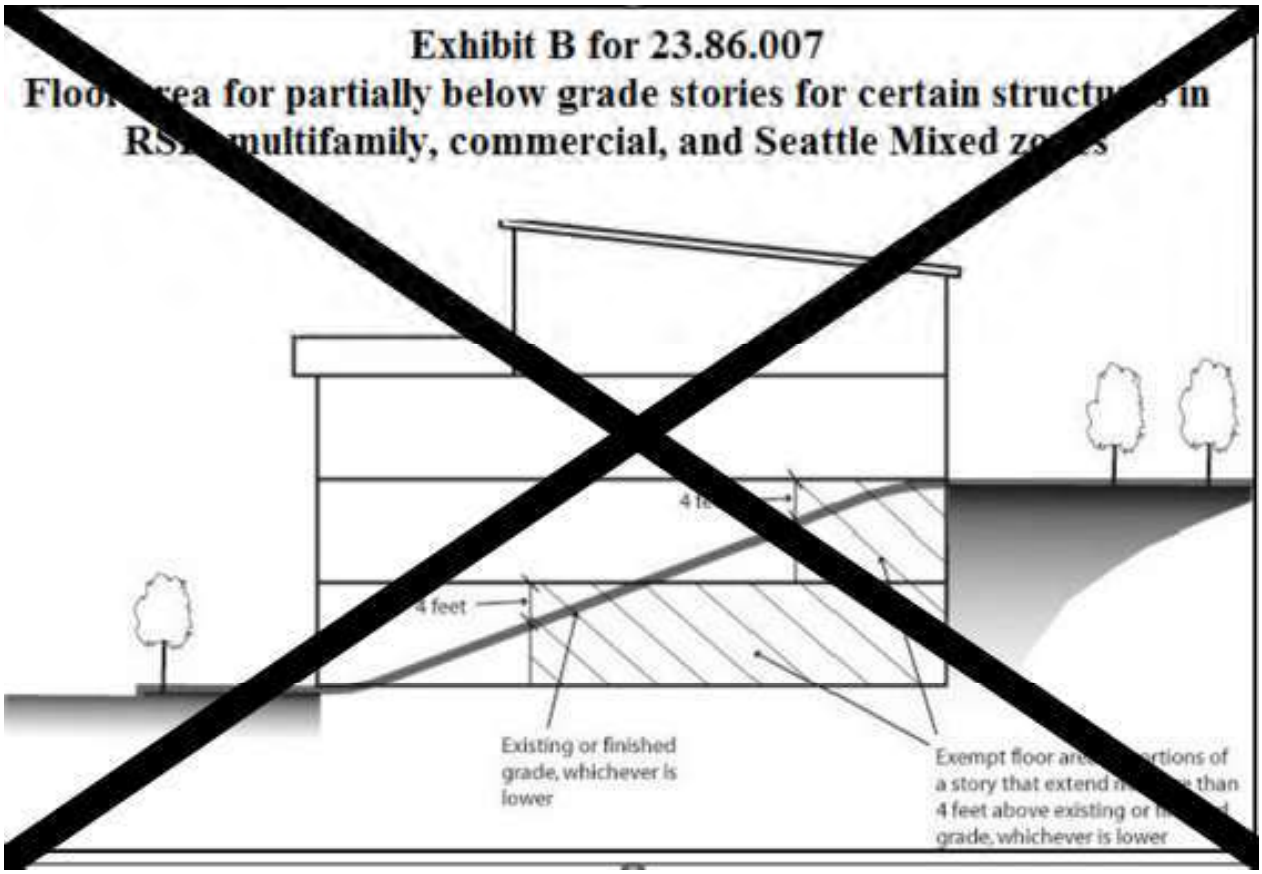
2. Determine the points along the exterior wall of the story where the elevation determined in subsection 23.86.007.D.1 intersects the abutting corresponding existing or finished grade elevation, whichever is lower;

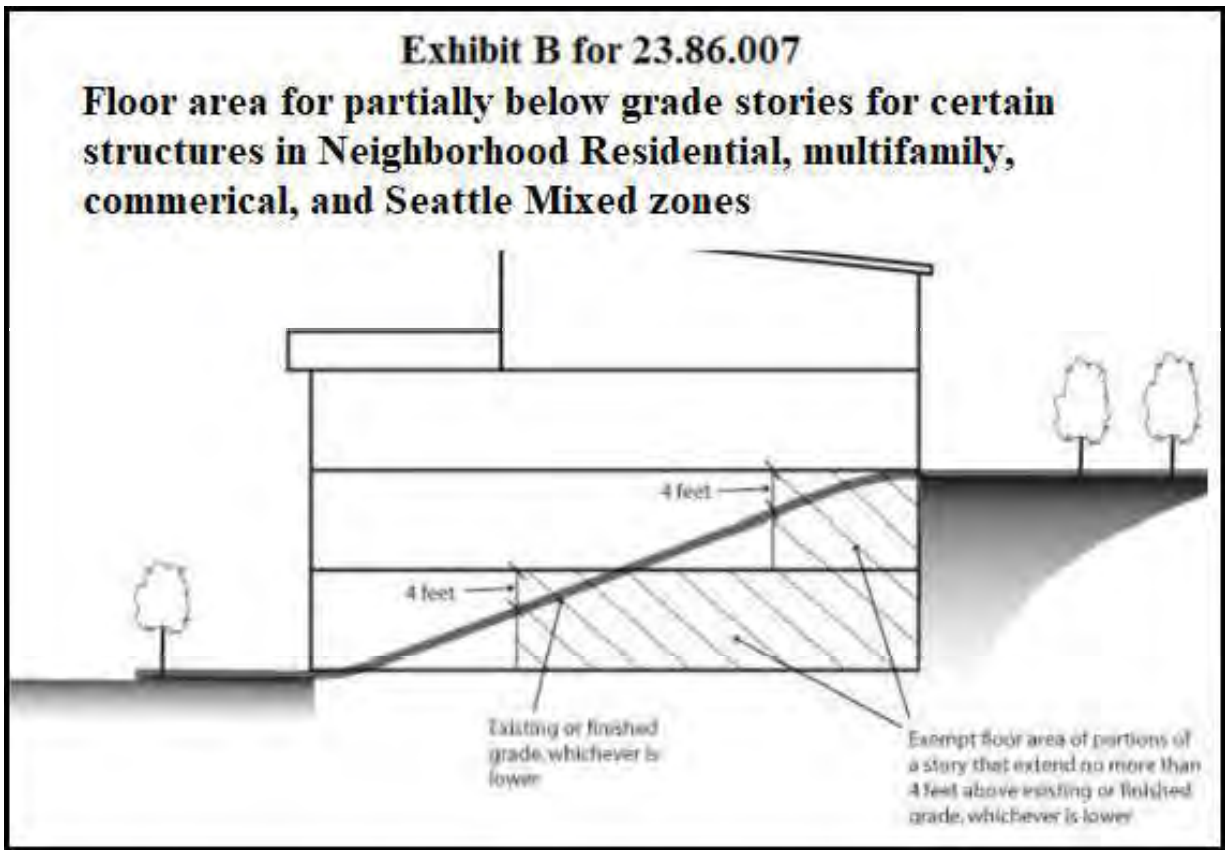
3. Draw a straight line across the story connecting the two points on the exterior walls; and

4. The gross floor area of the partially below-grade story or portion of a partially below-grade story is the area of the story that is at or below the straight line drawn in subsection 23.86.007.D.3, excluding openings required by the Building Code for egress. (See Exhibit B for 23.86.007.)

Exhibit B for 23.86.007

Floor area for partially below grade stories for certain structures in ((~~RSL~~)) Neighborhood Residential, multifamily, commercial, and Seattle Mixed zones





* * *

Section ~~93~~ 94. Section 23.86.008 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.86.008 Lot ((~~coverage,~~)) width ((~~and depth.~~)) in Neighborhood Residential zones

((~~A. Lot coverage shall be calculated in accordance with Exhibit 23.86.008 A.~~

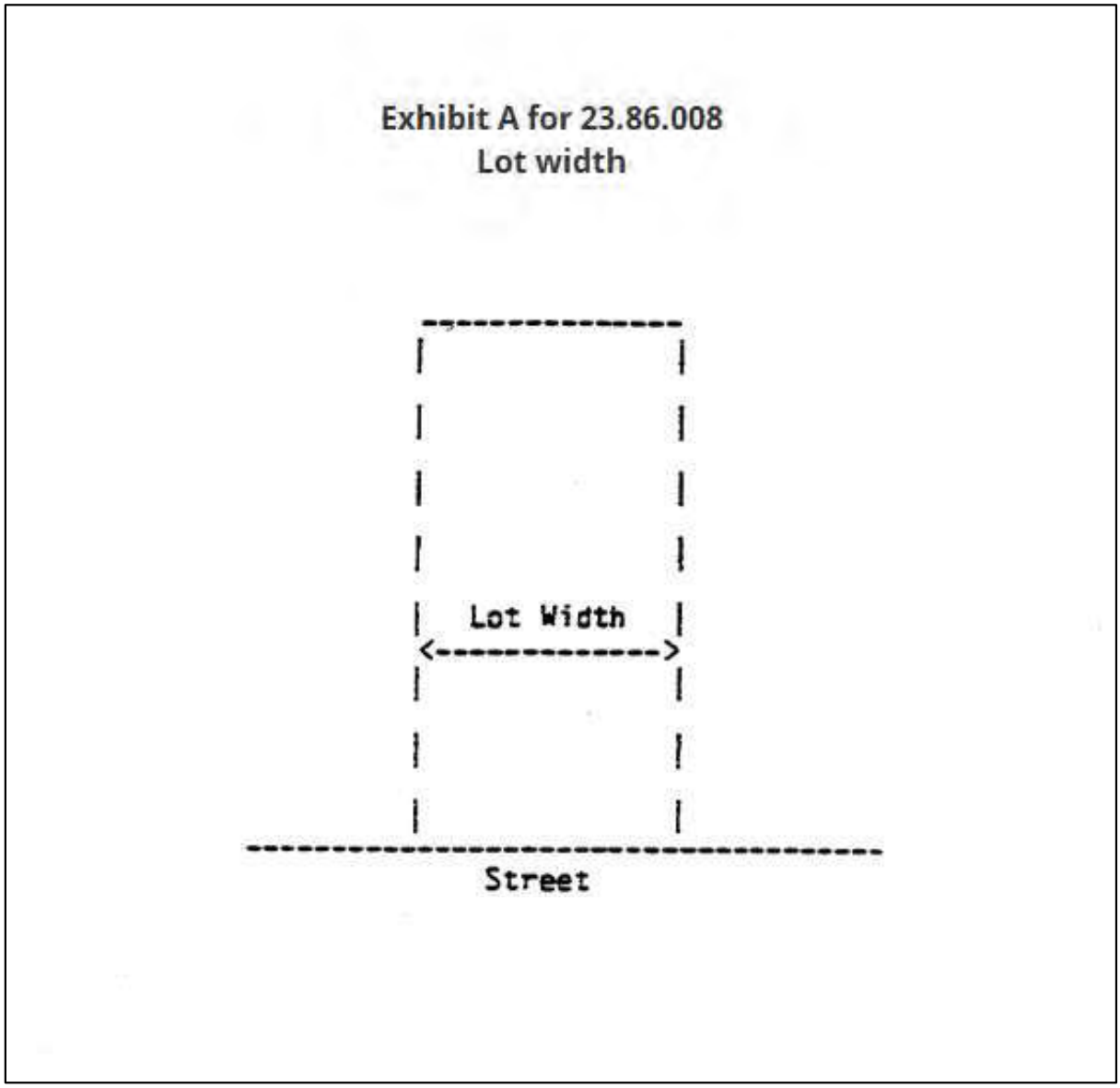
~~B. In neighborhood residential zones, lot depth shall be the length of the line extending between the front lot line or front lot line extended, and the rear lot line or lines, or in the case of a through lot, between the two (2) front lot lines or lines extended. This line shall be perpendicular to the front lot line or front lot line extended. Where an alley abuts the rear of the property, one-half (½) of the width of the alley shall be included as a portion of the lot for determining lot depth.~~

~~C. Lot Width in Neighborhood Residential Zones:~~

~~1.~~)) A. When a lot is essentially rectangular, the lot width ((~~shall be~~)) is the mean horizontal distance between side lot lines measured at right angles to lot depth ((~~(Exhibit 23.86.008 B)~~)) Exhibit A for 23.86.008.

Exhibit A for 23.86.008

Lot width



((~~2. In the case of~~)) B. For a lot with more than one (((~~1~~))) rear lot line (((~~Exhibits 23.86.008 C and 23.86.008 D~~))) (Exhibit B for 23.86.008 and Exhibit C for 23.86.008), the lot width shall be measured according to the following:

Exhibit B for 23.86.008

Lots with more than one rear lot line, and where the distance between the rear lot line is less than 50 percent of lot depth

Exhibit B for 23.86.008
Lots with more than one rear lot line, and where the distance between the rear lot line is less than 50 percent of lot depth

Where A + B is less than 50% of D, the lot width shall be W.

