

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning; correcting typographical errors, correcting section references, clarifying regulations, and making minor amendments; amending Sections 22.214.040, 22.214.050, 23.22.062, 23.22.100, 23.24.040, 23.24.045, 23.28.030, 23.40.060, 23.41.004, 23.41.012, 23.42.048, 23.42.112, 23.44.008, 23.44.010, 23.44.014, 23.44.016, 23.44.026, 23.44.041, 23.45.506, 23.45.512, 23.45.518, 23.45.522, 23.45.545, 23.47A.008, 23.47A.012, 23.47A.013, 23.48.005, 23.48.020, 23.48.025, 23.48.220, 23.48.225, 23.48.245, 23.48.720, 23.48.724, 23.48.740, 23.49.008, 23.49.011, 23.49.014, 23.49.056, 23.49.166, 23.52.008, 23.54.015, 23.54.025, 23.54.030, 23.54.040, 23.58C.040, 23.58D.006, 23.66.342, 23.69.032, 23.73.009, 23.73.012, 23.84A.004, 23.84A.032, 23.84A.036, 23.86.007, 23.90.018, and 25.09.060 of the Seattle Municipal Code; and adding a new Section 23.48.007 to the Seattle Municipal Code.

..body

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.214.040 of the Seattle Municipal Code, last amended by Ordinance 125705, is amended as follows:

22.214.040 Rental housing registration, compliance declaration, and renewals

A. With the exception of rental housing units identified in subsection 22.214.030.A, all properties containing rental housing units shall be registered with the Department according to the registration deadlines in this subsection 22.214.040.A. After the applicable registration deadline, no one shall rent, subrent, lease, sublease, let, or sublet to any person or entity a rental housing unit without first obtaining and holding a current rental housing registration for the property where the rental housing unit is located. The registration shall identify all rental housing units on the property and shall be the only registration required for the rental housing units on the property. For condominiums and cooperatives, the property required to be registered shall be the individual housing unit being rented, and common areas accessible to the tenant of the housing unit, and not the entire condominium building, cooperative building, or development. If a

1 the Department shall inform the property owner or owner's agent of the units selected for
2 inspection no earlier than ten calendar days prior to the inspection.

3 * * *

4 E. A certificate of compliance shall be issued by a qualified rental housing inspector,
5 based upon the inspector's physical inspection of the interior and exterior of the rental housing
6 units, and the inspection shall be conducted not more than 60 days prior to the certificate of
7 compliance date. A certificate of compliance shall not be issued until all fees required under this
8 Chapter 22.214 have been paid.

9 * * *

10 Section 3. Section 23.22.062 of the Seattle Municipal Code, last amended by Ordinance
11 125815, is amended as follows:

12 **23.22.062 Unit lot subdivisions**

13 A. The provisions of this Section 23.22.062 apply exclusively to the unit subdivision of
14 land for residential development including single-family dwelling units, townhouse, rowhouse,
15 and cottage housing developments, and existing apartment structures built prior to January 1,
16 2013, but not individual apartment units, in all zones in which these uses are permitted, or any
17 combination of the above types of residential development as permitted in the applicable zones.

18 B. Except for any site for which a permit has been issued pursuant to Sections 23.44.041
19 or 23.45.545 for a detached accessory dwelling unit, lots developed or proposed to be developed
20 with uses described in subsection 23.22.062.A (~~above~~) may be subdivided into individual unit
21 lots. The development as a whole shall meet development standards applicable at the time the
22 permit application is vested. As a result of the subdivision, development on individual unit lots
23 may be nonconforming as to some or all of the development standards based on analysis of the

1 individual unit lot, except that any private usable open space or private amenity area for each
2 dwelling unit shall be provided on the same unit lot as the dwelling unit it serves.

3 * * *

4 Section 4. Section 23.22.100 of the Seattle Municipal Code, last amended by Ordinance
5 124378, is amended as follows:

6 **23.22.100 Design standards**

7 Except as provided in Section 23.22.106, design of all subdivisions shall conform to the
8 standards set forth in this Section 23.22.100:

9 * * *

10 D. Special (~~Exception~~) exception. The Director's recommendation on a proposed
11 subdivision, as a Type II special exception decision, may modify the standards of subsection
12 23.22.100.C.3, if the applicant demonstrates that the proposed plat meets the following criteria:

13 1. The property has one of the following conditions not created by the applicant:

14 a. (~~Natural topographic features or~~) Topography, natural obstructions,
15 configuration of existing lot lines prior to platting, existing platting patterns, or street alignment
16 that prevent the platting of one or more lots according to the standards of subsection
17 23.22.100.C.3;

18 b. Location of existing principal structures that are retained on a lot
19 existing prior to the proposed platting require a platting configuration of one or more lots that
20 cannot reasonably meet the standards of subsection 23.22.100.C.3;

21 c. Location of existing easements or feasibility of access to portions of the
22 property prevents the configuration of proposed plat lines that meet the standards of subsection
23 23.22.100.C.3.

1 b. Location of existing principal structures that are retained on lots
2 existing prior to the proposed platting require a platting configuration of one or more lots that
3 cannot reasonably meet the standards of subsection 23.24.040.A.8;

4 c. Location of existing easements or feasibility of access to portions of the
5 property prevents the configuration of proposed plat lines that meet the standards of subsection
6 23.24.040.A.8.

7 2. Modification of the standards of subsection 23.24.040.A.8 shall be the
8 minimum necessary to allow platting of lots that each contain a building area for development
9 meeting the development standards of the zone in which the proposed plat is located.

10 3. Lots created under the special exception standards of this subsection
11 23.24.040.B shall not have a configuration that requires a variance from setbacks and yard
12 requirements of the Land Use Code or a variance or exception from ~~((the Regulations for~~
13 ~~Environmentally Critical Areas))~~ Chapter 25.09 for any development that may be proposed on
14 the lots.

15 Section 6. Section 23.24.045 of the Seattle Municipal Code, last amended by Ordinance
16 125815, is amended as follows:

17 **23.24.045 Unit lot subdivisions**

18 A. The provisions of this Section 23.24.045 apply exclusively to the unit subdivision of
19 land for residential development including single-family dwelling units, townhouse, rowhouse,
20 and cottage housing developments, and existing apartment structures built prior to January 1,
21 2013, but not individual apartment units, in all zones in which these uses are permitted, or any
22 combination of the above types of residential development as permitted in the applicable zones.

1 B. Except for any lot for which a permit has been issued pursuant to Sections 23.44.041
2 or 23.45.545 for a detached accessory dwelling unit, lots developed or proposed to be developed
3 with uses described in subsection 23.24.045.A (~~(above)~~) may be subdivided into individual unit
4 lots. The development as a whole shall meet development standards applicable at the time the
5 permit application is vested. As a result of the subdivision, development on individual unit lots
6 may be nonconforming as to some or all of the development standards based on analysis of the
7 individual unit lot, except that any private, usable open space or private amenity area for each
8 dwelling unit shall be provided on the same unit lot as the dwelling unit it serves.

9 C. Subsequent platting actions, additions, or modifications to the structure(s) may not
10 create or increase any nonconformity of the parent lot.

11 D. Access easements and joint use and maintenance agreements shall be executed for use
12 of common garage or parking areas, common open space (such as common courtyard open space
13 for cottage housing), and other similar features, as recorded with the (~~(Director of the)~~) King
14 County (~~(Department of Records and Elections)~~) Recorder's Office. For common parking areas
15 and garages, access easements and joint use and maintenance agreements shall include the right
16 to use any required electric vehicle charging infrastructure and the terms of use.

17 E. Within the parent lot, required parking for a dwelling unit may be provided on a
18 different unit lot than the lot with the dwelling unit, as long as the right to use that parking is
19 formalized by an easement on the plat, as recorded with the (~~(Director of the)~~) King County
20 (~~(Department of Records and Elections)~~) Recorder's Office.

21 F. The facts that the unit lot is not a separate buildable lot, and that additional
22 development of the individual unit lots may be limited as a result of the application of

1 development standards to the parent lot, shall be noted on the plat, as recorded with the
2 ((~~Director of the~~)) King County ((~~Department of Records and Elections~~)) Recorder's Office.

3 Section 7. Section 23.28.030 of the Seattle Municipal Code, last amended by Ordinance
4 125603, is amended as follows:

5 **23.28.030 Criteria for approval**

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

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

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

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

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

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

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

4 d. If a lot to be adjusted abuts upon an alley, and that alley is either
5 improved or required to be improved according to the standards of Section 23.53.030, then no
6 adjusted lot shall be proposed that does not provide alley access, except that access from a street
7 to an existing use or structure is not required to be changed to alley access. Either the proposed
8 adjusted lots shall have sufficient frontage on the alley to meet access standards for the zone in
9 which the property is located or an access easement from the adjusted lot or lots shall be
10 provided to the alley that meets access standards for the zone in which the property is located.

11 4. Modification. The ~~((Director's recommendation on a proposed lot adjustment
12 may modify the))~~ standards of subsection 23.28.030.A.3 ~~((if the applicant demonstrates that the
13 proposed lot boundary adjustment meets the following criteria))~~ may be modified if at least one
14 of the following criteria applies:

15 a. ~~((The property has one of the following conditions not created by the
16 applicant:))~~ One or more of the existing lots prior to the lot boundary adjustment is irregular in
17 shape;

18 ~~((1))~~ b. ((Natural topographic features or)) Topography, natural
19 obstructions, configuration of existing lot lines prior to lot line adjustment, existing platting
20 patterns, or street alignment prevent the reconfiguration of one or more lots according to the
21 standards of subsection 23.28.030.A.3;

* * *

1
2 B. Minimum standards. A project shall qualify for the Living Building Pilot Program if it
3 is located outside of the shoreline jurisdiction, is reviewed in accordance with the full design
4 review process provided in Section 23.41.014, and meets full Living Building Certification by
5 achieving either all of the imperatives of the International Living Future Institute's (ILFI) Living
6 Building Challenge SM 3.1 or 4.0 certification or all of the following:

7 1. The project meets ILFI Living Building Challenge SM Petal certification ((~~by~~
8 ~~attaining at least three of the seven performance areas, or "Petals," of the ILFI Living Building~~
9 ~~Challenge~~ SM ~~program, (Place, Water, Energy, Health and Happiness, Materials, Equity, and~~
10 ~~Beauty), including at least one of the following three petals: Water, Energy, or Materials));~~

11 2. Total annual building energy use that is 25 percent less than a baseline defined
12 as the Energy Use Intensity (EUI) targets in the Target Performance Path of Seattle Energy Code
13 Section C401.3;

14 3. None of the space heating and water heating in the project shall be provided
15 using on-site combustion of fossil fuel; and

16 4. The project uses only nonpotable water to meet the demand for toilet and urinal
17 flushing, irrigation, hose bib, cooling tower (make up water only), and water features, except to
18 the extent other applicable local, state, or federal law requires the use of potable water.

19 * * *

20 Section 9. Section 23.41.004 of the Seattle Municipal Code, last amended by Ordinance
21 125603, is amended as follows:

22 **23.41.004 Applicability**

23 A. Design review required

1 1. Subject to the exemptions in subsection 23.41.004.B, design review is required
2 in the following areas or zones when development is proposed that exceeds a threshold in Table
3 A or Table B for 23.41.004:

- 4 a. Multifamily;
- 5 b. Commercial;
- 6 c. Seattle Mixed;
- 7 d. Downtown; and
- 8 e. Stadium Transition Area Overlay District as shown in Map A for

9 23.74.004, when the width of the lot exceeds 120 feet on any street frontage.

10 2. Subject to the exemptions in subsection 23.41.004.B, design review is required
11 in the following areas or zones when commercial or institution development is proposed that
12 exceeds a threshold in Table A or Table B for 23.41.004:

- 13 a. Industrial Buffer; and
- 14 b. Industrial Commercial.

