



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

MEMORANDUM

DATE: July 1, 2015
TO: Councilmember Mike O'Brien, Planning, Land Use & Sustainability Committee
FROM: Bill Mills, Land Use Planner Supervisor
RE: 2015 Land Use Code Omnibus Amendments

The Department of Planning and Development (DPD) is responsible for normal maintenance of the Land Use and other codes. DPD packages a collection of amendments that are relatively small in scale, and have a limited scope of impact, into an "omnibus" bill. These amendments correct typographical errors, fix section references, and clarify existing code language. Following are highlights from this proposed legislation:

- Repeals pilot program for uses on vacant and underused lots adopted during the economic recession, but allows a permanent interim use permit process for certain pilot program uses, such as mobile food vendors
- Allows DPD Director to extend terms of Design Review Board members by one year if needed to avoid turnover of more than 2 Board members per District per year
- Requires the area of stair penthouses to be included in gross floor area of multi-family structures
- Clarifies that existing structures built prior to the effective date of the current Lowrise Multifamily regulations, and any additions to those existing structures, may gain the higher FAR allowed for new structures built to green building performance standards
- Changes current standard requiring averaging of the 20 percent transparency requirement for two street facing facades of a corner structure to allow a side street façade to have 10 percent transparency, provided the front façade meets 20 percent transparency
- Applies the upper-level setbacks required in commercial zones abutting residentially zoned lots to abutting lots that are split zoned residential and commercial, if the commercial zoning is less than 50 percent of the width or depth of the abutting lot
- Includes in the height exceptions an allowance for insulation material and for soil for landscaping for rooftop features in Commercial, Seattle Mixed, Downtown and Industrial zones
- Adds restaurant or lounge space to the current exception for residential recreation amenity space in Downtown zones
- Clarifies that non-residential parking not required by Code must still meet quantity and design standards for parking
- Adds changes to SEPA made in State regulations to local Seattle SEPA regulations, including update of utility exemptions for water pipe size to align with industry standards and update of environmental checklist and remove text of the checklist from the City's regulations



City of Seattle, Department of Planning and Development

700 Fifth Avenue, Suite 2000

P.O. Box 34019, Seattle, WA 98124-4019

An equal employment opportunity, affirmative action employer. Accommodations for people with disabilities provided upon request.

- Removes the requirement for public comment in the one-year review of a major public project construction Noise Ordinance variance and gives DPD the authority to revoke it as well as modify the conditions

The omnibus amendments will make the Land Use Code clearer and easier to use. More specific information about all proposed amendments is found in the detailed DPD Director's Report accompanying the draft legislation. Thank you for considering this legislation. I am available to answer any questions you may have.