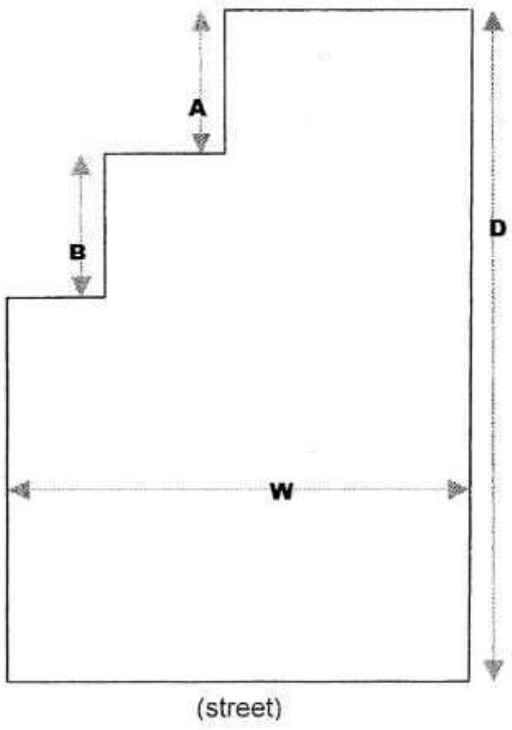
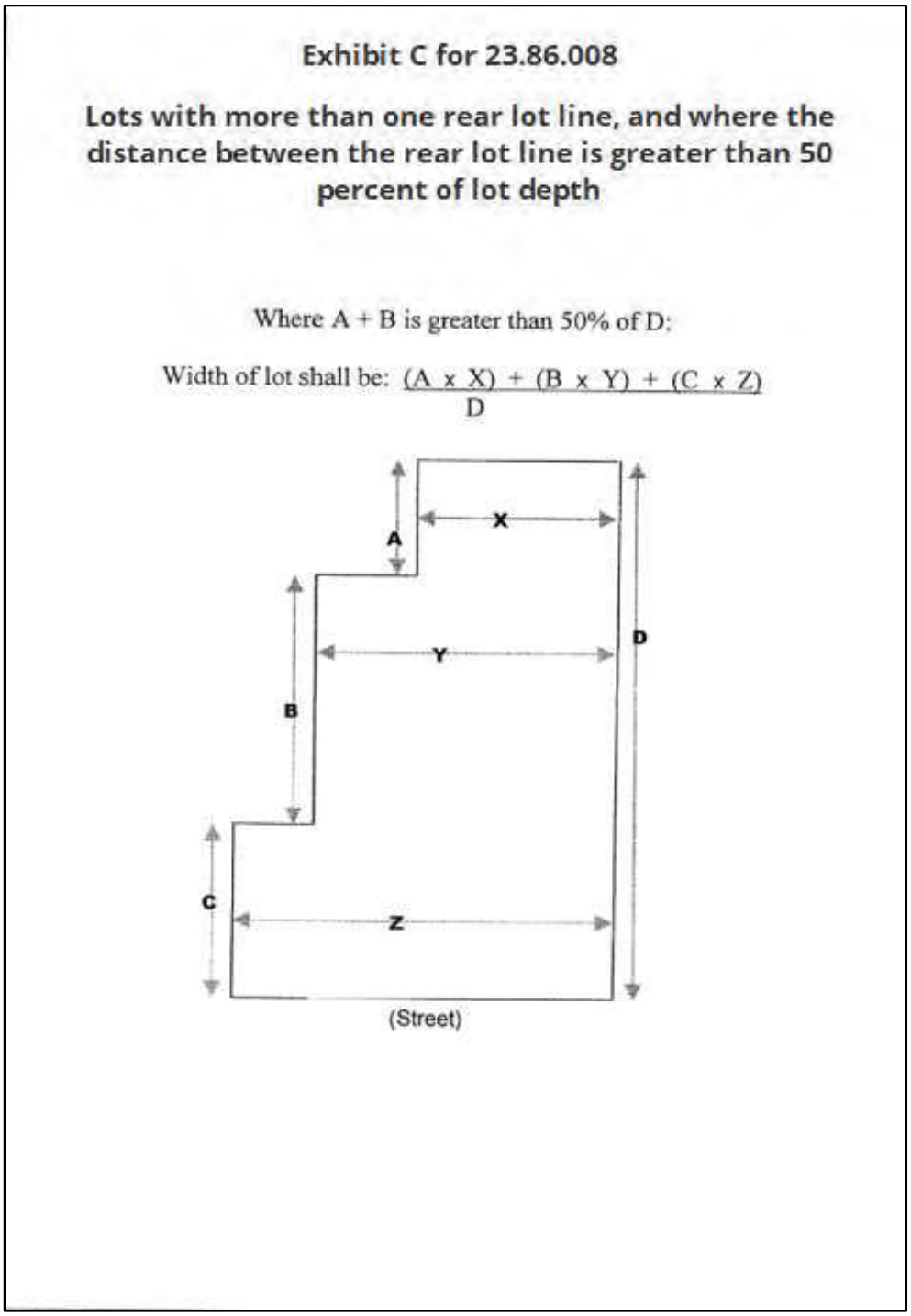


Exhibit C for 23.86.008

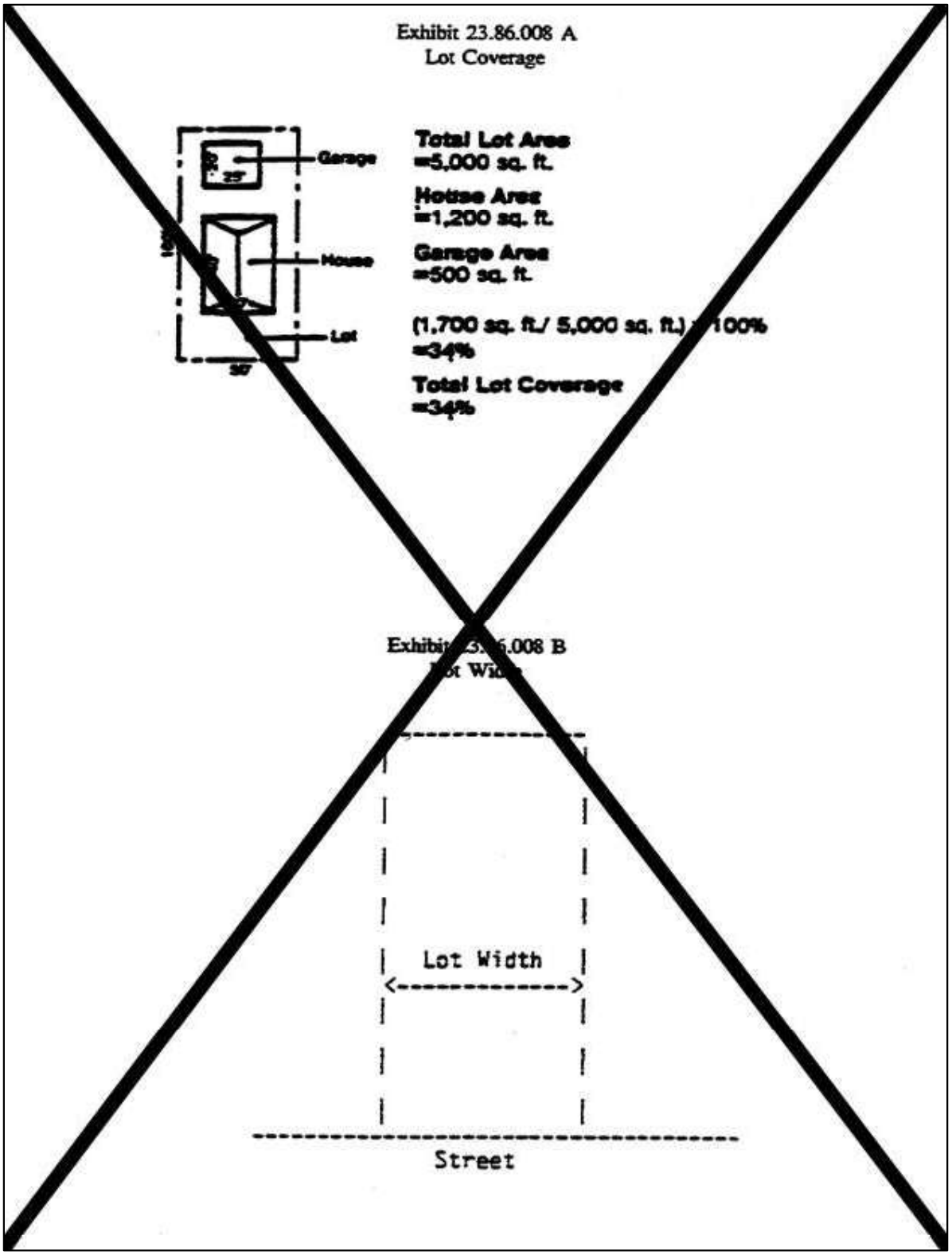
Lots with more than one rear lot line, and where the distance between the rear lot line is greater than 50 percent of lot depth



((~~a.~~)) 1. If the distance between the rear lot lines is ((~~fifty (~~)) 50 ((~~)~~)) percent or less of the lot depth, the lot width shall be measured parallel to the front lot line and shall be the greatest distance between the side lot lines (((~~Exhibit 23.86.008 C~~))) Exhibit B for 23.86.008; or

((~~b.~~)) 2. If the distance between the rear lot lines is greater than ((~~fifty (~~)) 50 ((~~)~~)) percent of the lot depth, the lot width shall be determined by measuring average lot width according to ((~~Exhibit 23.86.008 D~~)) Exhibit C for 23.86.008.

((~~3.~~)) C. For irregular lots not meeting the conditions of subsections ((~~C1 or C2~~)) 23.86.008.A or 23.86.008.B, the Director shall determine the measurement of lot width.



((~~Exhibits 23.86.008A, 23.86.008B~~))

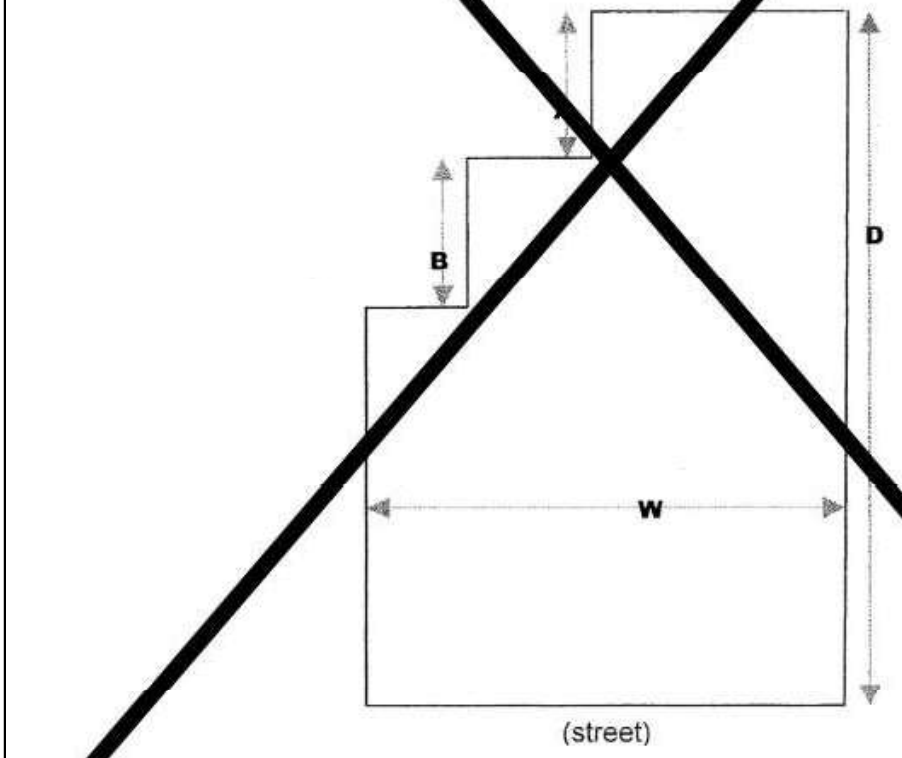
Exhibit 23.86.008 C

Lots With More Than One Rear Lot Line,

And Where The Distance Between The Rear

Lot Line Is Less Than 50% Of Lot Depth

Where A + B is less than 50% of D, the lot width shall be W.



((~~Exhibit 23.86.008C~~))

Exhibit 23.86.008 D

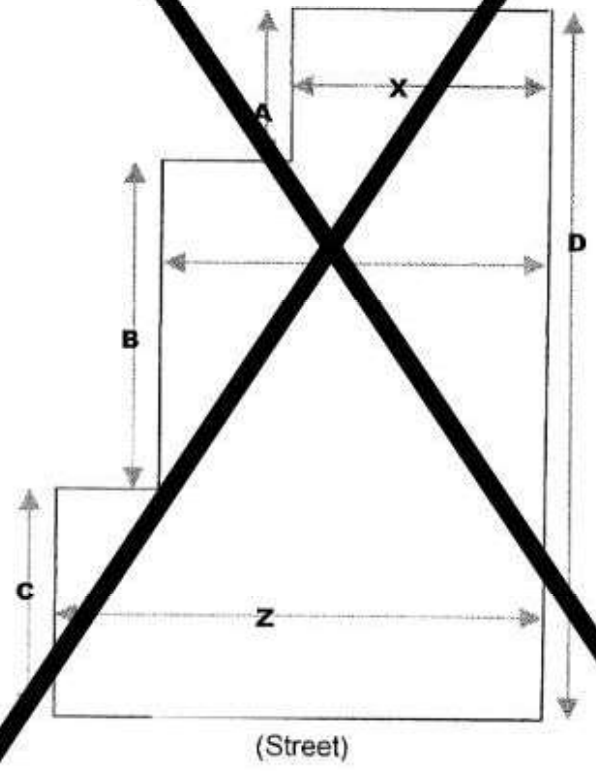
Lots with More Than One Rear Lot Line, And Where

The Distance Between the Rear Lot Line

Is Greater than 50% Of Lot Depth

Where A + B is greater than 50% of D

Width of lot shall be: $\frac{(A \times X) + (B \times Y) + (C \times Z)}{D}$



Section ~~94~~ 95. Section 23.86.010 of the Seattle Municipal Code, last amended by Ordinance 126509, is repealed:

((~~23.86.010 Yards~~

~~A. Measuring required yards. Required yard dimensions shall be horizontal distances, measured perpendicular to the appropriate lot lines (Exhibit A for 23.86.010). For lots with no street frontage, the applicant may designate the front lot line, provided that under the resulting orientation, the area of the front yard is at least 20 percent of the area of the lot or 1,000 square feet whichever is less. If a lot with frontage on more than one street is developed with an existing principal structure, the orientation of the lot for the purpose of current yard requirements shall be the orientation under which the existing structure is most conforming to current yard standards.~~

~~B. Front Yards.~~

~~1. Determining Front Yard Requirements. Front yard requirements are presented in the development standards for each zone. Where the minimum required front yard is to be determined by averaging the setbacks of structures on either side of a lot, the following provisions apply:~~

~~a. The required depth of the front yard shall be the average of the distance between single-family structures and front lot lines of the nearest single-family structures on each side of the lot (Exhibit B for 23.86.010). If the front facade of the single-family structure is not parallel to the front lot line, the shortest distance from the front lot line to the structure shall be used for averaging purposes (Exhibit C for 23.86.010).~~