15 3. The gross floor area of the following uses is not included in the total gross floor
16 area of a development for purposes of determining if a threshold is exceeded:

- 17 a. Religious facilities;
- 18 b. Elementary and secondary schools;
- 19 c. Uses associated with a Major Institution Master Plan (MIMP); or
- 20 d. Development of a major institution use within a Major Institution

21 Overlay (MIO) district.

22 4. Any development proposal participating in the Living Building or 2030
23 Challenge High Performance Existing Building Pilot Program according to Sections 23.40.060

1 and 23.40.070, including a development proposal for an existing structure, regardless of size or
2 site characteristics, is subject to full design review according to Section 23.41.014.

3 5. Any development proposal, regardless of size or site characteristics, is subject
4 to the administrative design review process according to Section 23.41.016 if it receives public
5 funding or an allocation of federal low-income housing tax credits, and is subject to a regulatory
6 agreement, covenant or other legal instrument recorded on the property title and enforceable by
7 The City of Seattle, Washington State Housing Finance Commission, State of Washington, King
8 County, U.S. Department of Housing and Urban Development, or other similar entity as
9 approved by the Director of Housing, which restricts at least 40 percent of the units to occupancy
10 by households earning no greater than 60 percent of median income, and controls the rents that
11 may be charged, for a minimum period of 40 years.

12 6. Any development proposal that is located in a Master Planned Community
13 zone and that includes a request for departures, regardless of size or site characteristics, is subject
14 to full design review according to Section 23.41.014. If a development proposal in a Master
15 Planned Community zone does not include a request for departures, the applicable design review
16 procedures are in Section 23.41.020.

17 7. Subject to the exemptions in subsection 23.41.004.B, design review is required
18 for additions to existing structures when the size of the proposed addition or expansion exceeds a
19 threshold in Table A or Table B for 23.41.004. Administrative design review, as described in
20 Section 23.41.016, is required for certain other additions to existing structures according to rules
21 promulgated by the Director.

Table A for 23.41.004
Design review thresholds by size of development and specific site characteristics outside of downtown and industrial zones

If any of the site characteristics in part A of this table are present, the design review thresholds in part B apply. If none of the site characteristics in part A of this table are present, the design review thresholds in part C apply.

A. Category	Site Characteristic
A.1. Context	a. Lot is abutting or across an alley from a lot with single-family zoning. b. Lot is in a zone with a maximum height limit 20 feet or greater than the zone of an abutting lot or a lot across an alley.
A.2. Scale	a. Lot is 43,000 square feet in area or greater. b. Lot has any street lot line greater than 200 feet in length.
A.3. Special features	a. Development proposal includes a Type IV or V Council Land Use Decision. b. Lot contains a designated landmark structure. c. Lot contains a character structure in the Pike/Pine Overlay District.
B.	Development on a lot containing any of the specific site characteristics in part A of this table is subject to the thresholds below.
Amount of gross floor area of development	Design review type ¹
B.1. Less than 8,000 square feet	No design review ^{2, 3}
B.2. At least 8,000 but less than 35,000 square feet	Administrative design review
B.3. 35,000 square feet or greater	Full design review ⁴

Table A for 23.41.004
Design review thresholds by size of development and specific site characteristics outside of downtown and industrial zones

C.	Development on a lot not containing any of the specific site characteristics in part A of this table is subject to the thresholds below.	
	Amount of gross floor area of development	Design review type ¹
	C.1. Less than 8,000 square feet	No design review ^{2, 3}
	C.2. At least 8,000 but less than 15,000 square feet	Streamlined design review
	C.3. At least 15,000 but less than 35,000 square feet	Administrative design review
	C.4. 35,000 square feet or greater	Full design review ⁴

Footnotes to Table A for 23.41.004

¹Applicants for any development proposal subject to administrative design review may choose full design review instead, and applicants for any project subject to streamlined design review may choose administrative or full design review.

²The following development is subject to streamlined design review: (1) development that is at least 5,000 square feet but less than 8,000 square feet and (2) is proposed on a lot that was rezoned from a Single-family zone to a Lowrise 1 (LR1) zone or Lowrise 2 (LR2) zone, within five years after ~~((the effective date of the ordinance introduced as Council Bill 119057))~~ November 4, 2017. This requirement shall only apply to applications for new development submitted on or before December 31, 2023.

³The following development is subject to administrative design review: (1) development that is at least 5,000 square feet but less than 8,000 square feet and (2) is proposed on a lot that was rezoned from a Single-family zone to a Lowrise 3 (LR3) zone, any Midrise zone, Highrise zone, Commercial (C) zone, or Neighborhood Commercial (NC) zone, within five years after ~~((the effective date of the ordinance introduced as Council Bill 119057))~~ November 4, 2017. This requirement shall only apply to applications for new development submitted on or before December 31, 2023.

⁴Development proposals that would be subject to the full design review, may elect to be

Table A for 23.41.004
Design review thresholds by size of development and specific site characteristics outside of downtown and industrial zones

reviewed pursuant to the administrative design review process according to Section 23.41.016 if the applicant elects the MHA performance option according to Sections 23.58B.050 or 23.58C.050. If the applicant elects administrative design review process pursuant to this footnote 4 to Table A for 23.41.004, the applicant shall not be eligible to change its election between performance and payment pursuant to subsections 23.58B.025.B.2.c or 23.58C.030.B.2.c.

1 * * *

2 Section 10. Section 23.41.012 of the Seattle Municipal Code, last amended by Ordinance
3 125927, is amended as follows:

4 **23.41.012 Development standard departures**

5 * * *

6 B. Departures may be granted from any Land Use Code standard or requirement, except
7 for the following:

8 * * *

9 11. Structure height, except that:

10 a. Within the Roosevelt Commercial Core building height departures up to
11 an additional 3 feet may be granted for properties zoned (~~NC3-65~~) NC3-75 (Map A for
12 23.41.012, Roosevelt Commercial Core);

13 b. Within the Uptown Urban Center building height departures up to 3 feet
14 of additional height may be granted if the top floor of the structure is set back at least 6 feet from
15 all lot lines abutting streets;

16 c. Within the Queen Anne Residential Urban Village and Neighborhood
17 Commercial zones as shown on Map B for 23.41.012, Upper Queen Anne Commercial Areas,

1 building height departures up to 3 feet of additional height may be granted if the top floor of the
2 structure is set back at least 6 feet from all lot lines abutting streets;

3 d. Within the PSM 85-120 zone in the area shown on Map A for
4 23.49.180, departures may be granted from development standards that apply as conditions to
5 additional height, except for floor area ratios and provisions for adding bonus floor area above
6 the base FAR;

7 e. Within the Pike/Pine Conservation Overlay District shown on Map A
8 for 23.73.004, departures may be granted from:

9 1) Development standards that apply as conditions to additional
10 height in subsections 23.73.014.A and 23.73.014.B; and

11 2) The provision for receiving sites for transfer of development
12 potential in subsection 23.73.024.B.5;

13 f. Departures of up to 10 feet of additional height may be granted if the
14 applicant demonstrates that:

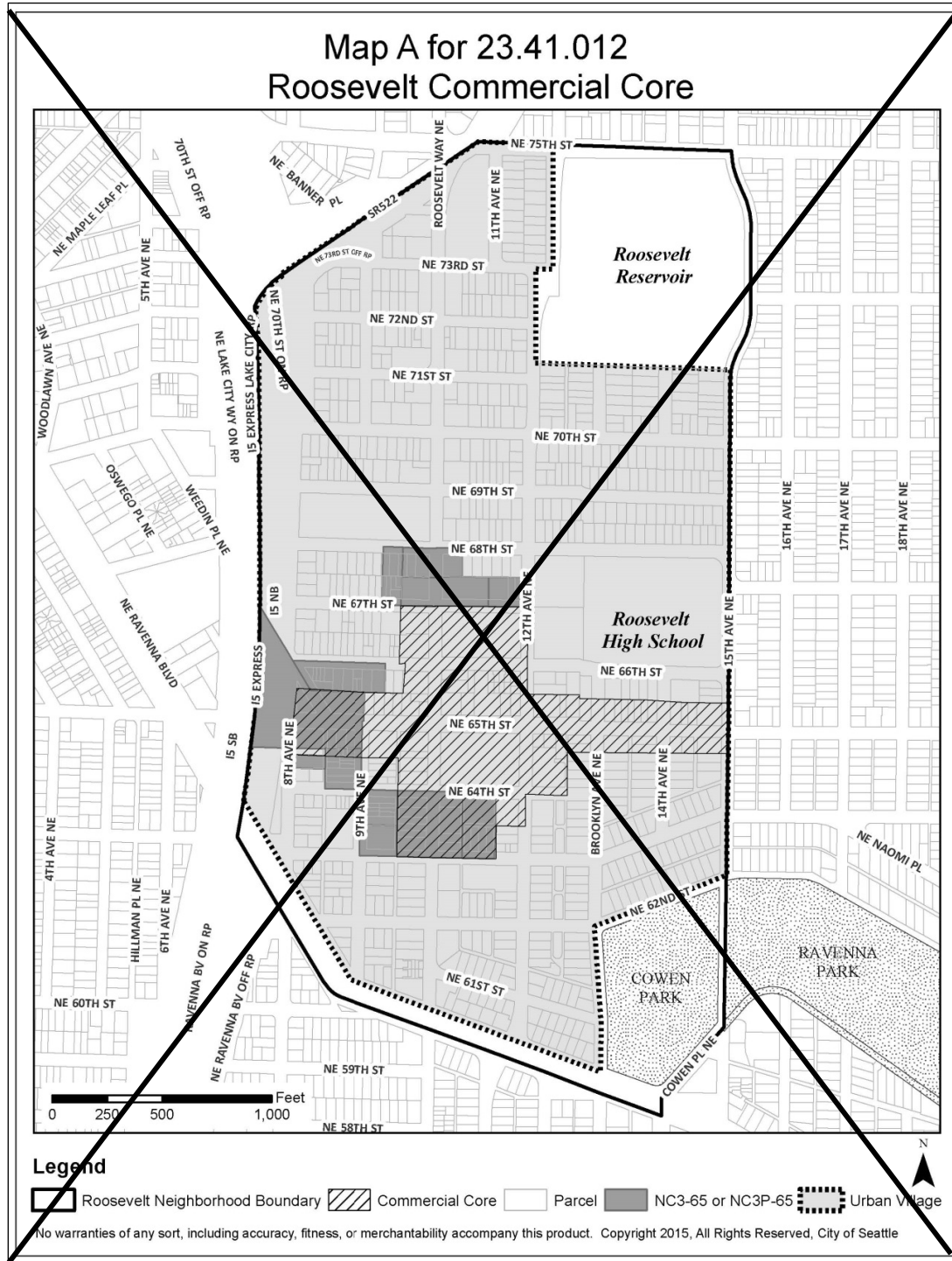
15 1) The departure is needed to protect a tree that is located on the lot
16 that is either an exceptional tree, as defined in Section 25.11.020, or a tree greater than 2 feet in
17 diameter measured 4.5 feet above the ground; and

18 2) Avoiding development in the tree protection area will reduce the
19 total development capacity of the site((-)) ;

20 g. In Midrise and Highrise zones, Seattle Mixed, and in all commercial
21 and Downtown zones, departures for rooftop features may be granted from rooftop coverage
22 limits and setback standards from the roof edge, but not from the height limits for rooftop
23 features.

