

Amendment 1 Version 2 to CB 120761 – Conversion to Housing

Sponsor: Councilmember Morales

Reversing exemption from overlay district and Shoreline Master Program regulations

Effect: This amendment would restore the applicability of regulations in Title 23, Subtitle III, Division 3 of the Seattle Municipal Code to conversion projects. The regulations in that division include Shoreline Master program provisions, code provisions regarding development in overlay districts, and regulations regarding special review districts, such as the Pioneer Square Preservation District and the International Special Review District. Removing the exemption for conversion projects will likely decrease the potential issues that might arise from not being subject to local Shoreline Management Act regulations or major institution overlay provisions, compared to the limited utility or benefit that would come from exemption.

Amend Section 1 of CB 120761 as follows:

23.40.080 Conversion to residential use in an existing structure

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C. A conversion to residential use in an existing structure meeting the criteria of subsection 23.40.080.A shall be exempt from all development standards and land use regulations of Chapter 23.45 (Multifamily), Chapter 23.47A (Commercial), Chapter 23.48 (Seattle Mixed), Chapter 23.49 (Downtown Zoning), Chapter 23.52 (Transportation Concurrency, and Transportation Impact Mitigation), Chapter 23.53 (Requirements for Streets, Alleys, and Easements), Chapter 23.54 (Quantity and Design Standards for Access, Off-Street Parking, and Solid Waste Storage), and Chapter 23.58A (Incentive Provisions), ~~((and Subtitle III, Division 3, Overlay Districts, of this Title 23,))~~ except that the following categories of development standards and regulations within any of those chapters shall continue to apply:

1. Permitted and prohibited use regulations pertaining to nonresidential uses;
2. Administrative conditional use regulations;
3. Light and glare standards;
4. Noise standards;
5. Institutions;
6. Home occupations;
7. Transitional encampment accessory uses;
8. Landmark Districts and designated landmark structures; and
9. Subsections 23.54.040.F, 23.54.040.G, 23.54.040.H, 23.54.040.I, and 23.54.040.J, solid waste and recyclable material storage and access.