~~b. The yards used for front yard averaging shall be on the same block front as the lot, and shall be the front yards of the nearest single-family structures within 100 feet of the side lot lines of the lot.~~

~~e. For averaging purposes, front yard depth shall be measured from the front lot lines to the wall nearest to the street or, where there is no wall, the plane between supports, which comprises 20 percent or more of the width of the front facade of the single-family structure. Enclosed porches shall be considered part of the single-family structure for measurement purposes. Attached garages or carports permitted in front yards under 23.44.016.D, decks, uncovered porches, eaves, attached solar collectors, and other similar parts of the structure shall not be considered part of the structure for measurement purposes.~~

~~d. If there is a dedication of street right-of-way to bring the street abutting the lot closer to the minimum widths established in Section 23.53.015, for averaging purposes the amount of the dedication shall be subtracted from the front yard depth of the structures on either side.~~

~~e. If the first single-family structure within 100 feet of a side lot line of the lot is not on the same block front, or does not provide its front yard on the same street, or if there is no single-family structure within 100 feet of the side lot line, the yard depth used for averaging purposes on that side shall be 20 feet (Exhibits D and E for 23.86.010).~~

~~f. If the front yard of the first single-family structure within 100 feet of the side lot line of the lot exceeds 20 feet, the yard depth used for averaging purposes on that side shall be 20 feet (Exhibit F for 23.86.010).~~

~~g. In cases where the street is very steep or winding, the Director shall determine which adjacent single-family structures should be used for averaging purposes.~~

~~2. Sloped Lots in Neighborhood Residential Zones. For a lot in a neighborhood residential zone, reduction of the required front yard is permitted at a rate of 1 foot for every percent of slope in excess of 35 percent. For the purpose of this provision the slope shall be~~

~~measured along the centerline of the lot. In the case of irregularly shaped lots, the Director shall determine the line along which slope is calculated.~~

~~C. Rear yards. Rear yard requirements are presented in the standard development requirements for each zone. In determining how to apply these requirements, the following provisions shall apply:~~

~~1. The rear yard shall be measured horizontally from the rear lot line if the lot has a rear lot line that is essentially parallel to the front lot line for its entire length.~~

~~2. If the front lot line is essentially parallel to portions of the rear property line, as with a stepped rear property line, each portion of the rear property line that is opposite and essentially parallel to the front lot line is considered to be a rear lot line for the purpose of establishing a rear yard.~~

~~3. On a lot with a rear property line, part of which is not essentially parallel to any part of the front lot line, the rear yard is measured from a line or lines drawn from side lot line(s) to side lot line(s), at least 10 feet in length, parallel to and at a maximum distance from the front lot line. If an alley abuts the rear of the property, 1/2 the width of the alley, between the side lot lines extended, is considered to be part of the lot for drawing this line. For those portions of the rear lot line that are essentially parallel to the front lot line, subsection 23.86.010.C.2 above shall apply. The lot depth is then measured perpendicularly from this 10 foot long line extended as needed to the point on the actual front lot line that is the furthest distance away. This establishes lot depth, which then may be used to determine the required rear yard depth.~~

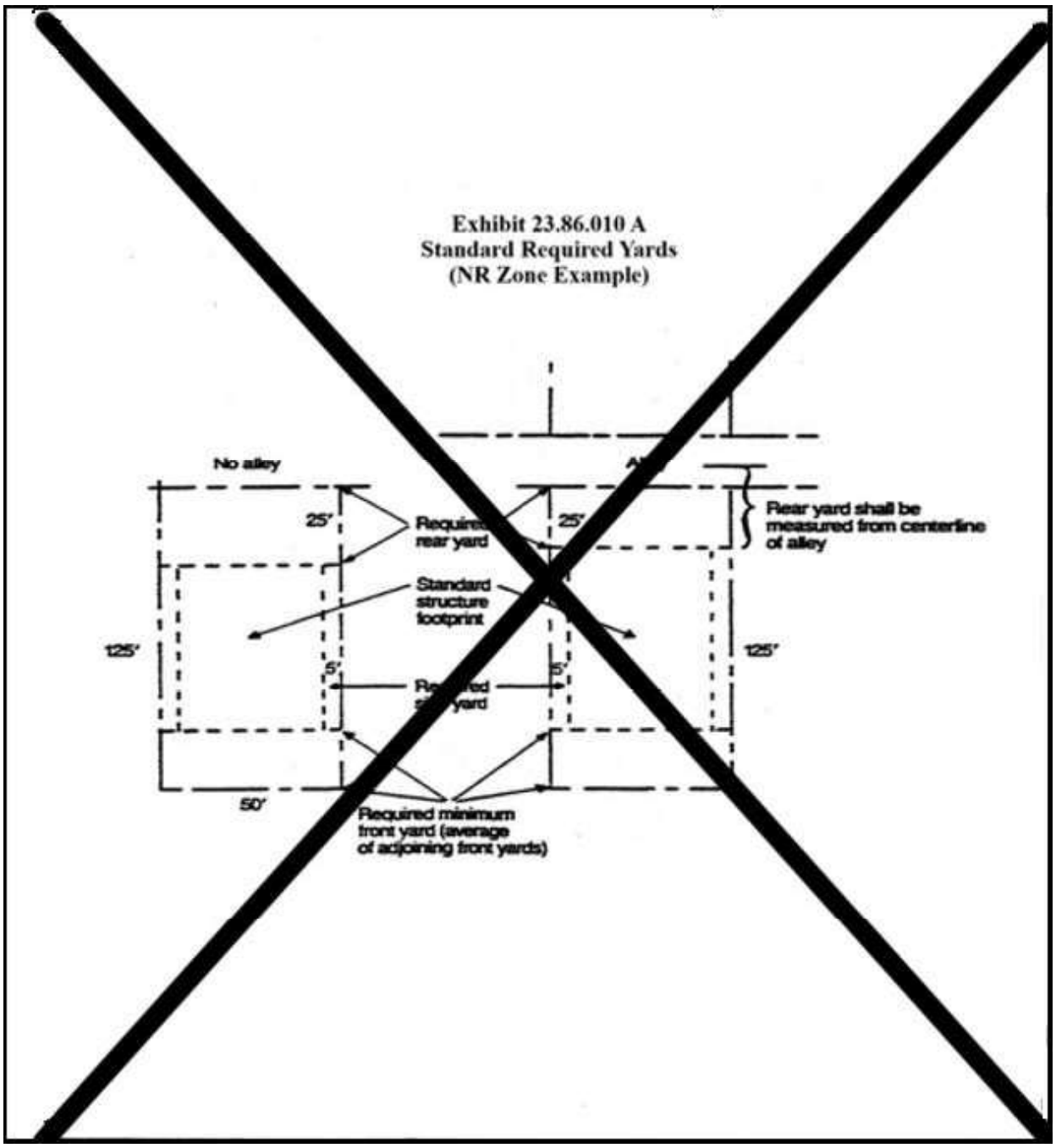
~~4. For a lot with a curved front lot line, the rear yard is measured from a line at least 10 feet in length, parallel to and at a maximum distance from a line drawn between the endpoints of the curve. The lot depth is then measured perpendicularly from this 10 foot long~~

~~line extended as needed to the point on the actual front lot line that is the furthest distance away. This establishes lot depth, which then may be used to determine the required rear yard depth.~~

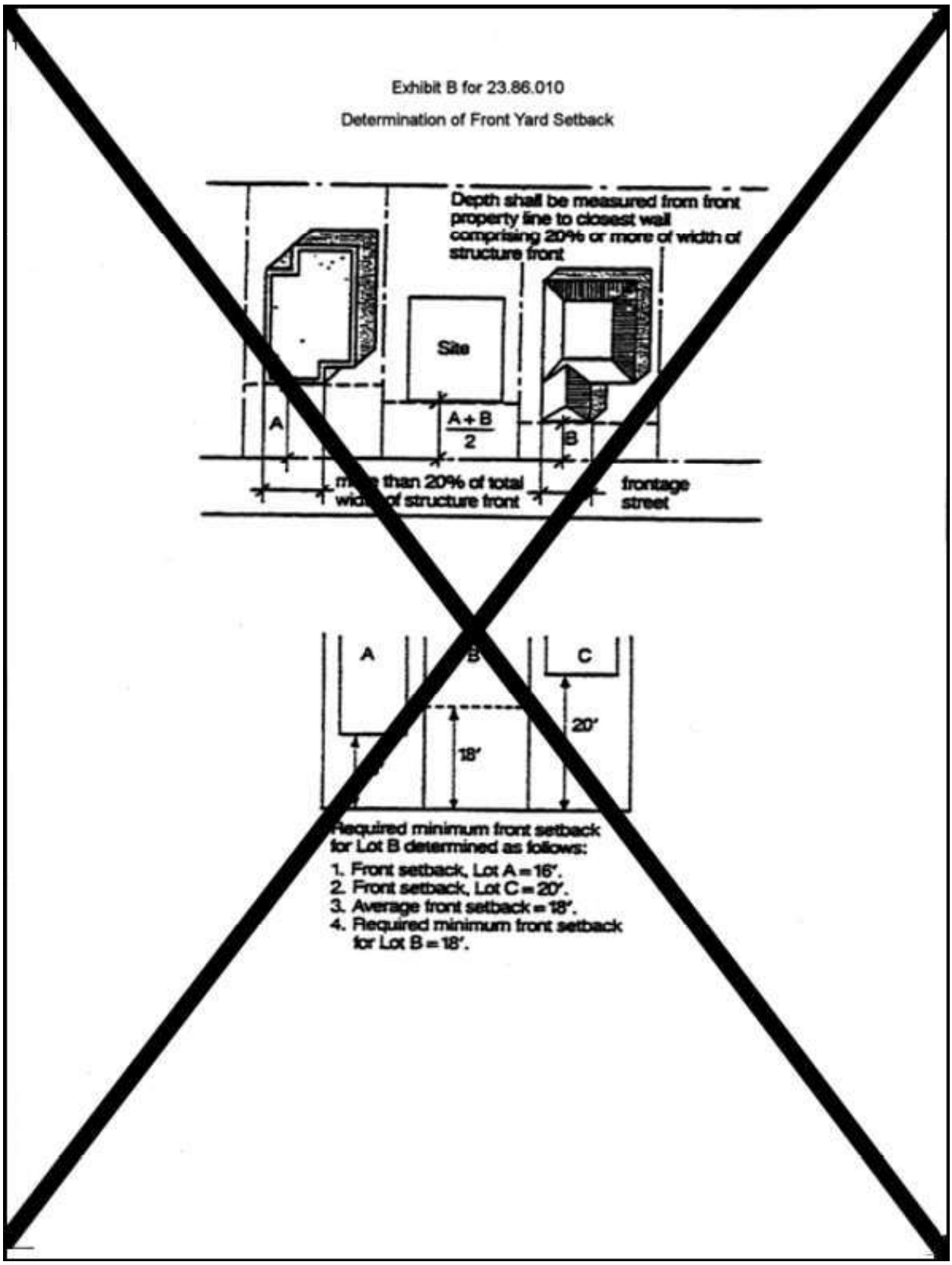
~~5. For a lot with an irregular shape or with an irregular front lot line not meeting conditions of subsections 23.86.010.C.1 through 23.86.010.C.4, the Director shall determine the measurement of the rear yard.~~

~~D. Side Yards.~~

~~1. Side Yard Averaging. Side yard requirements are presented in the standard development requirements for each zone. In certain cases where specifically permitted, the side yard requirement may be satisfied by averaging the distance from side lot line to structure facade for the length of the structure. In those cases the side yard shall be measured horizontally from side lot line to the side facade of the structure.~~))


Exhibit 23.86.010 A
Standard Required Yards
(NR Zone Example)
No alley
25'
Required rear yard
25'
Rear yard shall be measured from centerline of alley
Standard structure footprint
125'
125'
5'
5'
50'
Required minimum front yard (average of adjoining front yards)

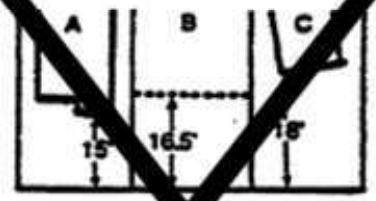
1


Exhibit B for 23.86.010
Determination of Front Yard Setback
Depth shall be measured from front property line to closest wall comprising 20% or more of width of structure front
Site
A
A+B
2
B
than 20% of total
of structure front
frontage
street
A
B
C
20'
18'
Required minimum front setback for Lot B determined as follows:
1. Front setback, Lot A = 16'.
2. Front setback, Lot C = 20'.
3. Average front setback = 18'.
4. Required minimum front setback for Lot B = 18'.