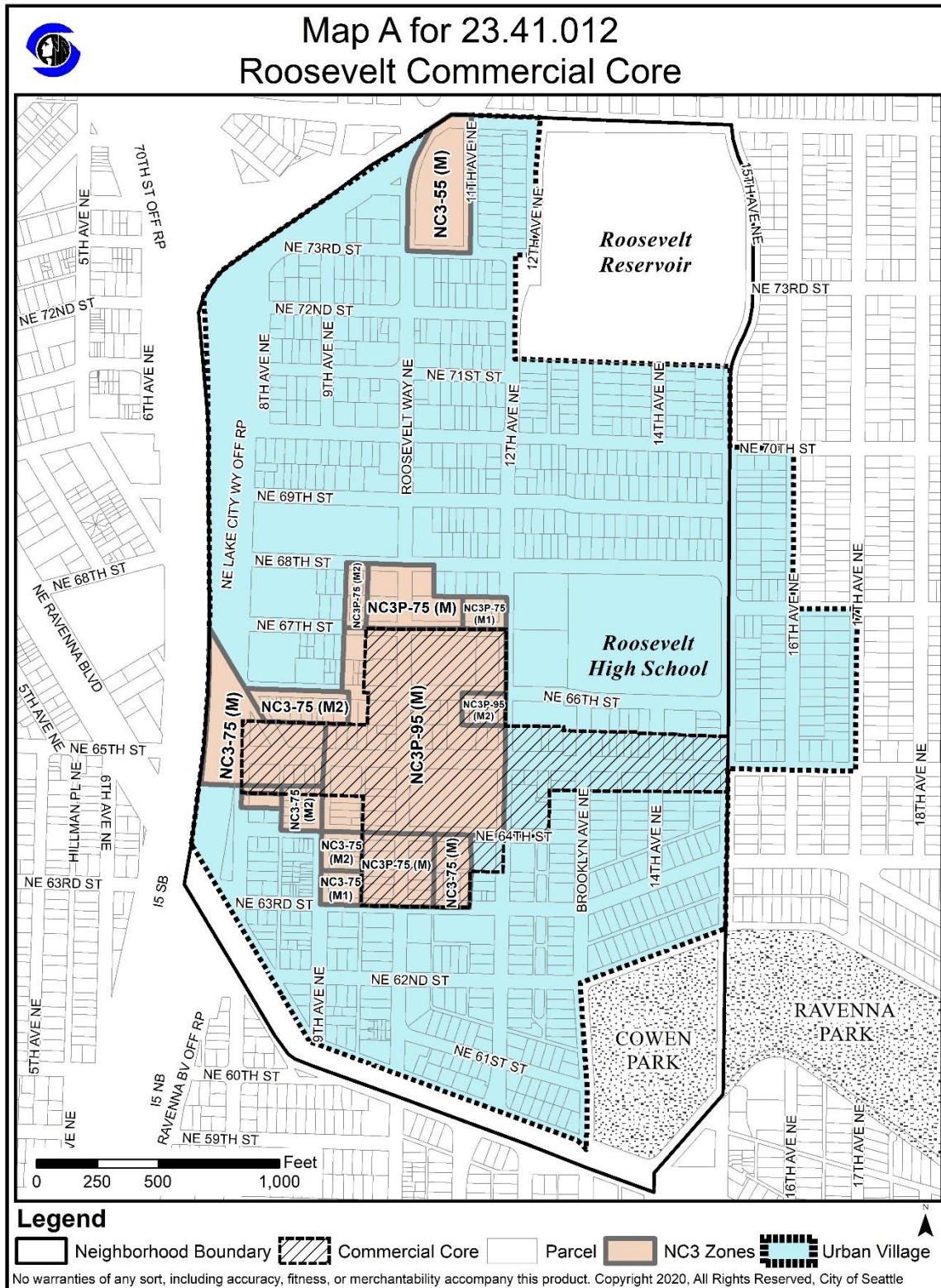
1

2 **Map A for 23.41.012 Roosevelt Commercial Core**



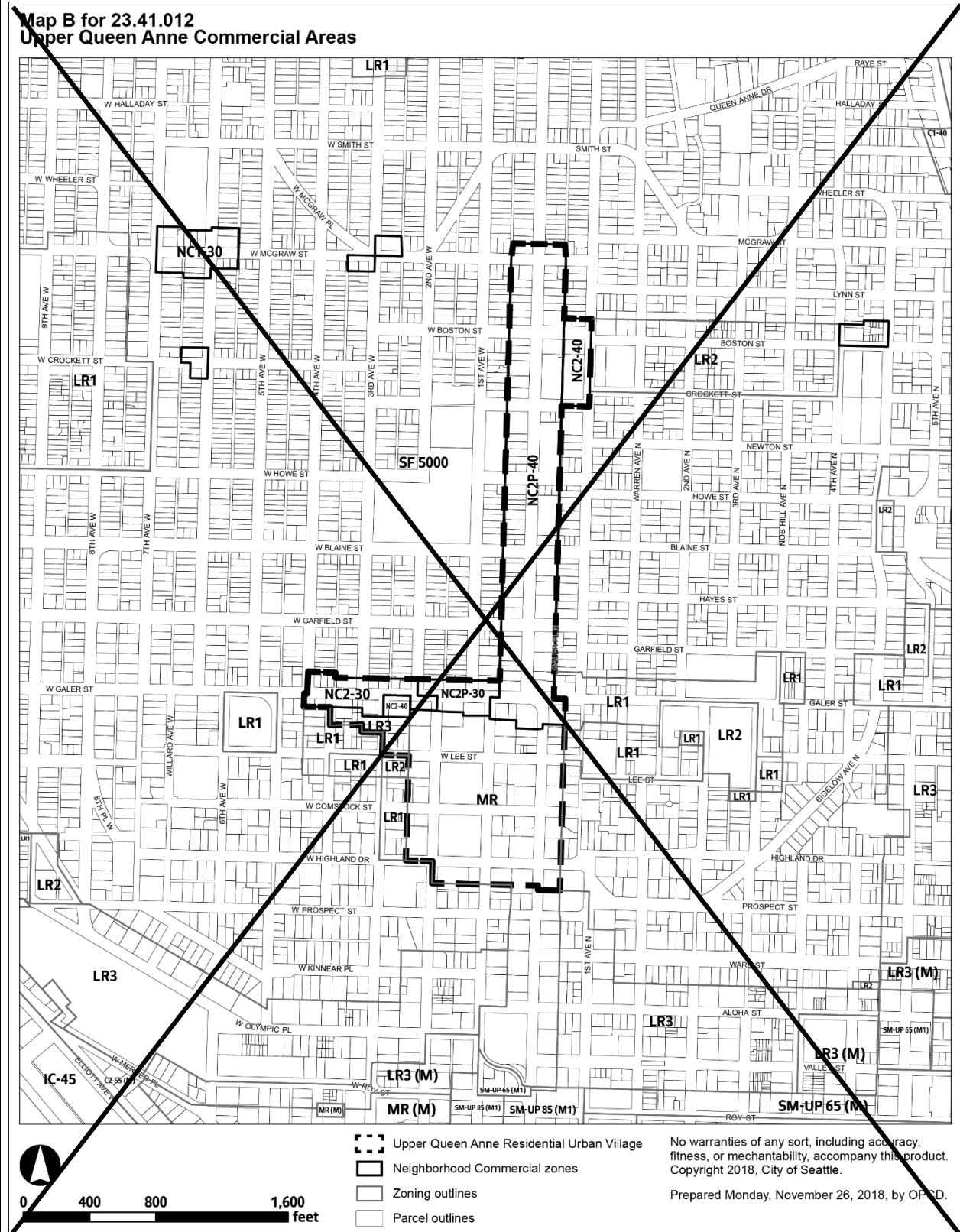
3

4



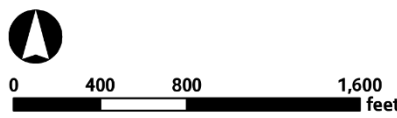
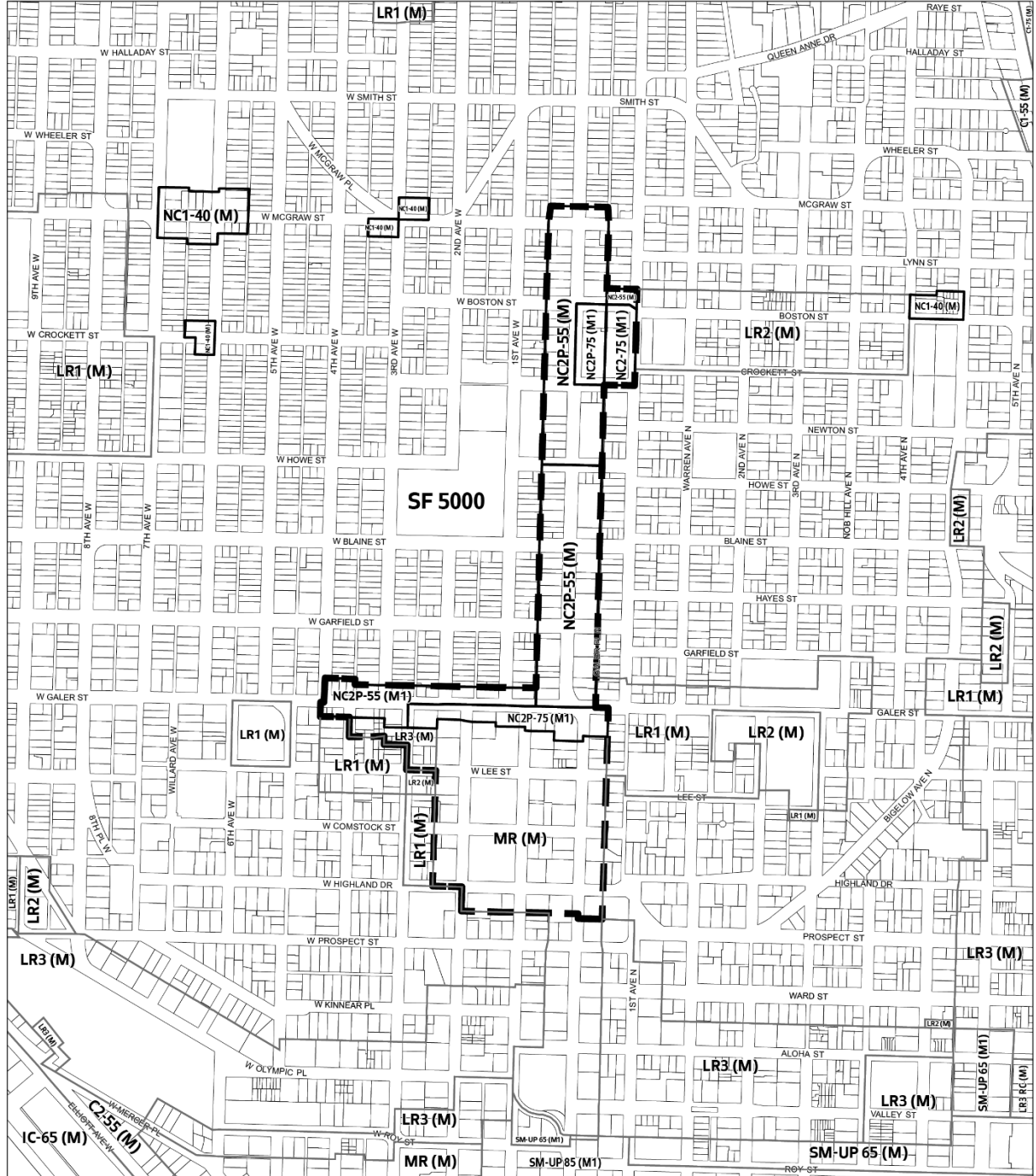
1
 2

Map B for 23.41.012 Upper Queen Anne Commercial Areas



3

**Map B for 23.41.012
 Upper Queen Anne Commercial Areas**



- Upper Queen Anne Residential Urban Village
- Neighborhood Commercial zones
- Zoning outlines
- Parcel outlines

No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product. Copyright 2019, City of Seattle.
 Prepared Monday, June 24, 2019, by OPCD.

1 Section 11. Section 23.42.048 of the Seattle Municipal Code, last amended by Ordinance
2 125603, is amended as follows:

3 **23.42.048 Configuration of dwelling units**

4 A. Dwelling units. In all zones a dwelling unit exists if the ~~((use))~~ area meets the
5 requirements of subsection 23.42.048.A.1 or ~~((23.41.048.A.2))~~ 23.42.048.A.2 and if the ~~((use))~~
6 area is not ~~((an adult family home,))~~ a congregate residence~~((, assisted living facility,))~~ or
7 nursing home, and is not located in a hotel, motel, or public facility such as a fire station.

8 1. A separate or separable area within a building, including:

9 a. ~~((a))~~ A complete food preparation area. A room or portion of a room
10 designed, arranged, intended, or used for cooking or otherwise making food ready for
11 consumption that contains a sink, and a stove or range, a refrigerator, and a countertop, shall be
12 considered a complete food preparation area; and

13 b. ~~((a))~~ A bathroom containing a toilet, and a shower or bathtub; and

14 c. ~~((one))~~ One or more sleeping rooms.

15 2. A sleeping room with an associated private bathroom including a toilet, and a
16 shower or bathtub, within a separate or separable area of a building that contains more than ~~((4))~~
17 four sleeping rooms, if:

18 a. ~~((fifty))~~ Fifty percent or more of the sleeping rooms in the separate or
19 separable area have an associated private bathroom including a toilet, and a shower or bathtub; or

20 b. ~~((less))~~ Less than 30 percent of the floor area of the separate or
21 separable area is in shared space such as a living or dining room.

22 3. For the purposes of this subsection 23.42.048.A, a separate or separable area is
23 an area having direct access to the exterior of the building or access to the exterior via hallways

1 and stairways that are primarily ingress/egress routes to the exterior rather than leading to
2 common kitchens and living areas.

3 * * *

4 Section 12. Subsection 23.42.112.B of the Seattle Municipal Code, which section was
5 last amended by Ordinance 123649, is amended as follows:

6 **23.42.112 Nonconformity to development standards**

7 * * *

8 B. A structure nonconforming to development standards and occupied by or accessory to
9 a residential use may be rebuilt or replaced but may not be expanded or extended in any manner
10 that increases the extent of nonconformity unless specifically permitted by this code.

11 1. A survey by a licensed Washington surveyor, or other documentation
12 acceptable to the Director, documenting the extent of nonconformity and confirming that the
13 plans to rebuild or replace a residential structure create no unpermitted increase in
14 nonconformity shall be required prior to approval of any permit to rebuild or replace a
15 nonconforming residential structure.

16 2. Additions to a rebuilt nonconforming residential structure that meet current
17 development standards are allowed.

18 3. Nonconforming development that is not structural, including but not limited to
19 access or location of parking, may be maintained if a structure is rebuilt according to the
20 requirements of this subsection 23.42.112.B.

21 * * *

22 Section 13. Subsection 23.44.008.C of the Seattle Municipal Code, which section was
23 last amended by Ordinance 125791, is amended as follows:

1 **23.44.008 Development standards for uses permitted outright**

2 * * *

3 C. Floating homes are subject to the provisions of Chapter 23.60A(~~(, Shoreline District,)~~)
4 and are also subject to the parking provisions of this (~~(Section 23.44.008)~~) Chapter 23.44.

5 * * *

6 Section 14. Section 23.44.010 of the Seattle Municipal Code, last amended by Ordinance
7 125791, is amended as follows:

8 **23.44.010 Minimum lot area and lot coverage**

9 * * *

10 B. Exceptions to minimum lot area requirements. The following exceptions to minimum
11 lot area requirements are allowed in SF 5000, SF 7200, and SF 9600 zones, subject to the
12 requirements in subsection 23.44.010.B.2, and further subject to the requirements in subsection
13 23.44.010.B.3 for any lot less than 3,200 square feet in area:

14 1. A lot that does not satisfy the minimum lot area requirements of its zone may
15 be developed or redeveloped under one of the following circumstances:

16 a. "The Seventy-Five/Eighty Rule." The Seventy-Five/Eighty Rule
17 exception may be applied to allow separate development of lots already in existence in their
18 current configuration, or new lots resulting from a full subdivision, short subdivision, or lot
19 boundary adjustment. In order to qualify for this exception, the lot must have an area at least 75
20 percent of the minimum required for the zone and also at least 80 percent of the mean area of the
21 lots within the same block front, subject to the following provisions:

22 1) To be counted as a separate lot for the purposes of calculating
23 the mean area of the lots on a block front, a lot must be entirely within a single-family zone, and

1 d. The historic lot exception. The historic lot exception may be applied to
2 allow separate development of lots already in existence if the lot has an area of at least 2,500
3 square feet, and was established as a separate building site in the public records of the county or
4 City prior to July 24, 1957, by deed, contract of sale, platting, or building permit. The qualifying
5 lot shall be subject to the following provisions:

6 1) A lot is considered to have been established as a separate
7 building site by deed if the lot was held under separate ownership from all abutting lots for at
8 least one year after the date the recorded deed transferred ownership. A lot is considered to have
9 been established as a separate building site by contract of sale only if that sale would have
10 caused the property to be under separate ownership from all abutting lots.

11 2) If two contiguous lots have been held in common ownership at
12 any time after January 18, 1987, and a principal structure extends onto or over both lots, neither
13 lot qualifies for the exception. If the principal structure does not extend onto or over both lots,
14 but both lots were required to meet development standards other than parking requirements in
15 effect at the time the structure was built or expanded, neither lot qualifies for the exception
16 unless the vacant lot is not needed to meet current development standards other than parking
17 requirements. If the combined property fronts on multiple streets, the orientation of the principal
18 structure shall not be considered when determining if it could have been built to the same
19 configuration without using the vacant lot or lots as part of the principal structure's building site.

20 3) Lots that do not otherwise qualify for this exception cannot
21 qualify as a result of all or part of a principal structure being removed or destroyed by fire or act
22 of nature that occurred on or after January 18, 1987. Lots may, however, qualify as a result of

1 removing from the principal structure minor features that do not contain enclosed interior space,
2 including but not limited to eaves and unenclosed decks.

3 4) If parking for an existing principal structure on one lot has been
4 provided on an abutting lot and parking is required under Chapter 23.54 the required parking for
5 the existing house shall be relocated onto the same lot as the existing principal structure in order
6 for either lot to qualify for the exception.

7 e. The lot is within a clustered housing planned development pursuant to
8 Section 23.44.024, a planned residential development pursuant to Section 23.44.034, or a
9 development approved as an environmentally critical areas conditional use pursuant to Section
10 25.09.260.

11 f. If a lot qualifies for an exception to the lot area requirement under
12 subsection 23.44.010.B.1.a, 23.44.010.B.1.b, 23.44.010.B.1.c, 23.44.010.B.1.d, or
13 23.44.010.B.1.e, the boundaries between that lot and contiguous lots on the same block face that
14 also qualify for separate development may be adjusted through the lot boundary adjustment
15 process if the adjustment maintains the existing lot areas, increases the area of a qualifying
16 substandard lot without reducing another lot below the minimum permitted lot area, or causes the
17 areas of the lots to become more equal provided the number of parcels qualifying for separate
18 development is not increased.

19 2. Limitations

20 a. Development may occur on a substandard lot containing a riparian
21 corridor, a wetland and wetland buffer, or a steep slope and steep slope buffer pursuant to the
22 provisions of Chapter 25.09 or containing priority freshwater habitat or priority saltwater habitat
23 described in Section 23.60A.160, only if one of the following conditions applies:

1 c. In approving a special exception review, additional conditions may be
2 imposed that address window placement to address interior privacy of existing abutting houses.

3 * * *

4 Section 15. Subsection 23.44.014.C of the Seattle Municipal Code, which section was
5 last amended by Ordinance 125854, is amended as follows:

6 **23.44.014 Yards**

7 * * *

8 C. Exceptions from standard yard requirements. No structure shall be placed in a required
9 yard except as follows:

10 1. Garages. (~~Garages~~) Attached and detached garages may be located in a
11 required yard subject to the standards of Section 23.44.016.

12 * * *

13 3. A principal residential structure or a detached accessory dwelling unit may
14 extend into one side yard if an easement is provided along the side or rear lot line of the abutting
15 lot, sufficient to leave a 10-foot separation between that structure and any principal structure or
16 detached accessory dwelling unit on the abutting lot. The 10-foot separation shall be measured
17 from the wall of the principal structure or the wall of the detached accessory dwelling unit that is
18 proposed to extend into a side yard to the wall of the principal structure or detached accessory
19 dwelling unit on the abutting lot.

20 a. No structure or portion of a structure may be built on either lot within
21 the 10-foot separation, except as provided in this Section 23.44.014.

22 b. Accessory structures, other than detached accessory dwelling units, and
23 features of and projections from principal structures, such as porches, eaves, and chimneys, are

1 permitted in the 10-foot separation area required by this subsection 23.44.014.C.3 if otherwise
2 allowed in side yards by this subsection 23.44.014.C. For purposes of calculating the distance a
3 structure or feature may project into the 10-foot separation, assume the property line is 5 feet
4 from the wall of the principal structure or detached accessory dwelling unit proposed to extend
5 into a side yard and consider the 5 feet between the wall and the assumed property line to be the
6 required side yard.

7 c. ~~((NØ))~~ Notwithstanding subsection 23.44.014.C.3.b, no portion of any
8 structure, including eaves or any other projection, shall cross the actual property line.

9 d. The easement shall be recorded with the King County Recorder's
10 Office. The easement shall provide access for normal maintenance activities to the principal
11 structure on the lot with less than the required 5-foot side yard.

12 4. Certain additions. Certain additions to an existing single-family structure, or an
13 existing accessory structure if being converted to a detached accessory dwelling unit, may extend
14 into a required yard if the existing single-family structure or existing accessory structure is
15 already nonconforming with respect to that yard. The presently nonconforming portion must be
16 at least 60 percent of the total width of the respective facade of the structure prior to the addition.
17 The line formed by the existing nonconforming wall of the structure is the limit to which any
18 additions may be built, except as described in subsections 23.44.014.C.4.a through
19 23.44.014.C.4.e. Additions may extend up to the height limit and may include basement
20 additions. New additions to the nonconforming wall or walls shall comply with the following
21 requirements (Exhibit A for 23.44.014):

1 a. Side yard. If the addition is a side wall, the existing wall line may be
2 continued by the addition except that in no case shall the addition be closer than 3 feet to the side
3 lot line;

4 b. Rear yard. If the addition is a rear wall, the existing wall line may be
5 continued by the addition except that in no case shall the addition be closer than 20 feet to the
6 rear lot line or centerline of an alley abutting the rear lot line or, in the case of an existing
7 accessory structure being converted to a detached accessory dwelling unit, 3 feet to the rear lot
8 line;

9 * * *

10 5. Uncovered porches or steps. Uncovered, unenclosed porches or steps may
11 project into any required yard, if ~~((each component is))~~ the surface of porches or steps are no
12 higher than 4 feet above existing grade, no closer than 3 feet to any side lot line, and has ((no
13 horizontal distance)) a width and depth no greater than 6 feet within the required yard. For each
14 entry to a principal structure, one uncovered, unenclosed porch and/or associated steps are
15 permitted in the required yards.

16 * * *

17 7. ~~((Covered-unenclosed))~~ Unenclosed decks and roofs over patios. ~~((Covered,
18 unenclosed)) Unenclosed decks and roofs over patios, if attached to a principal structure or a
19 detached accessory dwelling unit, may extend into the required rear yard, but shall not be within
20 12 feet of the centerline of any alley, or within ~~((12))~~ 5 feet of any rear lot line that is not an alley
21 lot line, or closer to any side lot line in the required rear yard than the side yard requirement of the
22 principal structure along that side, or closer than 5 feet to any accessory structure. The height of~~

1 the roof over unenclosed decks and patios shall not exceed 12 feet. The roof over such decks or
2 patios shall not be used as a deck.

3 * * *

4 17. Stormwater management

5 a. Above-grade green stormwater infrastructure (GSI) features are allowed
6 without yard restrictions if:

7 1) Each above-grade GSI feature is ~~((less))~~ no more than 4.5 feet
8 tall, excluding piping;

9 2) Each above-grade GSI feature is ~~((less))~~ no more than 4 feet
10 wide; and

11 3) The total storage capacity of all above-grade GSI features is no
12 greater than 600 gallons.

13 * * *

14 19. Below grade structures. Structures below grade, measured from existing or
15 finished grade, whichever is lower, may be located below required yards.

16 * * *

17 Section 16. Subsection 23.44.016.D of the Seattle Municipal Code, which section was
18 last amended by Ordinance 125791, is amended as follows:

19 **23.44.016 Parking and garages**

20 * * *

21 D. Parking and garages in required yards. Parking and garages are regulated as described
22 in subsections 23.44.016.D.1 through 23.44.016.D.12. Unless otherwise specified, the terms

1 “garage” or “garages” as used in this subsection 23.44.016.D refer to both attached and detached
2 garages.