1

Exhibit C for 23.86.010

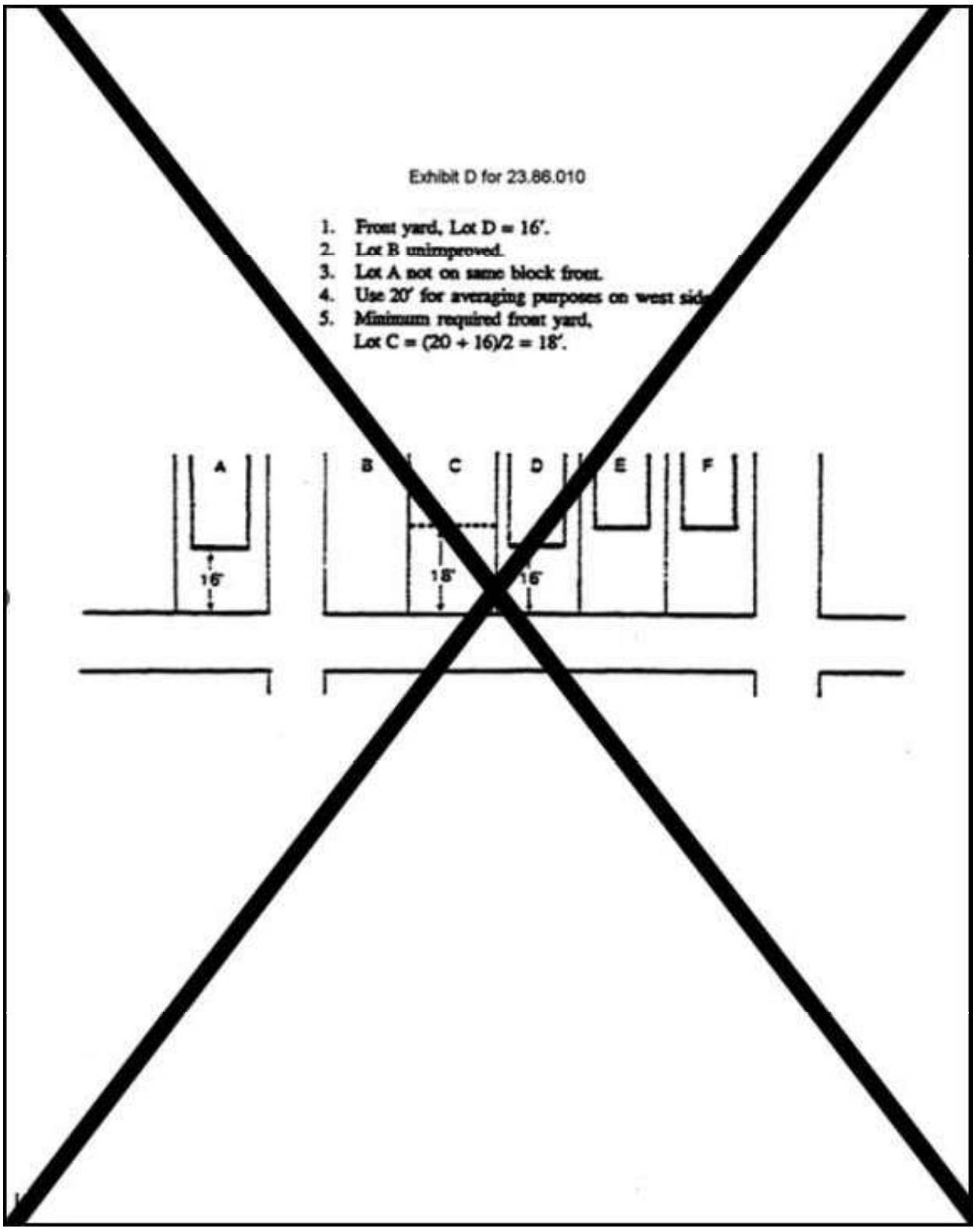
Calculating Minimum Required Front Yard
Unusual Front Walls



Minimum required front yard for Lot B:

1. Front yard, Lot A = 15'.
2. Front yard, Lot C = 18'.
3. Average front yard = 16.5'.
4. Required minimum front yard for lot B = 16.5'

1


Exhibit D for 23.86.010
1. Front yard, Lot D = 16'.
2. Lot B unimproved.
3. Lot A not on same block front.
4. Use 20' for averaging purposes on west sid
5. Minimum required front yard,
Lot C = (20 + 16)/2 = 18'.
A
B
C
D
E
F
16'
15'
16'

1

Exhibit E for 23.86.010

Minimum Required Front Yards, Adjoining Lots Unimproved

1. Front yard, Lot F = 18'.
2. Lots B, C, D unimproved.
3. Use 20' for averaging purposes on west side.
4. Minimum required front yard,
   Lot E = (20 + 18)/2 = 19'.

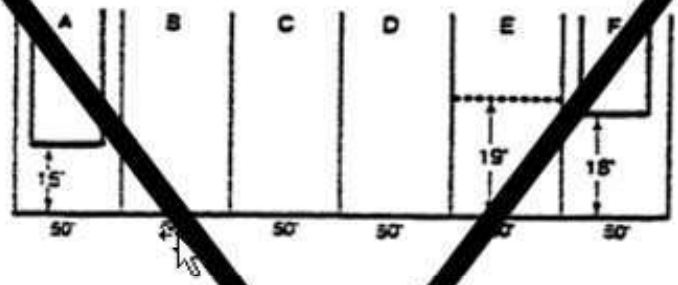
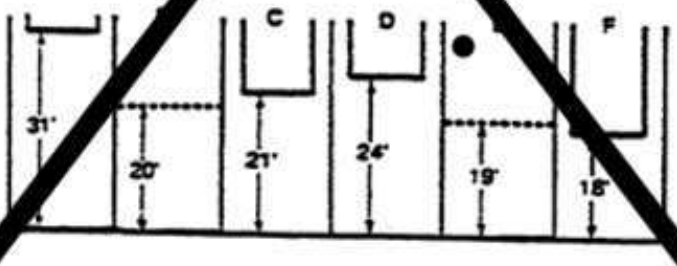


Exhibit F for 23.86.010

1. Minimum required front yard,
   Lot B = (20 + 20)/2 = 20'.
2. Minimum required front yard,
   Lot E = (20 + 18)/2 = 19'.



1

Section ~~95~~ 96. Section 23.86.012 of the Seattle Municipal Code, last amended by Ordinance 125791, is amended as follows:

23.86.012 ((~~Multifamily and commercial zone setback~~)) Setback and separations measurement

A. For purposes of setback and separation standards, measurement shall be taken to the outside of building foundations and exterior walls rather than to exterior finishing provided that exterior finishes extend no more than 8 inches into a required setback.

B. Setback averaging. In multifamily and commercial zones, certain required setbacks may be averaged. In such cases ((~~the following provisions apply~~)):

1. The average front and rear setbacks are calculated based on the entire width of the structure;

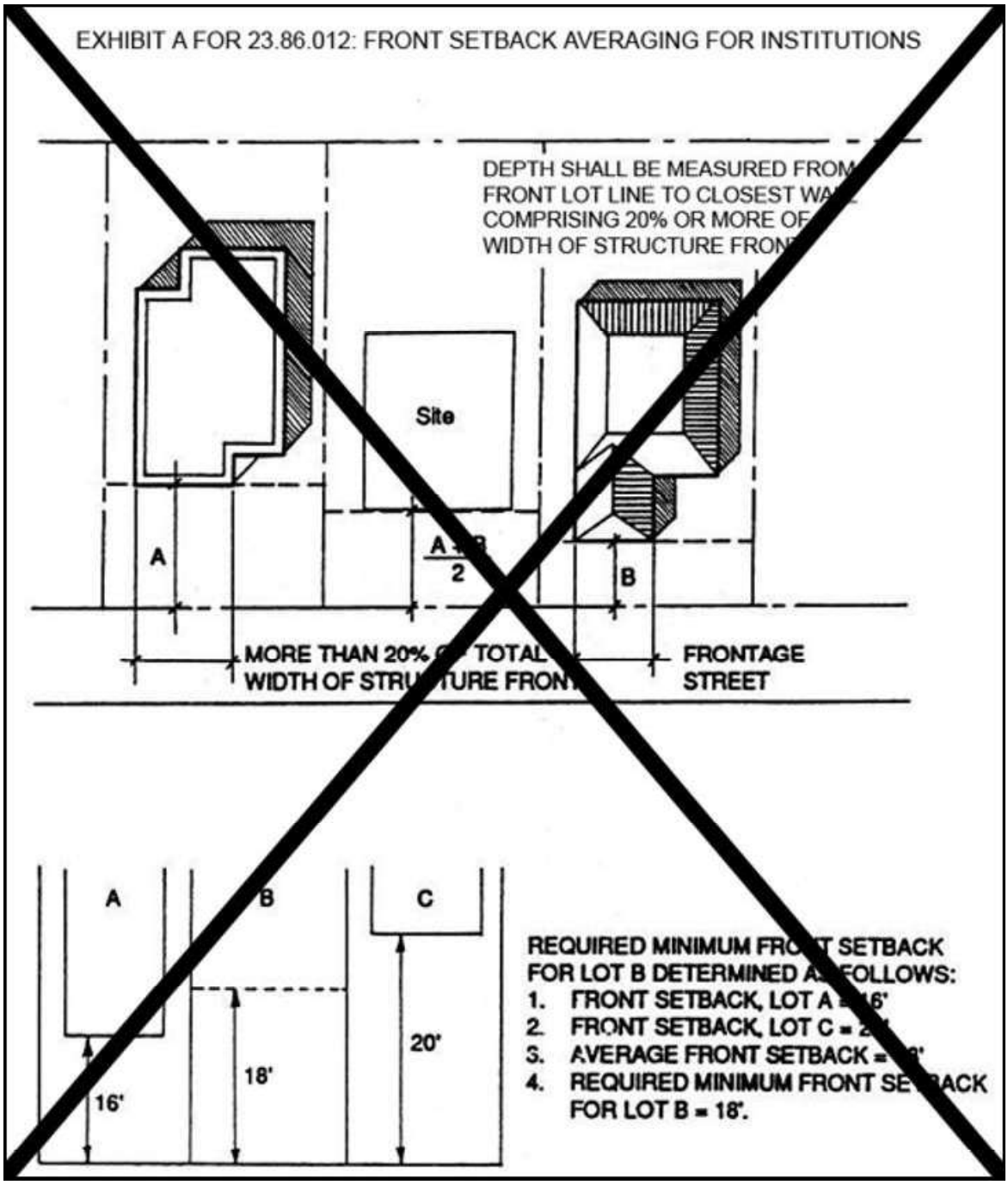
2. The average side setbacks are calculated based on the entire depth of the structure;

3. Setbacks are measured horizontally from the lot line to the facade of the structure. The facade(s) used in calculating the average and minimum setback requirements shall be those facades that are nearest to that lot line except that any features allowed to project into the setback are excluded.

((~~B. Determining front setbacks for institutions. In LR zones, the minimum required front setback for institutions is determined by averaging the setbacks of structures on either side of the subject lot, as follows:~~

~~1. The required front setback is the average of the distances between principal structures and front lot lines of the nearest principal structures on each side of the subject lot if~~

~~each of those structures is on the same block front as the subject lot and is within 100 feet of the side lot lines of the subject lot (Exhibit A for 23.86.012).~~



~~2. If the first principal structure within 100 feet of a side lot line of the subject lot is not on the same block front or there is no principal structure within 100 feet of the side lot line, the setback depth used for averaging purposes on that side is 7 feet.~~

~~3. For averaging purposes, the front setback is the shortest distance from the front lot line to the nearest wall or, where there is no wall, the plane between supports that span 20 percent or more of the width of the front facade of the principal structure. Attached garages and enclosed porches are considered part of the principal structure for measurement purposes. Decks less than 18 inches above existing grade, uncovered porches, eaves, attached solar collectors and other similar parts of the structure are not considered part of the principal structure.~~

~~4. If there is a dedication of street right-of-way to bring the street abutting the lot closer to the minimum widths established in Section 23.53.015, for averaging purposes the amount of dedication is subtracted from the front setbacks of the structures on either side.~~

~~5. If the front setback of the first principal structure within 100 feet of the side lot line of the subject lot exceeds 20 feet, the setback depth used for averaging purposes on that side is 20 feet.~~

~~6. In cases where the street is very steep or winding, the Director will determine which adjacent structures should be used for averaging purposes.~~

~~7. In the case of a through lot, the front setback is determined independently for each street frontage. The measurement techniques of this section 23.86.012 apply to each street frontage separately.~~

~~8. For multiple structures on the same lot, the front setback of a principal structure on the same lot may be used for averaging purposes.~~))

* * *

Section ~~96~~ 97. Section 23.86.017 of the Seattle Municipal Code, enacted by Ordinance 123495, is amended as follows:

23.86.017 Amenity area measurement

((~~Certain zones require a minimum amount of amenity area to be provided on the lot.~~)) If amenity area is required, the following provisions shall apply:

A. If the applicable development standards specify a minimum contiguous amenity area, areas smaller than the minimum contiguous area are not to be counted toward fulfilling amenity area requirements.

1. Driveways and vehicular access easements, whether paved or unpaved, shall be considered to separate the amenity areas they bisect((~~, except for woonerfs permitted to qualify as required amenity area~~)).

2. Pedestrian access areas shall not be considered to break the contiguity of amenity area on each side.

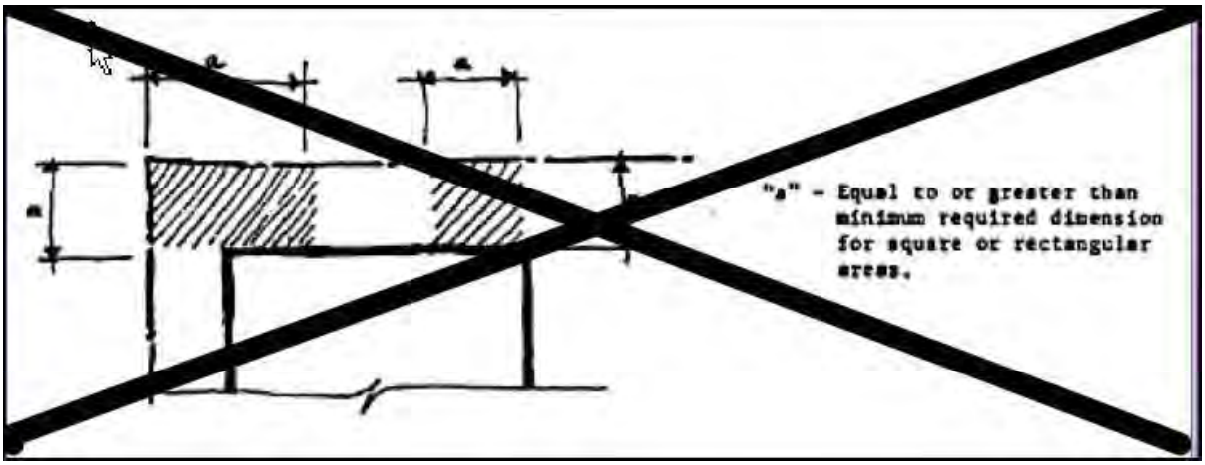
B. In shoreline areas, when determining the amount of amenity area required or provided, no land waterward of the ordinary high water mark shall be included in the calculation.