3 1. Parking and garages shall not be located in the required front yard except as
4 provided in subsections 23.44.016.D.7, 23.44.016.D.9, 23.44.016.D.10, 23.44.016.D.11 and
5 23.44.016.D.12.

6 2. Parking and garages shall not be located in a required side yard abutting a street
7 or the first 10 feet of a required rear yard abutting a street except as provided in subsections
8 23.44.016.D.7, 23.44.016.D.9, 23.44.016.D.10, 23.44.016.D.11 and 23.44.016.D.12.

9 3. Garages shall not be located in a required side yard that abuts the rear or side
10 yard of another lot or in that portion of the rear yard of a reversed corner lot within 5 feet of the
11 key lot's side lot line unless:

12 a. The garage is a detached garage (~~(located entirely in)~~) and extends only
13 into that portion of a side yard that is either within 35 feet of the centerline of an alley or within
14 25 feet of any rear lot line that is not an alley lot line; or

15 b. An agreement between the owners of record of the abutting properties,
16 authorizing the garage in that location, is executed and recorded, pursuant to subsection
17 23.44.014.C.2.a.

18 4. Detached garages with vehicular access facing an alley shall not be located
19 within 12 feet of the centerline of the alley except as provided in subsections 23.44.016.D.9,
20 23.44.016.D.10, 23.44.016.D.11, and 23.44.016.D.12.

21 5. Attached garages shall not be located within 12 feet of the centerline of any
22 alley, nor within 12 feet of any rear lot line that is not an alley lot line, except as provided in
23 subsections 23.44.016.D.9, 23.44.016.D.10, 23.44.016.D.11 and 23.44.016.D.12.

1 6. On a reversed corner lot, no garage shall be located in that portion of the
2 required rear yard that abuts the required front yard of the adjoining key lot unless the provisions
3 of subsection 23.44.016.D.9 apply.

4 7. If access to required parking passes through a required yard, automobiles,
5 motorcycles and similar vehicles may be parked on the open access located in a required yard.

6 8. Trailers, boats, recreational vehicles and similar equipment shall not be parked
7 in required front and side yards or the first 10 feet of a rear yard measured from the rear lot line,
8 or measured 10 feet from the centerline of an alley if there is an alley adjacent to the rear lot line,
9 unless fully enclosed in a structure otherwise allowed in a required yard by this subsection
10 23.44.016.D.

11 9. Lots with uphill yards abutting streets. In SF 5000, SF 7200, and SF 9600
12 zones, parking for one two-axle or one up to four-wheeled vehicle may be established in a
13 required yard abutting a street according to subsection 23.44.016.D.9.a or 23.44.016.D.9.b only
14 if access to parking is permitted through that yard pursuant to subsection 23.44.016.B.

15 a. Open parking space

16 1) The existing grade of the lot slopes upward from the street lot
17 line an average of at least 6 feet above sidewalk grade at a line that is 10 feet from the street lot
18 line; and

19 2) The parking area shall be at least an average of 6 feet below the
20 existing grade prior to excavation and/or construction at a line that is 10 feet from the street lot
21 line; and

1 3) The parking space shall be no wider than 10 feet for one parking
2 space at the parking surface and no wider than 20 feet for two parking spaces if permitted as
3 provided in subsection 23.44.016.D.12.

4 b. Terraced garage

5 1) The height of a terraced garage is limited to no more than 2 feet
6 above existing or finished grade, whichever is lower, for the portions of the garage that are 10
7 feet or more from the street lot line. The ridge of a pitched roof on a terraced garage may extend
8 up to 3 feet above this 2-foot height limit. All parts of the roof above the 2-foot height limit shall
9 be pitched at a rate of not less than 4:12. No portion of a shed roof shall be permitted to extend
10 beyond the 2-foot height limit of this provision. Portions of a terraced garage that are less than 10
11 feet from the street lot line shall comply with the height standards in subsection 23.44.016.E.2;

12 2) The width of a terraced garage structure shall not exceed 14 feet
13 for one two-axle or one up to four-wheeled vehicle, or 24 feet if permitted to have two two-axle
14 or two up to four-wheeled vehicles as provided in subsection 23.44.016.D.12;

15 3) All above ground portions of the terraced garage shall be
16 included in lot coverage; and

17 4) The roof of the terraced garage may be used as a deck and shall
18 be considered to be a part of the garage structure even if it is a separate structure on top of the
19 garage.

20 10. Lots with downhill yards abutting streets. In SF 5000, SF 7200, and SF 9600
21 zones, parking, either open or enclosed in an attached or detached garage, for one two-axle or
22 one up to four-wheeled vehicle may be located in a required yard abutting a street if the
23 following conditions are met:

1 a. The existing grade slopes downward from the street lot line that the
2 parking faces;

3 b. For front yard parking, the lot has a vertical drop of at least 20 feet in
4 the first 60 feet, measured along a line from the midpoint of the front lot line to the midpoint of
5 the rear lot line;

6 c. Parking is not permitted in required side yards abutting a street;

7 d. Parking in a rear yard complies with subsections 23.44.016.D.2,
8 23.44.016.D.5, and 23.44.016.D.6; and

9 e. Access to parking is permitted through the required yard abutting the
10 street by subsection 23.44.016.B.

11 11. Through lots. On through lots less than 125 feet in depth in SF 5000, SF 7200,
12 and SF 9600 zones, parking, either open or enclosed in an attached or detached garage, for one
13 two-axle or one up to four-wheeled vehicle may be located in one of the required front yards.
14 The front yard in which the parking may be located shall be determined by the Director based on
15 the location of other garages or parking areas on the block. If no pattern of parking location can
16 be determined, the Director shall determine in which yard the parking shall be located based on
17 the prevailing character and setback patterns of the block.

18 12. Lots with uphill yards abutting streets or downhill or through lot front yards
19 fronting on streets that prohibit parking. In SF 5000, SF 7200, and SF 9600 zones, parking for
20 two two-axle or two up to four-wheeled vehicles may be located in uphill yards abutting streets
21 or downhill or through lot front yards as provided in subsections 23.44.016.D.9, 23.44.016.D.10
22 or 23.44.016.D.11 if, in consultation with the Seattle Department of Transportation, it is found
23 that uninterrupted parking for 24 hours is prohibited on at least one side of the street within 200

1 feet of the lot line over which access is proposed. The Director may authorize a curb cut wider
2 than would be permitted under Section 23.54.030 if necessary, for access.

3 * * *

4 Section 17. Section 23.44.026 of the Seattle Municipal Code, last amended by Ordinance
5 124378, is amended as follows:

6 **23.44.026 Use of landmark structures or sites**

7 A. The Director may authorize a use not otherwise permitted in the zone as an
8 administrative conditional use within a structure or on a site designated as a landmark pursuant
9 to Chapter 25.12(~~(, Landmark preservation ordinance,)~~) subject to the following development
10 standards:

11 1. The use shall be compatible with the existing configuration of the site and with
12 the existing design and/or construction of the structure without significant alteration; and

13 2. The use shall be allowed only when it is demonstrated that uses permitted in the
14 zone are impractical because of site configuration or structure design and/or that no permitted
15 use can provide adequate financial support necessary to sustain the structure or site in a
16 reasonably good physical condition; and

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

19 B. The parking requirements for a use allowed in a landmark are those listed in Section
20 23.54.015. These requirements may be waived pursuant to (~~(Section)~~) subsection 23.54.020.C.

21 Section 18. Section 23.44.041 of the Seattle Municipal Code, last amended by Ordinance
22 125854, is amended as follows:

23 **23.44.041 Accessory dwelling units**

1 A. General provisions. The Director may authorize an accessory dwelling unit, and that
2 dwelling unit may be used as a residence, only under the following conditions:

3 1. Number of accessory dwelling units allowed on a lot

4 a. In an SF 5000, SF 7200, or SF 9600 zone, a lot with or proposed for a
5 principal single-family dwelling unit may have up to two accessory dwelling units, provided that
6 the following conditions are met:

7 1) Only one accessory dwelling unit may be a detached accessory
8 dwelling unit; and

9 2) A second accessory dwelling unit is allowed only if((-):

10 ~~((+))~~ a) The second accessory dwelling unit is added by
11 converting floor area within an existing structure; or

12 b) For a new structure, the applicant makes a commitment
13 that the new principal structure containing an attached accessory dwelling unit or the new
14 accessory structure containing a detached accessory dwelling unit will meet a green building
15 standard and shall demonstrate compliance with that commitment, all in accordance with
16 Chapter 23.58D~~((-- A second accessory dwelling unit that is proposed within an existing structure~~
17 ~~does not require the structure to be updated to meet the green building standard)); or ~~((2) if))~~~~

18 c) the second accessory dwelling unit is a rental unit
19 affordable to and reserved solely for “income-eligible households,” as defined in Section
20 23.58A.004, and is subject to an agreement specifying the affordable housing requirements under
21 this subsection approved by the Director of Housing to ensure that the housing shall serve only
22 income-eligible households for a minimum period of 50 years. The monthly rent, including basic
23 utilities, shall not exceed 30 percent of the income limit for the unit, all as determined by the

1 Director of Housing, and the housing owner shall submit a report to the Office of Housing
2 annually that documents how the affordable housing meets the terms of the recorded agreement.

3 Prior to issuance, and as a condition to issuance, of the first
4 building permit for a project, the applicant shall execute and record a declaration in a form
5 acceptable to the Director that shall commit the applicant to satisfy the conditions to establishing
6 a second accessory dwelling unit as approved by the Director.

7 b. In an RSL zone, each principal dwelling unit may have no more than
8 one accessory dwelling unit.

9 2. In the Shoreline District, accessory dwelling units shall be as provided in
10 Chapter 23.60A; where allowed in the Shoreline District, they are also subject to the provisions
11 in this Section 23.44.041.

12 3. In an SF 5000, SF 7200, or SF 9600 zone, ((A))any number of related persons
13 may occupy each unit on a lot with one or more accessory dwelling units. If unrelated persons
14 occupy any dwelling unit, the total number of persons occupying all dwelling units may not
15 altogether exceed eight if there is one accessory dwelling unit on the lot. If two accessory
16 dwelling units exist on the lot, the total number of unrelated persons occupying all units may not
17 altogether exceed 12.

18 4. In RSL zones, any number of related persons may occupy each principal unit,
19 or each principal unit plus an associated accessory dwelling unit. If unrelated persons occupy
20 either unit, the total number of persons occupying the principal unit plus an associated accessory
21 dwelling unit may not altogether exceed eight.

22 5. In an SF 5000, SF 7200, or SF 9600 zone, accessory dwelling units are subject
23 to the tree requirements in subsection 23.44.020.A.2.

1 ((~~5~~))6. No off-street parking is required for accessory dwelling units. An existing
2 required parking space may not be eliminated to accommodate an accessory dwelling unit unless
3 it is replaced elsewhere on the lot.

4 * * *

5 C. Detached accessory dwelling units. Detached accessory dwelling units are subject to
6 the following additional conditions:

7 1. Detached accessory dwelling units are required to meet the additional
8 development standards set forth in Table A for 23.44.041.

Table A for 23.44.041 Development standards for detached accessory dwelling units ^{1,2}	
a. Minimum lot size	3,200 square feet
b. Minimum lot width	25 feet
c. Minimum lot depth	70 feet ³
d. Maximum lot coverage	Detached accessory dwelling units are subject to the requirements governing maximum lot coverage and lot coverage exceptions in subsections 23.44.010.C and 23.44.010.D.
e. Maximum rear yard coverage	Detached accessory dwelling units, together with any other accessory structures and other portions of the principal structure, are subject to the requirements governing maximum rear yard coverage exceptions in subsections 23.44.014.D.
f. Maximum size	The gross floor area of a detached accessory dwelling unit may not exceed 1,000 square feet excluding garage and storage areas, <u>covered</u> porches and covered decks that are less than 25 square feet in area, and <u>gross floor area</u> that is underground. Up to 35 square feet of floor area dedicated to long-term bicycle parking shall be exempt from the gross floor area calculation for a detached accessory dwelling unit. The bicycle parking area shall be provided in a safe((?)) and convenient location, emphasizing user convenience and theft deterrence, and shall be located where bicyclists are not required to carry bicycles on stairs to access the parking. Where practicable, long-term bicycle parking shall include a variety of rack types to accommodate different types of bicycles.