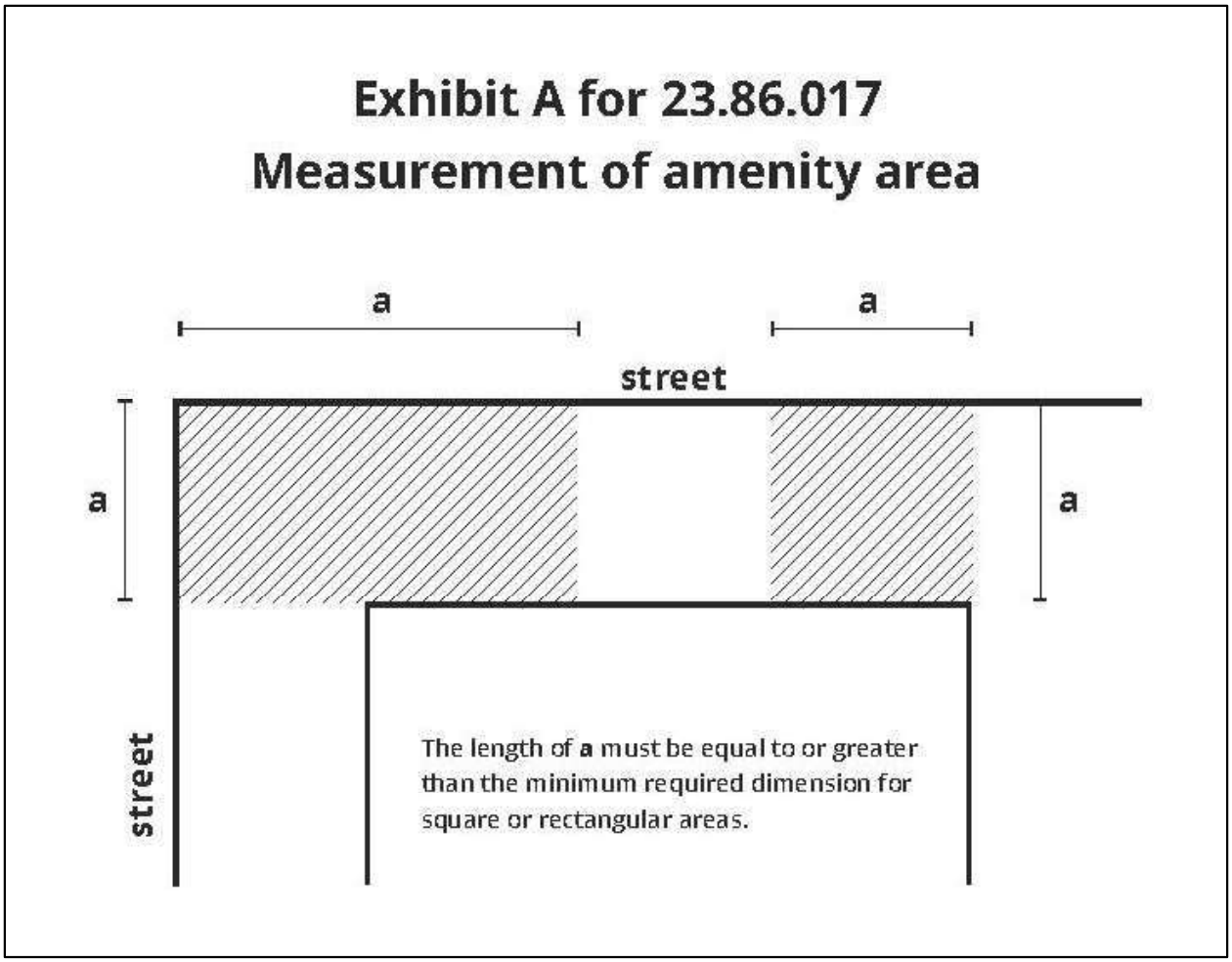
C. In cases where the shape or configuration of the amenity area is irregular or unusual, the Director shall determine whether amenity area requirements have been met, notwithstanding the following provisions, based on whether the proposed configuration would result in amenity area that is truly usable for normal residential recreational purposes. For the purpose of measuring the minimum horizontal dimension of the amenity area, if one is specified, the following provisions shall apply:

1. For rectangular or square areas, each exterior dimension of the area shall meet the minimum dimension (Exhibit A for 23.86.017).

Exhibit A for ((~~Section~~)) 23.86.017((~~: Measurement of Regular Amenity Area~~))

Measurement of amenity area

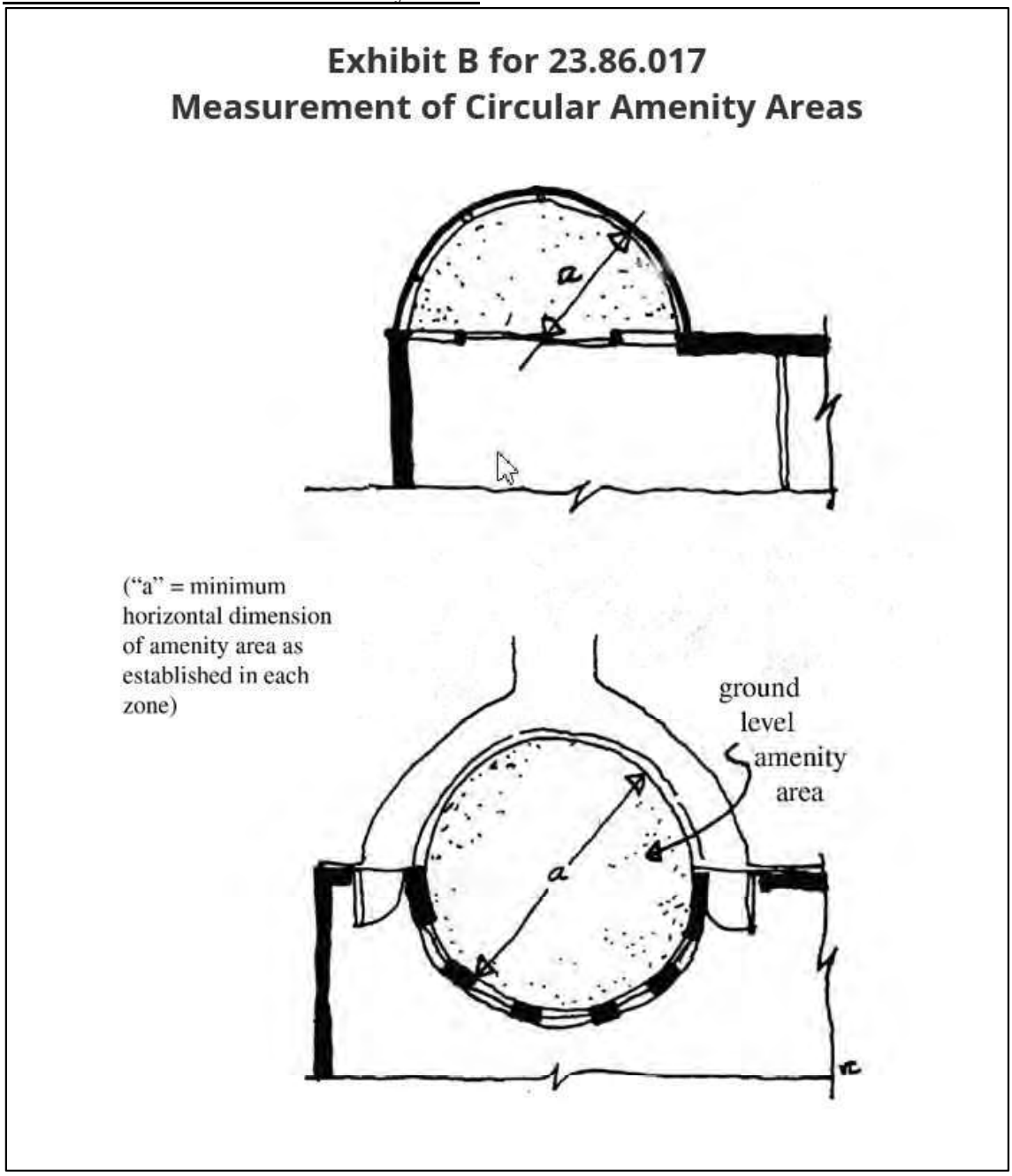




2. For circular areas, the diameter of the circle shall meet the minimum dimension((~~; for~~)) . For semicircular areas, the radius of the area shall meet the minimum dimension (Exhibit B for 23.86.017).

Exhibit B for 23.86.017((~~: Measurement of Circular Amenity Areas~~))

Measurement of circular amenity areas



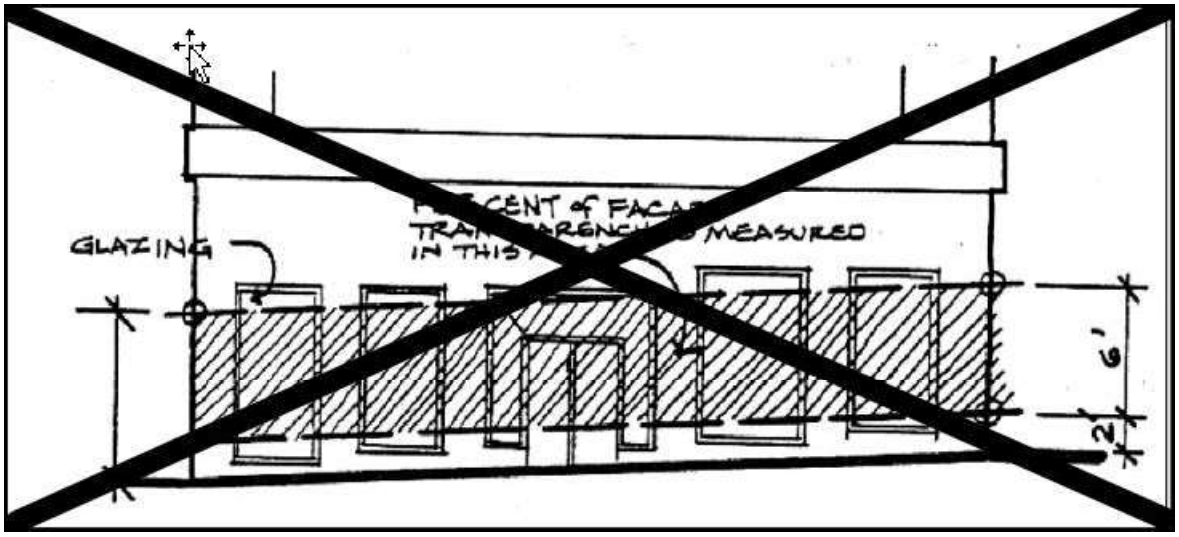
Section ~~97~~ 98. Section 23.86.026 of the Seattle Municipal Code, last amended by Ordinance 124503, is amended as follows:

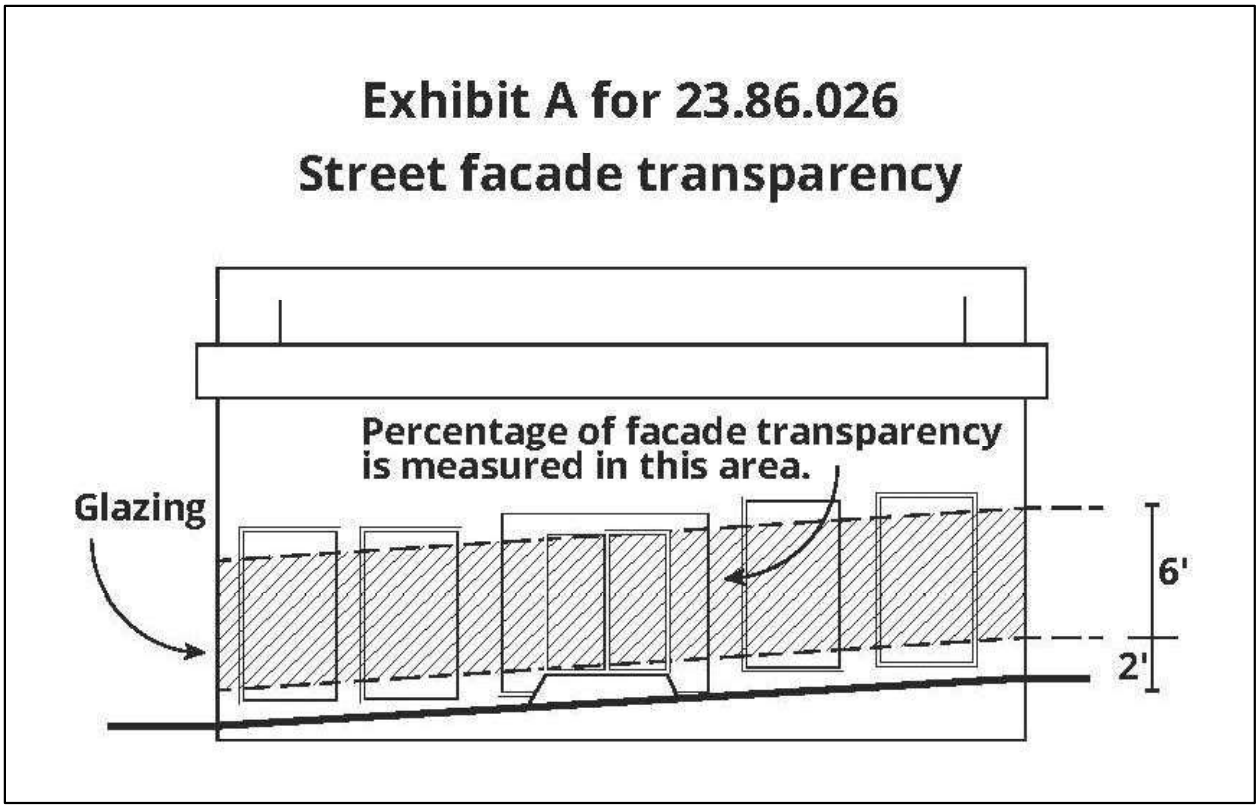
23.86.026 Facade transparency

A. In zones, other than Neighborhood Residential or Lowrise zones, where a certain percentage of the street-facing facade is required to be transparent, transparency shall be measured in an area between 2 feet and 8 feet above the elevation of the lot line at the sidewalk, as depicted in Exhibit A for 23.86.026, unless a different area is specified in the development standards applicable to the lot. Areaways, stairways, and other excavations at the lot line shall not be considered in measuring the elevation of the street lot line. When sidewalk widening is required according to Section 23.49.022, the elevation of the lines establishing the new sidewalk width shall be used rather than the street lot line.