Table A for 23.44.041
Development standards for detached accessory dwelling units ^{1, 2}

g. Front yard	A detached accessory dwelling unit may not be located within the front yard required by subsection 23.44.014.B, except on a through lot pursuant to Section 23.40.030 or Section 23.40.035.			
h. Minimum side yard	A detached accessory dwelling unit may not be located within the side yard required by subsection 23.44.014.B except as provided in subsection 23.44.014.C.3 or 23.44.014.C.4. ⁴			
i. Minimum rear yard	A detached accessory dwelling unit may be located within a required rear yard if it is not within 5 feet of any lot line, unless the lot line is adjacent to an alley, in which case a detached accessory dwelling unit may be located at that lot line. ^{4, 5, 6}			
j. Location of entry	If the entrance to a detached accessory dwelling unit is located on a facade facing a side lot line or a rear lot line, the entrance may not be within 10 feet of that lot line unless that lot line abuts an alley or other public right-of-way.			
k. Maximum height limits ^{7, 8, 9}	Lot width (feet)			
	Less than 30	30 up to 40	40 up to 50	50 or greater
(1) Base structure height limit (in feet) ¹⁰	14	16	18	18
(2) Height allowed for pitched roof above base structure height limit (in feet)	3	7	5	7
(3) Height allowed for shed or butterfly roof above base structure height limit (in feet); see Exhibit A for 23.44.041	3	4	4	4
l. Minimum separation from	5 feet			

Table A for 23.44.041
Development standards for detached accessory dwelling units ^{1, 2}

principal
(~~dwelling~~
~~unit~~)
structure

Footnotes to Table A for 23.44.041

¹The Director may allow an exception to standards a through f and h through k pursuant to subsection 23.44.041.C.2, for converting existing accessory structures to a detached accessory dwelling unit, including additions to an existing accessory structure.

²The Director may allow an exception to standards i and j if the exception allows for the preservation of an exceptional tree or a tree over 2 feet in diameter measured 4.5 feet above the ground.

³For lots that do not meet the lot depth requirement but have a greater width than depth and an area greater than 5,000 square feet, a detached accessory dwelling unit is permitted, provided the detached accessory dwelling unit is not located in a required yard.

⁴External architectural details with no living area, such as chimneys, eaves, cornices, and columns, may project no closer than 3 feet from any lot line. Bay windows are limited to 8 feet in width and may project no closer than 3 feet from any lot line. Other projections that include interior space, such as garden windows, must start a minimum of 30 inches above the finished floor, have a maximum dimension of 6 feet in height and 8 feet in width, and project no closer than 3 feet from any lot line.

⁵If the lot line is adjacent to an alley and a detached accessory dwelling unit includes a garage with a vehicle entrance that faces the alley, the garage portion of the structure may not be located within 12 feet of the centerline of the alley.

⁶On a reversed corner lot, no detached accessory dwelling unit shall be located in that portion of the required rear yard that abuts the required front yard of the adjoining key lot.

⁷Features such as chimneys, antennas, and flagpoles may extend up to 4 feet above the maximum allowed height.

⁸Projections that accommodate windows and result in additional interior space, including dormers, clerestories, and skylights, may extend no higher than the ridge of a pitched roof permitted pursuant to ~~((row))~~ standard k if all conditions of subsection 23.44.012.C.3 are satisfied.

⁹Any structure with a green roof or other features necessary to meet a green building standard, as defined by the Director by rule, may extend up to 2 feet above the maximum allowed height.

¹⁰Open railings that accommodate roof decks may extend 4 feet above the base structure height limit.

* * *

1
2 Section 19. Section 23.45.506 of the Seattle Municipal Code, last amended by Ordinance

3 125558, is amended as follows:

4 **23.45.506 Administrative conditional uses**

1 A. Uses permitted as administrative conditional uses in Section 23.45.504((;)) may be
2 permitted by the Director when the provisions of Section 23.42.042 and this Section 23.45.506
3 are met.

4 B. Unless otherwise specified in this Chapter 23.45, conditional uses shall meet the
5 development standards for uses permitted outright. If an existing structure is nonconforming to
6 development standards, then no conditional use is required for any alterations that do not
7 increase the nonconformity.

8 * * *

9 Section 20. Section 23.45.518 of the Seattle Municipal Code, last amended by Ordinance
10 125791, is amended as follows:

11 **23.45.518 Setbacks and separations**

12 * * *

13 H. Projections permitted in required setbacks and separations

14 1. Cornices, eaves, gutters, roofs, and other forms of weather protection may
15 project into required setbacks and separations a maximum of 4 feet if they are no closer than 3
16 feet to any lot line.

17 2. Garden windows and other features that do not provide floor area may project a
18 maximum of 18 inches into required setbacks and separations if they:

19 a. Are a minimum of 30 inches above the finished floor;

20 b. Are no more than 6 feet in height and 8 feet wide; and

21 c. Combined with bay windows and other features with floor area, make
22 up no more than 30 percent of the area of the facade.

1 3. Bay windows and other features that provide floor area may project a
2 maximum of 2 feet into required setbacks and separations if they:

3 a. ~~((are))~~ Are no closer than 5 feet to any lot line;

4 b. ~~((are))~~ Are no more than 10 feet in width; and

5 c. ~~((combined))~~ Combined with garden windows and other features
6 included in subsection 23.45.518.H.2, make up no more than 30 percent of the area of the facade.

7 4. Unenclosed decks up to 18 inches above existing or finished grade, whichever
8 is lower, may project into required setbacks or separations ~~((to the lot line))~~.

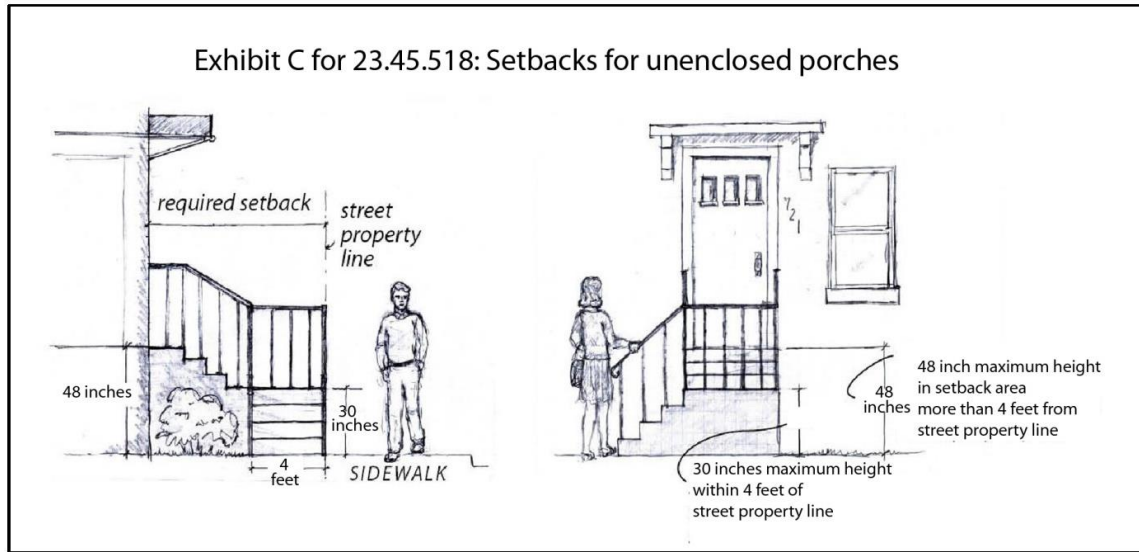
9 5. Unenclosed porches or steps

10 a. Unenclosed porches or steps no higher than 4 feet above existing grade,
11 or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 4
12 feet of a street lot line, except that portions of entry stairs or stoops not more than 2.5 feet in
13 height from existing or finished grade, whichever is lower, excluding guard rails or hand rails,
14 may extend to a street lot line. See Exhibit C for 23.45.518.

15 b. Unenclosed porches or steps no higher than 4 feet above existing grade
16 may project into the required rear setback or required separation between structures a maximum
17 of 4 feet provided they are a minimum of 5 feet from a rear lot line.

18 c. Unenclosed porches or steps permitted in required setbacks and
19 separations shall be limited to a combined maximum width of 20 feet.

1 **Exhibit C for 23.45.518 Setbacks for unenclosed porches**



2

3

4

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.

5

6

6. Fireplaces and chimneys may project up to 18 inches into required setbacks or separations.

7

8

7. Unenclosed decks and balconies may project a maximum of 4 feet into required setbacks if each one is:

9

a. No closer than 5 feet to any lot line;

10

b. No more than 20 feet wide; and

11

c. Separated from other decks and balconies on the same facade of the

12

structure by a distance equal to at least 1/2 the width of the projection.

13

8. Mechanical equipment. Heat pumps and similar mechanical equipment, not

14

including incinerators, are permitted in required setbacks if they comply with the requirements of

15

Chapter 25.08. Any heat pump or similar equipment shall not be located within 3 feet of any lot

1 line. Charging devices for electric cars are considered mechanical equipment and are permitted
2 in required setbacks if not located within 3 feet of any lot line.

3 I. Structures in required setbacks or separations, except upper-level setbacks

4 * * *

5 10. Above-grade green stormwater infrastructure (GSI) features are allowed
6 without setback or separation restrictions if:

7 a. Each above-grade GSI feature is ((less)) no more than 4.5 feet tall,
8 excluding piping;

9 b. Each above-grade GSI feature is ((less)) no more than 4 feet wide; and

10 c. The total storage capacity of all above-grade GSI features is no greater
11 than 600 gallons.

12 11. Above-grade GSI features larger than what is allowed in subsection
13 23.45.518.I.10 are allowed within a required setback or separation if:

14 a. Above-grade GSI features do not exceed ten percent coverage of any
15 one setback or separation area;

16 b. No portion of an above-grade GSI feature is located closer than 2.5 feet
17 from a side lot line; and

18 c. No portion of an above-grade GSI feature projects more than 5 feet into
19 a front or rear setback area.

20 * * *

21 Section 21. Subsection 23.45.522.D of the Seattle Municipal Code, which section was
22 last amended by Ordinance 125791, is amended as follows:

23 **23.45.522 Amenity area**

* * *

D. General requirements. Required amenity areas shall meet the following conditions:

1. All units shall have access to a common or private amenity area.

2. 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 more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.

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.

4. Private amenity areas

a. There is no minimum dimension for private amenity areas, except that if a private amenity area (~~abuts~~) 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.

5. Common amenity areas for rowhouse and townhouse developments and apartments shall meet the following conditions:

a. No common amenity area shall be less than 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 10 feet.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

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.

* * *

Section 22. Subsection 23.45.545.C of the Seattle Municipal Code, which section was last amended by Ordinance 125854, is amended as follows:

23.45.545 Standards for certain accessory uses

* * *

1 C. Solar collectors

2 1. Solar collectors that meet minimum written energy conservation standards
3 administered by the Director are permitted in required setbacks, subject to the following:

4 a. Detached solar collectors are permitted in required rear setbacks, no
5 closer than 5 feet to any other principal or accessory structure.

6 b. Detached solar collectors are permitted in required side setbacks, no
7 closer than 5 feet to any other principal or accessory structure, and no closer than 3 feet to the
8 side lot line.

9 2. Sunshades that provide shade for solar collectors that meet minimum written
10 energy conservation standards administered by the Director may project into southern front or
11 rear setbacks. Those that begin at 8 feet or more above finished grade may be no closer than 3
12 feet from the lot line. Sunshades that are between finished grade and 8 feet above finished grade
13 may be no closer than 5 feet to the lot line.

14 3. Solar collectors on roofs. Solar collectors (~~(that meet minimum written energy~~
15 ~~conservation standards administered by the Director and~~)) that are located on a roof are permitted
16 as follows:

17 a. In LR zones up to 4 feet above the maximum height limit or 4 feet
18 above the height of stair or elevator penthouse(s), whichever is higher; and

19 b. In MR and HR zones up to 10 feet above the maximum height limit or
20 10 feet above the height of stair or elevator penthouse(s), whichever is higher.

21 c. If the solar collectors would cause an existing structure to become
22 nonconforming, or increase an existing nonconformity, the Director may permit the solar
23 collectors as a special exception pursuant to Chapter 23.76. (~~Such s~~)Solar collectors may be

1 permitted under this subsection 23.45.545.C.3.c even if the structure exceeds the height limits
2 established in this subsection 23.45.545.C.3, (~~when~~) if the following conditions are met:

3 1) There is no feasible alternative solution to placing the
4 collector(s) on the roof; and

5 2) (~~Such~~) The collector(s) are located so as to minimize view
6 blockage from surrounding properties and the shading of property to the north, while still
7 providing adequate solar access for the solar collectors.

8 * * *

9 Section 23. Section 23.47A.008 of the Seattle Municipal Code, last amended by
10 Ordinance 125791, is amended as follows:

11 **23.47A.008 Street-level development standards**

12 * * *

13 C. In addition to the provisions of subsections 23.47A.008.A and 23.47A.008.B, the
14 following standards also apply in pedestrian designated zones:

15 * * *

16 5. Maximum width and depth limits

17 a. The maximum width and depth of a structure, or of a portion of a
18 structure for which the limit is calculated separately according to subsection 23.47A.008.C.5.b, is
19 250 feet, except as otherwise provided in subsection 23.47A.008.C.5.c. Structure width may
20 exceed 250 feet if the structure complies with the modulation standards in subsection
21 23.47A.014.D.

22 b. For purposes of this subsection 23.47A.008.C.5, the width and depth
23 limits shall be calculated separately for a portion of a structure if:

1 1) There are no connections allowing direct access, such as
2 hallways, bridges, or stairways, between that portion of a structure and other portions of a
3 structure; or

4 2) The only connections between that portion of a structure and
5 other portions of a structure are in stories, or portions of ((a)) stories, that are underground or
6 extend no more than 4 feet above the sidewalk, measured at any point above the sidewalk
7 elevation to the floor above the partially below-grade story, excluding access.

8 c. For purposes of this subsection 23.47A.008.C.5, the following portions
9 of a structure shall not be included in measuring width and depth:

10 1) Designated Landmark structures that are retained on the lot.

11 2) Stories of a structure on which more than 50 percent of the total
12 gross floor area is occupied by any of the following uses:

13 a) Arts facilities;

14 b) Community clubs or community centers;

15 c) Child care centers;

16 d) Elementary or secondary schools;

17 e) Performing arts theaters; or

18 f) Religious facilities.

19 * * *

20 D. Where residential uses are located along a street-level street-facing facade, the
21 following requirements apply unless exempted by subsection 23.47A.008.G:

22 1. At least one of the street-level, street-facing facades containing a residential use
23 shall have a visually prominent pedestrian entry; and

1 2. The floor of a dwelling unit located along the street-level, street-facing facade
2 shall be at least 4 feet above or 4 feet below sidewalk grade or be set back at least 10 feet from
3 the sidewalk. An exception to the standards of this subsection (~~((23.44.008.D.2))~~ 23.47A.008.D.2
4 may be granted as a Type I decision if the following criteria are met:

5 a. An accessible route to the unit is not achievable if the standard is
6 applied or existing site conditions such as topography make access impractical if the standard is
7 applied;

8 b. The floor is at least 18 inches above average sidewalk grade or 4 feet
9 below sidewalk grade, or is set back at least 10 feet from the sidewalk; and

10 c. The visually prominent pedestrian entry is maintained.

11 * * *

12 Section 24. Section 23.47A.012 of the Seattle Municipal Code, last amended by
13 Ordinance 125791, is amended as follows:

14 **23.47A.012 Structure height**

15 * * *

16 C. Rooftop features

17 1. Smokestacks, chimneys, flagpoles, and religious symbols for religious
18 institutions are exempt from height controls, except as regulated in Chapter 23.64(~~(, Airport~~
19 ~~Height Overlay District))~~), provided they are a minimum of 10 feet from any side or rear lot line.

20 2. Open railings, planters, skylights, clerestories, greenhouses, solariums,
21 parapets, and firewalls may extend as high as the highest ridge of a pitched roof permitted by
22 subsection 23.47A.012.B or up to 4 feet above the otherwise applicable height limit, whichever
23 is higher. Insulation material(~~(, rooftop decks and other similar features,))~~) or soil for landscaping

1 located above the structural roof surface may exceed the maximum height limit by up to 2 feet if
2 enclosed by parapets or walls that comply with this subsection 23.47A.012.C.2. Rooftop decks
3 and other similar features may exceed the maximum height limit by up to two feet, and open
4 railings or parapets required by the Building Code around the perimeter of rooftop decks or other
5 similar features may exceed the maximum height limit by the minimum necessary to meet
6 Building Code requirements.

7 * * *

8 Section 25. Subsection 23.47A.013.B of the Seattle Municipal Code, which section was
9 last amended by Ordinance 126131, is amended as follows:

10 **23.47A.013 Floor area ratio**

11 * * *

12 B. The following gross floor area is not counted toward FAR:

- 13 1. All stories, or portions of stories, that are underground;
- 14 2. All portions of a story that extend no more than 4 feet above existing or
15 finished grade, whichever is lower, excluding access;
- 16 3. Gross floor area of a transit station, including all floor area open to the general
17 public during normal hours of station operation but excluding retail or service establishments to
18 which public access is limited to customers or clients, even where such establishments are
19 primarily intended to serve transit riders;
- 20 4. On a lot containing a peat settlement-prone environmentally critical area,
21 above-grade parking within or covered by a structure or portion of a structure, if the Director
22 finds that locating a story of parking below grade is infeasible due to physical site conditions
23 such as a high water table, if either:

1 a. The above-grade parking extends no more than 6 feet above existing or
2 finished grade and no more than 3 feet above the highest existing or finished grade along the
3 structure footprint, whichever is lower, as measured to the finished floor level or roof above,
4 pursuant to subsection 23.47A.012.A.3; or

5 b. All of the following conditions are met:

6 1) No above-grade parking is exempted by subsection
7 23.47A.013.B.4.a;

8 2) The parking is accessory to a residential use on the lot;

9 3) Total parking on the lot does not exceed one space for each
10 residential dwelling unit plus the number of spaces required for non-residential uses; and

11 4) The amount of gross floor area exempted by this subsection
12 23.47A.013.B.4.b does not exceed 25 percent of the area of the lot in zones with a height limit
13 less than 65 feet, or 50 percent of the area of the lot in zones with a height limit 65 feet or
14 greater; and

15 5. Rooftop greenhouse areas meeting the standards of subsections 23.47A.012.C.5
16 and 23.47A.012.C.6;

17 6. Bicycle commuter shower facilities required by subsection 23.54.015.K.8;

18 ((and))

19 7. The floor area of required bicycle parking for small efficiency dwelling units or
20 congregate residence sleeping rooms, if the bicycle parking is located within the structure
21 containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area
22 of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR
23 limits; and

1 8. All gross floor area in child care centers.

2 * * *

3 Section 26. RESERVED

4 Section 27. A new Section 23.48.007 is added to the Seattle Municipal Code as follows:

5 **23.48.007 Major Phased Developments**

6 A. An applicant may seek approval of a Major Phased Development, as defined in
7 Section 23.84A.025. A Major Phased Development proposal is subject to the provisions of the
8 zone in which it is located and shall meet the following thresholds:

9 1. Minimum site size of 5 acres, composed of contiguous parcels or parcels
10 divided only by one or more rights-of-way.

11 2. The proposed project, which at time of application is a single, functionally
12 interrelated campus, contains more than one building, with a minimum total gross floor area of
13 200,000 square feet.

14 3. The first phase of the development consists of at least 100,000 square feet in
15 gross building floor area.

16 4. At the time of application, the project is consistent with the general character of
17 development anticipated by Land Use Code regulations.

18 B. A Major Phased Development application shall be submitted, evaluated, and approved
19 according to the following:

20 1. The application shall contain a level of detail that is sufficient to reasonably
21 assess anticipated impacts, including those associated with a maximum build-out, within the
22 timeframe requested for Master Use Permit extension.

1 2. A Major Phased Development component shall not be approved unless the
2 Director concludes that anticipated environmental impacts, such as traffic, open space, shadows,
3 construction impacts and air quality, are not significant or can be effectively monitored and
4 conditions imposed to mitigate impacts over the extended life of the permit.

5 3. Expiration or renewal of a permit for the first phase of a Major Phased
6 Development is subject to the provisions of Chapter 23.76. The Director shall determine the
7 expiration date of a permit for subsequent phases of the Major Phased Development through the
8 analysis provided for above; such expiration shall be no later than 15 years from the date of
9 issuance.

10 C. Changes to the approved Major Phased Development

11 1. When an amendment to a Master Use Permit with a Major Phased
12 Development component is requested, the Director shall determine whether the amendment is
13 minor or not.

14 a. A minor amendment is one that meets the following criteria:

15 1) Substantial compliance with the approved site plan and
16 conditions imposed in the existing Master Use Permit with the Major Phased Development
17 component with no substantial change in the mix of uses and no major departure from the bulk
18 and scale of structures originally proposed; and

19 2) Compliance with applicable requirements of this Title 23 in
20 effect at the time of the original Master Use Permit approval; and

21 3) No significantly greater impact would occur.

1 2. If the Director determines that the amendment is minor, the Director may
2 approve a revised site plan as a Type I decision. The Master Use Permit expiration date of the
3 original approval shall be retained.

4 3. If the Director determines that the amendment is not minor, the applicant may
5 either continue under the existing Major Phased Development approval or may submit a revised
6 Major Phased Development application. The revised application shall be the subject of a Type II
7 decision. Only the portion of the site affected by the revision shall be subject to regulations in
8 effect on the date of the revised Major Phased Development application, notwithstanding any
9 provision of Chapter 23.76. The decision may retain or extend the existing expiration date on the
10 portion of the site affected by the revision.

11 Section 28. Section 23.48.020 of the Seattle Municipal Code, last amended by Ordinance
12 125603, is amended as follows:

13 **23.48.020 Floor area ratio (FAR)**

14 A. General provisions

15 1. All gross floor area not exempt under subsection 23.48.020.~~((D))~~B counts
16 toward the gross floor area allowed under the FAR limits.

17 2. The applicable FAR limit applies to the total non-exempt gross floor area of all
18 structures on the lot.

19 3. If a lot is in more than one zone, the FAR limit for each zone applies to the
20 portion of the lot located in that zone.

21 B. Floor area exempt from FAR calculations. The following floor area is exempt from
22 maximum FAR calculations:

23 1. All underground stories or portions of stories.

1 2. Portions of a story that extend no more than 4 feet above existing or finished
2 grade, whichever is lower, excluding access.

3 3. As an allowance for mechanical equipment, in any structure 65 feet in height or
4 more, 3.5 percent of the total chargeable gross floor area in a structure is exempt from FAR
5 calculations. Calculation of the allowance includes the remaining gross floor area after all
6 exempt space allowed in this subsection 23.48.020.B has been deducted. Mechanical equipment
7 located on the roof of a structure, whether enclosed or not, is not included as part of the
8 calculation of total gross floor area.

9 4. All gross floor area for solar collectors and wind-driven power generators.

10 5. Bicycle commuter shower facilities required by subsection 23.54.015.K.8.

11 6. The floor area of required bicycle parking for small efficiency dwelling units or
12 congregate residence sleeping rooms, if the bicycle parking is located within the structure
13 containing the small efficiency dwelling units or congregate residence sleeping rooms. Floor area
14 of bicycle parking that is provided beyond the required bicycle parking is not exempt from FAR
15 limits.