Exhibit A for 23.86.026

Street ((~~Facade Transparency~~)) facade transparency





B. When transparency is required for facades that abut bonused public open spaces, the measurement of facade transparency shall be from the elevation of the public open space.

C. The full length of ((~~landmark~~)) Landmark designated structures, and character structures retained according to Section 23.73.015, shall not be counted in determining the required transparency.

Section ~~98~~ 99. Section 23.90.019 of the Seattle Municipal Code, last amended by Ordinance 127211, is amended as follows:

23.90.019 Civil penalty for unauthorized dwelling units ((~~in neighborhood residential zones~~))

In addition to any other sanction or remedial procedure that may be available, the following penalties apply to unauthorized dwelling units ((~~in neighborhood residential zones in violation of Section 23.44.006~~)). An owner of a ((~~neighborhood residential zoned~~)) lot ((~~that has more than~~

((~~one single-family dwelling unit and~~)) who is issued a notice of violation for an unauthorized dwelling unit((~~,~~)) is subject to a civil penalty of $5,000 for each ((~~additional~~)) unauthorized dwelling unit((~~, unless the additional unit is an authorized dwelling unit in compliance with Section 23.42.022, is a legal non-conforming use, or is approved as part of an administrative conditional use permit pursuant to Section 25.09.260~~)). Penalties for ((~~violation of Sections 23.44.006 and 23.44.022 except for those violations subject to subsection 23.90.018.B,~~)) unauthorized dwelling units in this Section 23.90.019 shall be reduced from $5,000 to $500 if, prior to the compliance date stated on the notice of violation for an unauthorized dwelling unit, the dwelling unit is removed or authorized ((~~, is a legal non-conforming use, or is approved as part of an administrative conditional use permit pursuant to Section 25.09.260~~)).

Section ~~99~~ 100. Section 23.91.002 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.91.002 Scope of this Chapter 23.91

A. Violations of the following provisions of this Title 23 shall be enforced under the citation or criminal provisions set forth in this Chapter 23.91:

1. Junk storage in residential zones ((~~(Chapter 23.44, Chapter 23.45, Chapter 23.46, Chapter 23.49 Subchapter IV, and Chapter 23.49 Subchapter VII)~~)), unless the lot contains a vacant structure subject to the vacant building maintenance standards contained in subsection 22.206.200.A and a notice of violation has been issued requiring compliance with subsection 22.206.200.F;

2. Construction or maintenance of structures in required ((~~yards or~~)) setbacks in residential zones ((~~(Chapter 23.44, Chapter 23.45, Chapter 23.46, Chapter 23.49 Subchapter IV, and Chapter 23.49 Subchapter VII)~~));

3. Parking of vehicles in a ((~~neighborhood residential~~)) Neighborhood Residential zone (Section ((~~23.44.016~~)) 23.44.160), unless the lot contains a vacant structure subject to the vacant building maintenance standards contained in subsection 22.206.200.A;

4. Keeping of animals (Section 23.42.052); and

((~~[5. Reserved.]~~

~~6.~~)) 5. The following violations of ((~~the Shoreline District,~~)) Chapter 23.60A:

a. Discharging, leaking, or releasing solid or liquid waste and untreated effluent, oil, chemicals, or hazardous materials into the water (subsection 23.60A.152.R);

b. Releasing debris and other waste materials from construction, maintenance, repair, or in operation or management of a property, into any water body (subsections 23.60A.152.H, 23.60A.152.I, 23.60A.152.T, and 23.60A.152.U);

c. Conducting activity in or over water outside the allowed work windows (subsection 23.60A.152.J); and

d. Closing required public access (Section 23.60A.164).

B. Any enforcement action or proceeding pursuant to this Chapter 23.91 shall not affect, limit, or preclude any previous, pending, or subsequent enforcement action or proceeding taken pursuant to Chapter 23.90.

Section ~~100~~ 101. Section 25.09.052 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

25.09.052 Replacing structures in environmentally critical areas and buffers

* * *

B. Replacing a ((~~single-family residence~~)) detached dwelling unit voluntarily in wetlands, wetland buffers, and fish and wildlife habitat conservation areas

1. Replacing a ((~~single-family residence~~)) detached dwelling unit and its appurtenant structures and access is allowed in wetlands, wetland buffers, and fish and wildlife habitat conservation areas if the replacement complies with the following:

a. The replacement is in substantially the same location as the original development;

b. The area of the footprint of the replacement does not exceed that of the original development;

c. The proposed access does not exceed the width and length of necessary access;

d. Lot size

1) Riparian watercourse and wetlands. For a ((~~single-family residence~~)) detached dwelling unit located over a riparian watercourse or built in a wetland, the replaced ((~~residence~~)) dwelling unit and necessary access meets wetland buffer or riparian management area requirements to the maximum extent feasible; or

2) For all other property, the lot does not have sufficient area to site a ((~~residence~~)) dwelling unit with the same area of footprint as existed on May 14, 2017, plus necessary access, consistent with the regulations for the applicable environmentally critical area and buffer, including reducing the ((~~yard and~~)) front and/or rear setback requirements ((~~for front and rear yards in Title 23~~)) allowed under Section 25.09.280, except subsection 25.09.280.B.2, to the minimum necessary to accommodate the ((~~residence~~)) dwelling unit and necessary access; and

e. The site for the ((~~residence~~)) dwelling unit, necessary access, and utilities has the least impact on the functions and values of the environmentally critical area.

2. A structure that is replaced and activities related to replacing the structure shall:

a. Comply with restrictions on flood hazard areas reconstruction, if the structure is located in a flood-prone area; and

b. Comply with the development standards for the environmentally critical area and buffer in which it is located to the maximum extent feasible, including requirements for access and shall comply with the standards in Sections 25.09.060, 25.09.065, and 25.09.070; and

c. Mitigate impacts to the functions and values of the environmentally critical area and buffers, in compliance with Section 25.09.065, including any impacts caused by removing the ((~~residence~~)) dwelling unit from its original location, runoff from impervious surfaces, and/or replacing any portion of the ((~~residence~~)) dwelling unit within the environmentally critical area or buffer.

Section ~~101~~ 102. A new Section 25.09.055 is added to the Seattle Municipal Code as follows:

25.09.055 Essential public facilities

If an essential public facility as defined in Section 23.84A.010 is proposed within an environmentally critical area as defined in Section 25.09.020, review of the proposed facility is subject to the provisions of Chapter 23.80.

Section ~~102~~ 103. Section 25.09.240 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

25.09.240 Short subdivisions and subdivisions

* * *

C. Application submittal requirements. All short subdivision and subdivision applications, in addition to the application submittal requirements included in Title 23 and this Chapter 25.09,

shall include on the surveyed site plan the information required by this Section 25.09.240 ((~~and Section 25.09.260~~)), as applicable.

((~~D. Development standards for new lots in neighborhood residential zones. If new lots are created in neighborhood residential zones by short subdivision or subdivision, the following development standards apply based on the area of each new lot that is outside the environmentally critical areas listed in subsection 25.09.240.A, plus environmentally critical areas in which development is allowed pursuant to subsections 25.09.240.B.1, 25.09.240.B.2, and 25.09.240.B.3:~~

~~1. Lot coverage and lot coverage exceptions according to subsections 23.44.010.C and 23.44.010.D.~~

~~2. Height limits according to Section 23.44.012, including the requirements of subsection 23.44.012.A.3 if the area of the largest rectangle or other quadrilateral that can be drawn within the lot lines of the new lot outside the environmentally critical areas is less than 3,200 square feet.~~

~~E.~~)) D. Lots shall be configured to preserve the environmentally critical areas and buffers identified in subsection 25.09.240.A by:

1. Establishing a separate buffer tract or lot with each owner having an undivided interest; or

2. Establishing non-disturbance areas on individual lots.

((~~F.~~)) E. The environmentally critical areas and buffers identified in subsection 25.09.240.A, except for areas qualifying for development under subsections 25.09.240.B.1, 25.09.240.B.2, and 25.09.240.B.3, shall be designated non-disturbance areas on the final plat. A statement that these non-disturbance areas are located on the lots and the definition of "non-

disturbance area" shall be recorded in the King County Recorder's Office along with the final plat in a form approved by the Director. At the same time, a covenant protecting non-disturbance areas shall be recorded as set out in Section 25.09.335.

((~~G. In computing the number of lots a parcel in a neighborhood residential zone may contain, the Director shall exclude the following areas:~~

~~1. The environmentally critical areas and buffers identified in subsection 25.09.240.A, unless:~~

~~a. The environmentally critical areas and buffers are on a lot that meets the provisions of subsection 25.09.240.B; or~~

~~b. The applicant obtains an administrative conditional use under Section 25.09.260, if it is not practicable to meet the requirements of subsection 25.09.240.B considering the parcel as a whole.~~))

Section ~~103~~ 104. Section 25.09.260 of the Seattle Municipal Code, last amended by Ordinance 126509, is repealed:

((~~25.09.260 Environmentally critical areas administrative conditional use~~

~~A. Administrative conditional use~~

~~1. In neighborhood residential zones the Director is authorized to approve an environmentally critical areas administrative conditional use pursuant to Section 23.42.042 and this Section 25.09.260 for one or both of the following purposes:~~

~~a. In calculating the maximum number of lots and units allowed on the entire parcel under subsection 25.09.240.G, the Director may count environmentally critical areas and/or buffers, except the open water area of a wetland or riparian corridor, that would~~

~~otherwise be excluded, if an applicant is unable to demonstrate compliance with the requirements of subsection 25.09.240.B for the entire parcel proposed to be subdivided.~~

~~b. For the entire parcel proposed to be subdivided, the Director may approve development of single family residences that meet the development standards of subsection 25.09.260.B.3 and the platting conditions in subsections 25.09.260.B.1 and 25.09.260.C.2.b. Except as specifically superseded by the development standards of subsection 25.09.260.B.3 and the platting conditions of subsection 25.09.260.C.2.b, all applicable regulations of Title 23 shall also apply to the entire parcel. The entire parcel is designated as the site.~~

~~2. Process. If an administrative conditional use application includes an application to authorize development in a steep slope erosion hazard area or buffer, the application is not required to include an application for the variances allowed under Sections 25.09.280 or 25.09.290, but the application must address the criteria listed in subsection 25.09.260.B.1.c.~~

~~B. Criteria. An application under this Section 25.09.260 shall provide information sufficient to demonstrate that the proposal meets the following criteria:~~

~~1. Environmental impacts on environmentally critical areas and buffers~~

~~a. No development is allowed in a biodiversity area or corridor, riparian corridor, wetland, or wetland buffer.~~

~~b. No riparian management area or wetland buffer is reduced.~~

~~c. No development is on a steep slope erosion hazard area or its buffer unless either the proposed development meets the criteria of subsections 25.09.090.B.2.a, 25.09.090.B.2.b, or 25.09.090.B.2.c or the property is a lot in existence as a legal building site~~

~~prior to October 31, 1992, is predominantly characterized by steep slope erosion hazard areas, and the following criteria are met:~~

~~1) The proposed development shall be located away from steep slope erosion hazard areas and buffers to the extent practicable.~~

~~2) The Director shall require clear and convincing evidence that the provisions of this subsection 25.09.260.B are met if development is located on steep slope erosion hazard areas and buffers with these characteristics:~~

~~a) A wetland over 1,500 square feet in size or a watercourse designated part of a riparian corridor;~~

~~b) An undeveloped area over 5 acres characterized by steep slope erosion hazard areas; or~~

~~c) Areas designated by the Washington Department of Fish and Wildlife (WDFW) as biodiversity areas and corridors, or areas identified by the Director with significant tree and vegetation cover providing wildlife habitat.~~

~~3) If the application includes a proposal to develop in a steep slope erosion hazard area or buffer, the development in the steep slope erosion hazard area or buffer shall be the minimum necessary to achieve the number of single family dwelling units that would be allowed on the original entire parcel according to the calculation for subdivision required under subsection 25.09.240.G in the following order of priority:~~

~~a) The proposal reduces the front and/or rear yards pursuant to subsection 25.09.260.B.3.b.1 and complies with the building separation standards of subsections 25.09.260.B.3.b.2 and 25.09.260.B.3.b.3;~~

~~b) The proposal reduces the steep slope erosion hazard area buffer; and~~

~~c) The proposal intrudes into not more than 30 percent of the steep slope erosion hazard area.~~

~~d. The proposal protects WDFW priority species and maintains wildlife habitat.~~

~~e. The proposal does not result in unmitigated negative environmental impacts pursuant to Section 25.09.065, including drainage and water quality, erosion, loss of trees and vegetation, and slope stability on the identified environmentally critical area and buffer.~~

~~f. The proposal promotes expansion, restoration, or enhancement of the identified environmentally critical area and buffer.~~

~~2. General environmental impacts and site characteristics~~

~~a. The proposal minimizes potential negative effects of the development on the undeveloped portion of the site and preserves topographic features.~~

~~b. The proposal retains and protects trees and vegetation on designated non-disturbance areas, protects stands of mature trees, minimizes tree removal, removes noxious weeds and non-native vegetation and replaces this vegetation with native trees and vegetation, and protects the visual continuity of treed and vegetated areas and tree canopy.~~

~~3. Development standards~~

~~a. The total number of single-family dwelling units permitted through the environmentally critical areas conditional use regulations shall not exceed the number that would be allowed based on compliance with the use regulations of Section 23.44.008, and the minimum lot area standards of the underlying neighborhood residential zone, and shall be established only~~

~~on the site comprised of the original entire parcel, with subdivision of the original entire parcel allowed only as unit lots approved through the unit lot subdivision process in Section 25.09.260.C.2.b.2.~~

~~b. Single-family dwelling units shall be the sole type of principal use permitted through the environmentally critical areas conditional use regulations and shall meet the development standards of Chapter 23.44, except that the following standards apply instead of the standards in Chapter 23.44, as applicable:~~

~~1) Front and rear yards required by subsections 23.44.014.A and 23.44.014.B may be reduced to no less than 10 feet each and 30 feet for the sum of both yards if the reduction would minimize or eliminate any intrusion into the steep slope erosion hazard area or required buffer;~~

~~2) Front and rear building separations between proposed single family residences shall be a minimum of 25 feet;~~

~~3) Side building separations shall be a minimum of 10 feet;~~

~~4) The maximum lot coverage shall be calculated by deducting required non-disturbance areas from total lot size; and~~

~~5) Front, rear, and side separations shall be determined by the Director, based on location of the building in relation to other buildings and the front lot line.~~))

~~C. Conditions~~

~~1. In authorizing an administrative conditional use, mitigation pursuant to Section 25.09.065 shall apply to protect and mitigate negative impacts to biodiversity areas and corridors, priority habitat and setbacks, riparian corridors, wetlands, wetland buffers, and steep slope erosion hazard areas and buffers, and the Director may impose additional conditions to~~

~~protect other properties that could be adversely affected in the zone or vicinity in which the property is located.~~

~~2. In addition to any conditions imposed under subsection 25.09.260.C.1, the following conditions apply to all administrative conditional uses approved under this Section 25.09.260:~~

~~a. Replacement and establishment of native trees and vegetation shall be required where it is not possible to save trees and vegetation and shall comply with Section 25.09.070.~~

~~b. If a subdivision or short subdivision is proposed, the following standards apply:~~

~~1) The development as a whole shall meet development standards under Title 23 and this Chapter 25.09 applicable at the time the application is vested.~~

~~2) A unit lot short subdivision or unit lot subdivision proposal shall be required to ensure that the development standards of subsection 25.09.260.B.3 are implemented for development. New unit lots created under this Section 25.09.260 shall be approved through the unit lot subdivision regulations of Sections 23.22.062 and 23.24.045 and by compliance with this Section 25.09.260. Development on individual unit lots, except as otherwise set forth in this Section 25.09.260, may be nonconforming as to some or all of the development standards.~~

~~3) Subsequent platting actions or additions or modifications to structures may not create or increase any nonconformity of the development as a whole to this Chapter 25.09, and this shall be noted on the document creating the new unit lots that is recorded with the King County Recorder's Office.~~

~~4) Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space, and other similar features and be recorded with the King County Recorder's Office.~~

~~D. The Director shall issue written findings of fact and conclusions to support the Director's decision. The process and procedures for notice of decision and appeal of this administrative conditional use shall be as prescribed for Type II land use decisions in Chapter 23.76.~~))

Section ~~104~~ 105. Section 25.09.300 of the Seattle Municipal Code, last amended by Ordinance ~~125292~~ 127228, is amended as follows:

25.09.300 Environmentally critical area exception

A. Types of exceptions

1. General. An applicant for a City permit to develop real property that is located in an environmentally critical area or buffer may apply to the Director for an exception to modify environmentally critical area development standards, provided that an applicant cannot apply for an exception to allow development ((~~or to obtain development credit under subsection 25.09.240.G~~)) or to relocate lot lines under Section 23.28.030. An applicant seeking relief under this Section 25.09.300 shall demonstrate that no other applicable administrative remedies in this Chapter 25.09 or Title 23 will provide sufficient relief.

2. Public projects. If development in an environmentally critical area or buffer is necessary to accommodate a public facility or public utility, the Director may grant an exception permitting the public facility or public utility using the following criteria in lieu of subsections 25.09.300.C and 25.09.300.D:

a. No reasonable alternative location will accommodate the facility or utility, as demonstrated by an analysis of appropriate alternative locations provided by the applicant or the Director;

b. Mitigation sequencing under Section 25.09.065 is applied to the siting, design, and construction of the facility or utility; ~~and~~

c. All requirements of subsections 25.09.300.A.1, 25.09.300.B, 25.09.300.E, and 25.09.300.F apply; and

d. ((~~In granting an exception to the development standards in Sections 25.09.090, 25.09.160, and 25.09.200 the Director shall apply the mitigation standards in Section 25.09.065 when imposing any conditions~~)) A light rail transit facility within a light rail transit system with the alignment, transit station locations, and maintenance base locations approved by the Council by ordinance or resolution is exempt from subsection 25.09.300.A.2.a. For mitigation sequencing under Section 25.09.065, the light rail transit facility is exempt from subsection 25.09.065.B.1.a and the Director shall consider subsection 25.09.065.B.1.b, prioritize subsections 25.09.065.B.1.c, 25.09.065.B.1.e, and 25.09.065.B.1.f, and prioritize the extent to which the proposal creates improved ecological function. If mitigation for a light rail transit facility will change the location of a wetland and wetland buffer and/or riparian management area, the wetland buffer and riparian management area shall not extend into or past an improved right-of-way unless that portion of the riparian management area provides significant biological or hydrological function in relation to the wetland or riparian watercourse. The light rail transit facility is exempt from the submittal requirements of subsections 25.09.300.B.1.d and 25.09.300.B.1.e.

* * *

Section ~~105~~ 106. Section 25.09.520 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

25.09.520 Definitions

* * *

"Department" means the Seattle Department of Construction and Inspections or its successor department.

"Detached dwelling unit" means a detached dwelling unit as defined in Section 23.84A.008.

* * *

((~~"Single-family residence" means single-family dwelling unit as defined in Section 23.84A.032 in the definition of "residential use."~~))

* * *

Section ~~106~~ 107. Section 25.11.010 of the Seattle Municipal Code, last amended by Ordinance 126821, is amended as follows:

25.11.010 Purpose and intent

The purpose and intent of this Chapter 25.11 is to:

* * *

E. Protect Tier 2 and Tier 3 trees and other trees that because of their unique historical, ecological, public health, or aesthetic value constitute an important community resource, and require flexibility in design to protect these trees;

* * *

Section ~~107~~ 108. A new Section 25.11.025 is added to the Seattle Municipal Code as follows:

25.11.025 Essential public facilities

If this Chapter 25.11 applies to a proposal for an essential public facility as defined in Section 23.84A.010, review of the proposed facility is subject to the provisions of Chapter 23.80.

Section ~~108~~ 109. Section 25.11.060 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

25.11.060 Requirements for trees when development is proposed

A. Tree protection area

1. A tree protection area is required for all existing Tier 1, Tier 2, and Tier 3 trees that are not removed during development, as well as any tree relocated offsite if on private property or any tree planted onsite as part of required mitigation pursuant to this Chapter 25.11.

2. The tree protection area for Tier 1, Tier 2, and Tier 3 trees shall be determined by the Director pursuant to this subsection 25.11.060.A and any rules promulgated by the Director.

3. The tree protection area may be modified ((~~from the basic tree protection area~~)) based on species tolerance; expected impacts of construction activities; tree size, age, and health; and soil conditions not to exceed the area of the feeder root zone. The Director may require Master Use Permits or building permits to include measures to protect tree(s) during construction, including within the feeder root zone.

4. The tree protection area may be reduced by the Director pursuant to the provisions of Title 23 and this Chapter 25.11, as follows, provided that the Director may approve ((~~further~~)) additional modifications ((~~from those~~)) not listed in this subsection 25.11.060.A.4, if the Director finds the modifications do ((~~that are shown~~)) not ((~~to~~)) interfere with the overall health and stability of the retained tree:

a. Any new encroachment into the tree protection area may not be closer than one half of the tree protection radius. Existing encroachments closer than one half of the tree protection radius may remain or be replaced if no appreciable damage to the tree will result.

b. The tree protection area shall not be reduced more than 35 percent of the outer half of the tree protection radius unless an alternative tree protection area or construction method will provide equal or greater tree protection and result in long-term retention and viability of the tree as determined by a certified arborist.

c. Existing encroachments do not count toward the reduction.

d. The tree protection area may be temporarily reduced in size during a specific construction activity that is not likely to cause appreciable damage to the tree. Appropriate mitigation measures shall be implemented per ANSI A300 standards or their successor, and the tree protection area shall be returned to its permanent size after the specific construction activity is complete.

5. The tree protection area is required to include fencing, signage, and other safety requirements as required in the Seattle Department of Construction and Inspections Tree and Vegetation Protection Detail.

* * *

Section ~~109~~ 110. Section 25.11.070 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

25.11.070 Tree protection on sites undergoing development in Neighborhood Residential, Lowrise, Midrise, commercial, and Seattle Mixed zones

A. Neighborhood Residential zones

1. Tier 2 trees may be removed only if:

a. The maximum lot coverage permitted on the site pursuant to Title 23 cannot be achieved without extending into the ((~~basic~~)) tree protection area as ~~modified or reduced~~ altered pursuant to subsection 25.11.060.A.3 or subsection 25.11.060.A.4 ~~Section 25.11.060 or into a required front and/or rear yard to an extent greater than provided for in subsection 25.11.070.A.2~~;

b. Avoiding development in the ((~~basic~~)) tree protection area would result in a portion of a principal dwelling unit, or an accessory dwelling unit, being less than ((~~15~~)) 10 feet in width; or

c. Tree removal is necessary for the construction of new structures; required vehicle access((~~, and~~)) ; required pedestrian access((~~,~~)) ; or utilities, Director-required retaining walls, or other similar improvements associated with development.

2. For purposes of retaining an existing on-site and off-site Tier 1, Tier 2, Tier 3, or Tier 4 tree((~~,~~)) :

a. ((~~extension~~)) Extension into front or rear ((~~yards~~)) setbacks is permitted but limited to an area equal to the amount of the tree protection area of those trees not located within required ((~~yards~~)) setbacks. ((~~The maximum projection into the required front or rear yard shall be 50 percent of the yard requirement.~~))

b. ((~~reduction~~)) Reduction of required amenity areas is permitted but limited to an area equal to the amount of the tree protection area of trees retained.

3. ((~~If the maximum lot coverage permitted on the site can be achieved or a structure will be less than 15 feet in width without extending into required front and/or rear yards, then no such extension into required yards shall be permitted.~~)) Reserved.

4. For the purposes of this subsection 25.11.070.A:

a. Lot coverage calculation shall not include any portion of a parcel containing a biodiversity area or corridor, riparian corridor, priority habitat, priority area setback, wetland, wetland buffer, or steep slope erosion hazard area, unless the Director has approved critical areas reduction, waiver, or modification pursuant to Chapter 25.09; and

b. The ((~~basic~~)) tree protection area ((~~cannot~~)) may be ((~~modified~~)) altered by the Director pursuant to subsection 25.11.060.A.3 and subsection 25.11.060.A.4.

B. Lowrise, Midrise, commercial, and Seattle Mixed zones

1. Tier 2 trees may be removed as follows:

a. If an otherwise allowable development area of 85 percent cannot be achieved without extending into the ((~~basic~~)) tree protection area, as follows:

1) Calculate the ((~~basic~~)) tree protection area on the lot. For the purposes of this subsection 25.11.070.B, the ((~~basic~~)) tree protection area ((~~cannot~~)) may be ((~~modified~~)) altered by the Director pursuant to subsection 25.11.060.A.3 and subsection 25.11.060.A.4.

2) Subtract the ((~~basic~~)) tree protection area and the area of any portions of the lot between a property line and ((~~basic~~)) tree protection area when the portion of the lot is 15 feet or less measured from a lot line to a ((~~basic~~)) tree protection area from the lot area. If this number is less than 85 percent of the total lot area, Tier 2 trees may be removed.

3) When multiple Tier 2 trees are located on a lot, the minimum number of trees needed to reach 85 percent may be removed based on the evaluation required by subsection 25.11.060.C.

4) When the ((~~basic~~)) tree protection area of an off-site Tier 1, Tier 2, or Tier 3 tree is located on the lot, this area shall be included in accordance with subsection 25.11.070.B.

b. In Midrise, Commercial, and Seattle Mixed zones Tier 2 trees may be removed, if an otherwise allowable development area of 100 percent cannot be achieved without extending into the basic tree protection area more than allowed pursuant to subsection 25.11.060.A.

c. For the purposes of this subsection 25.11.070.B, allowable development area shall not include any portion of a parcel containing a biodiversity area or corridor, riparian corridor, priority habitat, priority area setback, wetland, wetland buffer, or steep slope erosion hazard area, unless the Director has approved a critical area reduction, waiver, or modification pursuant to Chapter 25.09.

2. If an applicant chooses to retain Tier 2 trees that would otherwise be allowed to be removed under subsection 25.11.070.B.1 or if encroachment into the tree protection area of an off-site Tier 1, Tier 2, or Tier 3 tree cannot otherwise be avoided, modifications to development standards are allowed as follows:

a. For development not subject to design review, the following Type I modifications to standards:

1) ((~~Setbacks~~)) Front and rear setback and separation requirements, if applicable, may be reduced by a maximum of ((~~75~~)) 100 percent;

2) Amenity areas may be reduced by a maximum of ((~~75~~)) 100 percent;

3) Landscaping and screening may be reduced by a maximum of ((~~75~~)) 100 percent; and

4) Structure width, structure depth, and facade length limits, if applicable, may be increased by a maximum of ((~~30~~)) 50 percent.

b. The following Type I modifications to standards are permitted for development that: i) Receives public funding or an allocation of federal low-income housing tax credits; and ii) is subject to a regulatory agreement, covenant, or other legal instrument recorded on the property title and enforceable by The City of Seattle, Washington State Housing Finance Commission, State of Washington, King County, or other similar entity as approved by the Director of Housing; and iii) either: restricts at least 40 percent of rental units to occupancy by households earning no greater than 60 percent of median income, and controls the rents that may be charged for a minimum period of 40 years: or restricts at least 40 percent of ownership dwelling units earning no greater than 80 percent of median income, and controls the sale price of the units for a minimum period of 50 years:

1) Setback, separation, amenity area, landscaping, and screening requirements, if applicable, may be reduced by a maximum of 100 percent; and

2) Structure width, structure depth, and facade length limits, if applicable, may be increased by a maximum of 100 percent.

c. For development subject to design review, the departures permitted in Section 23.41.012.

d. Parking reduction. A reduction in the parking quantity required by Section 23.54.015 and the modification of standards for safe access of any required parking of

Section 23.54.030 may be permitted in order to protect a Tier 2 tree, if the reduction would result in a project that would avoid the tree protection area.

e. In Lowrise zones, for a principal structure with a base height limit of 40 feet that is subject to the pitched roof provisions of subsection 23.45.514.D, the Director may permit the ridge of a pitched roof with a minimum slope of 6:12 to extend up to a height of 50 feet if the increase is needed to accommodate, on an additional story, the amount of floor area lost by avoiding development within the tree protection area and the amount of floor area on the additional story is limited to the amount of floor area lost by avoiding development within the tree protection area.

3. Tree removal required for development to achieve the allowable development area according to subsection 25.11.070.B.1 or height limits of the applicable zone includes, but is not limited to, the construction of new structures((,)) ((~~vehicles~~)) ; required vehicle access((,)) ; ((~~and~~)) required pedestrian access((,)) ; or utilities, Director-required retaining walls, or other similar improvements associated with development.

Section ~~110~~ 111. Section 25.11.090 of the Seattle Municipal Code, last amended by Ordinance 126821, is amended as follows:

25.11.090 Tree replacement, maintenance, and site restoration

A. In all zones, Tier 1, Tier 2, and Tier 3 trees removed in association with development or because they are hazardous, infested by insects, pests, or pathogens, or an invasive or nuisance tree, or in accordance with the removal criteria in subsection 25.11.050.D, shall be replaced by one or more new trees, the size and species of which shall be determined by the Director; the tree replacement required shall be designed to result, upon maturity, in a canopy cover that is at least roughly proportional to the canopy cover prior to tree removal. Site restoration where there is on-

site tree replacement in association with development shall include the removal of all invasive vegetation and shall prohibit replacement with invasive species. When on-site replacement is proposed, such trees count toward the Green Factor under ((~~SMC~~)) Section 23.86.019 and private property tree point requirements under Section 23.44.120. When off-site replacement is proposed, preference for the location shall be on public property.

* * *

Section ~~111~~ 112. Section 25.11.130 of the Seattle Municipal Code, last amended by Ordinance 126281, is amended as follows:

25.11.130 Definitions

* * *

"Tree protection area" means the area surrounding a tree defined by a specified distance, in which excavation and other construction-related activities ((~~must be avoided~~)) are prohibited, unless ((~~approved~~)) pre-authorized by the Director. The tree protection area((~~,~~)) is delineated using a radius that is equal to one foot for every inch DSH of the tree, ((~~is variable depending on species, age and health of the tree, soil conditions, and proposed construction~~)) except as ~~modified~~ altered through subsection~~s~~ 25.11.060.A.3 or subsection 25.11.060.A.4.

((~~"Tree protection area, basic" means the area surrounding a tree in which excavation and other construction related activities must be avoided unless approved by the Director. This area is delineated using a radius that is equal to one foot for every inch DSH of the tree.~~))

* * *

Section ~~112~~ 113. Ordinance 127219, implementing interim controls to comply with various state laws and attached to this ordinance as Attachment 3, is repealed. This ordinance shows Seattle Municipal Code sections common to both ordinances as if the repealed ordinance did not take effect.

Section ~~113~~ 114. This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2025, and signed by me in open session in authentication of its passage this _____ day of _____, 2025.

_____

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2025.

_____

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2025.

_____

Scheereen Dedman, City Clerk

(Seal)

Attachments:
Attachment 1 – Map of Specific Rezone Areas
Attachment 2 – Repealed Text of Chapter 23.44
Attachment 3 – Ordinance 127219

Changes included in Version 4a of CB 120993

Version 4a of CB 120993 includes additional technical edits as shown underlined below. In Version 4a of the bill, edits that were included in Version 3a are shown in red and edits that are new to Version 4a are in purple.

Pages	Lines	Bill Section	Code Section	Description
1	28	Title		Add references to new Sections 23.42.047 and 23.45.560, which were added to CB 120993 through Council amendments Renumber Sections 23.80.006, 23.80.008, and 23.80.010 to 23.80.010, 23.80.012, and 23.80.014, to recognize new Sections 23.80.006 and 23.80.008, which were added through Ordinance 127228.
20	8	16	23.34.011	Replace "an urban center, urban village" with "a regional center, an urban center" to reflect new Comprehensive Plan designations
26	7-17	21	23.44.022	Clarify relationship between different Accessory Dwelling Unit (ADU) size limits, use standard language ("regardless of number of bedrooms"), remove redundancy, fix numbering
26	12-13	21	23.44.022	Add clarity regarding ADU legacy homeowner bonus ("any number of bedrooms")
26	16-17	21	23.42.022	Replaced "purchased for value" with a $1000 threshold for clear implementation of legacy homeowner amendment
31	7-8	23	23.42.047	Add serial comma Clarify applicability of provision Remove the words "right-of-way" from railroad right-of-way. Railroads don't always run in separate "rights-of-way."
48	15	30	23.44.040	Remove reference to modifying the standards of section 23.44.140 when a unit is added to a building. 23.44.140 explicitly does not apply when units are added to an existing structure. Clarify that the Director can modify the standards of subsections 23.44.160.A and 23.44.160.B – parking requirements and limits on off-site parking, but not development standards regarding where

Pages	Lines	Bill Section	Code Section	Description
				parking is located on the lot if parking is provided.
49	4-5	30	23.44.050	Remove redundant reference to an exception that is directly referenced in Table A for 23.44.050.
49-50	Table A	30	23.44.050	Sentences restructured for clarity and consistency. Consolidates FAR tables and removes redundancies for clarity. Increased family housing near schools bonus to maintain consistency with other amendments that have passed, ensuring that family housing does not have a lower FAR limit than other stacked flat development.
50	9	30	23.44.050	Update reference to FAR table
51	Table B	30	23.44.050	Remove Table B, which was made redundant by amendments to Table A.
51	3	30	23.44.050	Clarify that the higher FAR limit for stacked dwelling units applies to the lot.
51	4-6	30	23.44.050	~~Remove redundant FAR limit, and add a reference to the FAR limit in Table A.~~ Maintain FAR limit in both Table A and this subsection, simplify language generally.
51	8-9	30	23.44.060	Add commas to clarify phrases
51	16-17	30	23.44.060	Add commas to clarify phrases
54	18-19	30	23.44.060	Add commas to clarify phrases
56	3-4	30	23.44.070	Clarify relationship between subsections A.1 and A.2.
56	3-23	30	23.44.070	Reorganize provisions to clarify regulations, move language that was added to subsection C to subsection A. This would allow pitched roofs and other features to be allowed above the height limit for projects that preserve trees, meet higher green factor scores, or achieve tree point scores. Further reorganize into three subsections: A1: basic height limit of 32 feet; A2: height limit of 42 feet for certain types of development; A3: height limit is 12 feet for some accessory structures; fix numbering

Pages	Lines	Bill Section	Code Section	Description
				and capitalization. Move the word “or” to the end of subsection d from the end of subsection b
56	13-20	30	23.44.070	Reconcile redundant provisions in subsections c and d, allowing 42 foot tall structures on lots where a Tier 1 or Tier 2 tree would be preserved or on lots that achieve a tree point score that would result in at least ten percent tree canopy coverage, and allowing 42 foot tall stacked dwelling units on lots that meet a Green Factor score of 0.6 or higher.
62	4-12	30	23.44.070	Move these provisions to subsection 23.44.070.A to maintain consistency with other height limits.
63	20-223	30	23.44.080	Clarify how lot coverage of ADA accessible units should be calculated in stacked dwellings, limit to projects with up to ten stacked dwelling units.
64	13-17	30	23.44.080	Add commas, remove dashes, and otherwise clarify sentence.
64-65	Table A	30	23.44.090	Rewrite table to provide clearer requirements. Apply setback requirements to nonresidential structures that are equivalent to requirements for denser residential structures. Simplify language. Continue to allow ADUs in rear setbacks.
72-73	10, 1	30	23.44.090	Fix font size of title on exhibit
73	3	30	23.44.090	Remove reference to specific tree types, which are listed in Section 25.11.070 to reduce confusion. Section 25.11.070 includes provisions that apply to more than Tier 1 and Tier 2 trees.
74	5-8	30	23.44.110	Clarify amenity area requirement for stacked flats versus attached/detached units.
75	20	30	23.44.110	Spell out a number
80-81	9, 1	30	23.44.140	Fix font size of title on exhibit
88	3	30	23.44.170	Correct cross-reference

Pages	Lines	Bill Section	Code Section	Description
95 96	12-23, 1-8	33	23.45.504	In LR zones, allow stores to be located on any lot to match amendments made to NR zones.
151	3	47	23.45.560	Correct reference
151	9 and 11	47	23.45.560	Capitalize
152	8	47	23.45.560	Add a period
153	Table A	47	23.45.560	Correct title Replace “urban centers and urban villages” with “regional centers and urban centers”
153	Table B	47	23.45.560	Correct title Remove redundant line in the table
180 181	17-18, 22 1	55	23.51A.002	Incorporate changes from Ord. 127228
185	18-21	55	23.51A.002	Incorporate changes from Ord. 127228
206	3	59	23.54.015	Reflect adoption of Ord. 127228
207	19	59	23.54.015	Incorporate changes from Ord. 127228
210	4	59	23.54.015	Clarify that this subsection applies to the change of use from a nonresidential use to a residential use
212 and 214	Table A - B.10.a & Footnote 4	59	23.54.015	Move requirement for loading and unloading space for pet daycare centers to footnote 4.
214	Table B – B	59	23.54.015	Use standard language
217	Table B Footnotes 2 and 3	59	23.54.015	Put amendatory language in the correct location, remove redundant language.
220 and 223	Table C – B and footnotes 3 and 4	59	23.54.015	Use standard language Edit and remove footnotes to reflect that child care would no longer have a parking requirement.
229-231	Table A	59	23.54.037	Incorporate changes from Ord. 127228; fix references to footnotes
288	11-19	71	23.80.004	Incorporate changes from Ord. 127228
288	20	72	23.80.008	Add Section 23.80.008, which was enacted through Ord. 127228 to the bill as Section 72
290	11	72	23.80.008	Update cross-reference in new Section
291	4	72	23.80.008	Update cross-reference in new Section
294	9-11	72	23.80.008	Update cross-reference in new Section

Pages	Lines	Bill Section	Code Section	Description
288 on	Multiple	73 on	Multiple	Update Bill Section numbers based on the new Section 72
294	21-23	73	Was 23.80.006 now 23.80.010	Update code section number due to new Sections 23.80.006 and 23.80.008
295	14-16	74	Was 23.80.008 now 23.80.012	Update numbering of code section number due to new Sections 23.80.006 and 23.80.008
296	3-5	75	Was 23.80.010 now 23.80.014	Update numbering of code section number due to new Sections 23.80.006 and 23.80.008
297	7-9	75	23.80.014	Update code Section number
298	1	75	23.80.014	Update code Section number
300	18	79	23.84A.010	Update code Section number
312-313	14-23, 1-2	85	23.84A.036	Reflect adoption of Ord. 127285 Use lower-case letters Clarify RCW section
314	1-2	87	23.84A.038	Reflect adoption of Ord. 127228
372	9	105	25.09.300	Reflect adoption of Ord. 127228
373 374	5-22 1-3	105	25.09.300	Incorporate changes from Ord. 127228
374	19	107	25.11.010	Add a comma
375	21-22	109	25.11.060	Clarify language
377	3-4	110	25.11.070	Add the word “section” before a section number~~, update “yard” to “setback”~~ Use consistent language across the tree regulations when referring to altering tree protection areas Remove a phrase “or into a required front and/or rear yard…” that was deleted under Amendment 102, but had inadvertently not been deleted in Version 3a
377	9-10	110	25.11.070	Clarify language
377	13, 17	110	25.11.070	Capitalize
381	12-14	110	25.11.070	Clarify language
382	12-16	112	25.11.130	Clarify language

Pages	Lines	Bill Section	Code Section	Description
				Use consistent language across the tree regulations when referring to altering tree protection areas

Att 7 - Action 1 of Res 32183

Amendment A Version 1 to RES 32183 - LEG One Seattle Plan Comprehensive Plan Update RES
Sponsor: Councilmember Hollingsworth

Central District Recommendations

Effect: This amendment would add to the list of Comprehensive Plan annual amendments for the Office of Planning and Community Development (OPCD) to develop for consideration in 2026. This amendment would request that OPCD conduct enhanced engagement with the Central District community and identify options and potential recommendations to Council to address growth and displacement, including designating the "donut hole," between 14th Avenue and 18th Avenue, as part of the Central District Urban Center. In making its recommendations, OPCD is requested to take into consideration the area's history of redlining and more recent and ongoing displacement, community identity in the historic area of the Central District, housing needs citywide and within the Central District community, and approaches to planning for transit-oriented development that may be desired or required by state law.

Amend Section 3 of Resolution 32183 as follows, and renumber the subsections accordingly.

Section 3. Comprehensive Plan annual amendments to be considered in 2026. The Council requests that OPCD and other relevant departments develop the following proposed amendments to the One Seattle Comprehensive Plan, including conducting public engagement and new or additional environmental reviews. The Council also requests that OPCD present its analyses and the Mayor's recommendations to the Seattle Planning Commission and to the Council as part of that planning effort.

* * *

C. Analyze and make recommendations for changes to the Comprehensive Plan and the Official Land Use Map to modify the following neighborhood centers, as shown in Attachment 2 to this resolution: Tangletown, Upper Fremont, Magnolia Village, North Magnolia, East Ballard, and West Green Lake.

D. Central District Recommendations. Conduct enhanced engagement with the Central District community and identify options and potential recommendations to Council, which may include:

1. Appropriate amendments to the One Seattle Plan Future Land Use Map and/or growth strategy of the areas within the Central District that currently remain outside of designated centers, including designating the "donut hole," between 14th Avenue and 18th Avenue, as part of the Central District Urban Center;

2. Tools to mitigate displacement pressures and opportunities for residents of the Central District, especially legacy Black homeowners, to access tools that will enable them to remain and invest in their homes and properties; and

3. Consideration of the following:

a. History of redlining and more recent and ongoing displacement of Central District residents and cultural anchors;

b. Community identity in the historic area of the Central District;

c. Housing needs, citywide and within the Central District community; and

d. Proximity to transit, including rail, bus rapid transit, and other frequent transit routes, and approaches to planning for transit-oriented development that may be desired or required by state law.

((~~D~~)) E. Additional Amendments. Analyze and make recommendations for changes to the Comprehensive Plan that may be initiated by the Executive, including potential amendments to the plan and appendices that may be necessary to comply with new state requirements that have future deadlines for full compliance, and including subarea plans for regionally designated centers and/or high-capacity transit station areas.