16 7. Child care centers.

17 * * *

18 Section 29. Section 23.48.025 of the Seattle Municipal Code, last amended by Ordinance
19 125791, is amended as follows:

20 **23.48.025 Structure height**

21 * * *

22 C. Rooftop features

23 * * *

1 4. The following rooftop features may extend up to 15 feet above the maximum
2 height limit, so long as the combined total coverage of all features listed in this subsection
3 23.48.025.C.4, including weather protection such as eaves or canopies extending from rooftop
4 features, does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total
5 includes stair or elevator penthouses or screened mechanical equipment:

- 6 a. Solar collectors;
- 7 b. Stair and elevator penthouses;
- 8 c. Mechanical equipment;
- 9 d. Atriums, greenhouses, and solariums;
- 10 e. Play equipment and open-mesh fencing that encloses it, as long as the
11 fencing is at least 15 feet from the roof edge;
- 12 f. Minor communication utilities and accessory communication devices,
13 except that height is regulated according to the provisions of Section 23.57.012; and
- 14 g. Covered or enclosed common amenity area for structures exceeding a
15 height of 125 feet.

16 * * *

17 Section 30. Section 23.48.220 of the Seattle Municipal Code, last amended by Ordinance
18 125927, is amended as follows:

19 **23.48.220 Floor area ratio (FAR) in South Lake Union Urban Center**

20 A. General provisions

21 1. Except as otherwise specified in this subsection 23.48.220.A, FAR limits for
22 specified SM zones within the South Lake Union Urban Center are as shown in Table A for
23 23.48.220 and Table B for 23.48.220. In the zones shown on Table A for 23.48.220, all non-

1 exempt floor area above the base FAR is considered extra floor area. Extra floor area may be
 2 obtained, up to the maximum FAR, only through the provision of public amenities according to
 3 Section 23.48.021 and Chapter 23.58A.

**Table A for 23.48.220
 FAR limits for specified zones in South Lake Union Urban Center**

Zone	FAR limits for non-residential uses		Maximum FAR for structures that do not exceed the base height limit and include residential use ¹
	Base FAR	Maximum FAR	
SM-SLU 100/65-145	4.5	6.5	4.5
SM-SLU 85/65-160	4.5	7	4.5
SM-SLU 175/85-280	4.5 ²	8	6
SM-SLU 85- 280	0.5/3 ³	NA	6
SM-SLU 240/125-440	5 ²	8	10

Footnotes to Table A for 23.48.220

NA (not applicable) refers to zones where uses are not subject to an FAR limit.

¹ All portions of residential structures that exceed the base height, including portions restricted to the podium height limit, are exempt from FAR limits.

² In the SM-SLU 175/85-280, and SM-SLU 240/125-440 zones, an additional increment of 0.5 FAR above the base FAR is permitted on lots meeting the requirements of subsection 23.48.220.A.3.

³ The 3 FAR limit applies to religious facilities. For all other non-residential uses, the 0.5 FAR limit applies.

4

**Table B for 23.48.220
FAR limits for SM-SLU/R 65/95, SM-SLU 100/95, and SM-SLU 145 zones**

Zone	FAR limits for all uses	
	Base FAR	Maximum FAR
SM-SLU/R 65/95	Not applicable	Not applicable
SM-SLU 100/95	4.5	6.75
SM-SLU 145	5	9.5 ¹

Footnote to Table B for 23.48.220

¹ The maximum FAR for development with non-residential uses that exceed 85 feet in height is 8.5.

* * *

Section 31. Subsection 23.48.225.A of the Seattle Municipal Code, which section was last amended by Ordinance 125927, is amended as follows:

23.48.225 Structure height in South Lake Union Urban Center

A. Base and maximum height limits

1. In zones listed below in this subsection 23.48.225.A.1, the applicable height limit for portions of a structure that contain non-residential and live-work uses is shown as the first figure after the zone designation and the base height limit for portions of a structure in residential use is shown as the first figure following the "/". The third figure shown is the maximum residential height limit. Except as stated in Section 23.48.025, the base residential height limit is the applicable height limit for portions of a structure in residential use if the structure does not gain extra residential floor area under the provisions of Chapter 23.58A, and the maximum residential height limit is the height limit for portions of a structure in residential use if the structure includes extra floor area under the provisions of Chapter 23.58A ((and if the

1 ~~structure complies with the standards for tower development specified in Section 23.48.240~~
2 ~~(Street level development standards in South Lake Union Urban Center) and Section 23.48.245~~
3 ~~(Upper level development standards in South Lake Union Urban Center))):~~

4 SM-SLU 100/65-145

5 SM-SLU 85/65-160

6 SM-SLU 175/85-280

7 SM-SLU 240/125-440

8 2. In the SM-SLU 85/65-160 zone on the blocks bounded by Valley Street,
9 Mercer Street, Westlake Avenue North, and Fairview Avenue North, hotel use is permitted
10 above 85 feet in height and is subject to the same provisions as residential use exceeding the base
11 height limit for residential use, provided that all development standards that apply to a residential
12 tower also apply to the hotel use, including the provisions of Section 23.48.221 for gaining extra
13 residential floor area.

14 3. In the SM-SLU 85-280 zone, except as stated in subsections 23.48.225.C and
15 23.48.225.F, the base height limit is the applicable height limit for portions of a structure if the
16 structure does not gain extra residential floor area under the provisions of Chapter 23.58A, and
17 the maximum residential height limit is the height limit for portions of a structure in residential
18 use if the structure includes extra residential floor area under the provisions of Chapter 23.58A,
19 and if the structure complies with the standards for residential tower development in this Chapter
20 23.48.

21 4. In the SM-SLU 100/95 zone, the maximum height for portions of a structure in
22 non-residential or live-work use is 100 feet and the maximum height limit for portions of a
23 structure in residential use is 95 feet.

1 1. Floor area limit for structures or portions of structures occupied by non-
2 residential uses:

3 a. Except as specified in subsections 23.48.245.B.1.b and 23.48.245.B.1.c,
4 there is no floor area limit for non-residential uses in a structure or portion of structure that does
5 not contain non-residential uses above 85 feet in height.

6 b. There is no floor area limit for a structure that includes research and
7 development uses and the uses are in a structure that does not exceed a height of 105 feet,
8 provided that the following conditions are met:

9 1) A minimum of two floors in the structure are occupied by
10 research and development uses and have a floor-to-floor height of at least 14 feet; and

11 2) The structure has no more than seven stories above existing or
12 finished grade, whichever is lower, as measured from the lowest story to the highest story of the
13 structure but not including rooftop features permitted under subsection 23.48.025.C. The lowest
14 story shall not include a story that is partially below grade and extends no higher than 4 feet
15 above existing or finished grade, whichever is lower.

16 c. Within locations in the SM-SLU 175/85-280 zone meeting the standards
17 in subsection 23.48.230.B for extra height in South Lake Union Urban Center, there is no floor
18 area limit for structures that do not exceed a height of 120 feet and that are designed for research
19 and development laboratory use and administrative office associated with research and
20 development laboratories.

21 d. For structures or portions of structures with non-residential uses that
22 exceed a height of 85 feet, or that exceed the height of 105 feet under the provisions of
23 subsection 23.48.245.B.1.b, or 120 feet under subsection 23.48.245.B.1.c, each story of the

1 structure above the specified podium height indicated for the lot on Map A for 23.48.245,
2 excluding rooftop features or stories with rooftop features that are otherwise permitted above the
3 height limit under the provisions of subsection 23.48.025.C, is limited to a maximum gross floor
4 area of 24,000 square feet per story, except that the average gross floor area for stories above the
5 specified podium height is 30,000 square feet for structures on a lot that meets the following
6 conditions:

7 1) The lot has a minimum area of 60,000 square feet; and

8 2) The lot includes an existing open space or a qualifying

9 Landmark structure and is permitted an additional increment of FAR above the base FAR, as
10 permitted in subsection (~~23.48.020.A.3~~) 23.48.220.A.3.

11 2. Floor area limit for residential towers. For a structure with residential use that
12 exceeds the base height limit established for residential uses in the zone under subsection
13 23.48.225.A.1, the following maximum gross floor area limit applies:

14 a. For a structure that does not exceed a height of 160 feet, excluding
15 rooftop features or stories with rooftop features that are otherwise permitted above the height
16 limit under the provisions of subsection 23.48.025.C, the gross floor area for stories with
17 residential use that extend above the podium height indicated for the lot on Map A for 23.48.245
18 shall not exceed 12,500 square feet for each story, or the floor size established by the upper-level
19 floor area limit in subsection 23.48.245.A, whichever is less.

20 b. For a structure that exceeds a height of 160 feet, the following limits
21 apply:

22 1) The average gross floor area for all stories with residential use
23 that extend above the podium height indicated for the lot on Map A for 23.48.245, and extending

1 up to the maximum height limit, shall not exceed 10,500 square feet, or the floor size established
2 by the upper-level floor area limit in subsection 23.48.245.A, whichever is less, except as
3 allowed in subsection 23.48.245.A.

4 2) The gross floor area of any single residential story above the
5 podium height shall not exceed 11,500 square feet.

6 3. Floor area limit for mixed-use development. This subsection 23.48.245.B.3
7 applies to structures or portions of structures that include both residential and non-residential
8 uses, as provided for in subsection 23.48.220.A.2.

9 a. For a story that includes both residential and non-residential uses, the
10 gross floor area limit for all uses combined shall not exceed the floor area limit for non-
11 residential uses, provided that the floor area occupied by residential use shall not exceed the floor
12 area limit otherwise applicable to residential use.

13 b. For a mixed-use structure with residential uses located on separate
14 stories from non-residential uses, the floor area limits shall apply to each use at the applicable
15 height limit.

16 4. Podium standards. The standards for podiums apply only to structures or
17 portions of structures that include a tower that is subject to a floor area limit.

18 a. Height limit for podiums. The specific podium height for a lot is shown
19 on Map A for 23.48.245, and the height limit extends from the street lot line to the parallel alley
20 lot line, or, where there is no alley lot line parallel to the street lot line, from the street lot line to
21 a distance of 120 feet from the street lot line, or to the rear lot line, if the lot is less than 120 feet
22 deep. If the street lot line is not straight, the measurement will be from the point where the
23 distance between the street lot line and the rear lot line is the narrowest. The podium height is

1 measured from the grade elevation at the street lot line. In the SM-SLU 85/65-160 and the SM-
2 175/85-280 zones on the blocks bounded by Valley Street or Roy Street, Mercer Street, ((9th))
3 Dexter Avenue North, and Fairview Avenue North, the line on Map A for 23.48.245 demarcating
4 the different podium heights within these blocks is located 120 feet north of the northerly line of
5 Mercer Street.

6 b. Podium floor area limits. For the podiums of structures with residential
7 uses that exceed the base height limit established for the zone under subsection 23.48.225.A.1
8 ~~((and for structures with non-residential uses that exceed a height of 85 feet,))~~ the average gross
9 floor area ~~((coverage of required lot area, pursuant to subsection 23.48.245.A.))~~ for all the stories
10 below the podium height specified on Map A for 23.48.245((-)) shall not exceed 75 percent of
11 the lot area required for residential tower development, except that floor area is not limited for
12 each story if the total number of stories below the podium height is three or fewer stories, or if
13 the conditions in subsection 23.48.245.B.4.c apply.

14 c. The floor area limit on podiums in subsection 23.48.245.B.4.b does not
15 apply if a lot includes one of the following:

16 1) Usable open space that meets the provisions of subsection
17 23.48.240.F; or

18 2) A structure that has been in existence prior to 1965 and the
19 following conditions are met:

20 a) The structure is rehabilitated and maintained to comply
21 with applicable codes and shall have a minimum useful life of at least 50 years from the time that
22 it was included on the lot with the project allowed to waive the podium area limit;

1 b) The owner agrees that the structure shall not be
2 significantly altered for at least 50 years from the time that it was included on the lot with the
3 project allowed to waive the podium area limit. Significant alteration means the following:

4 i. Alteration of the exterior facades of the structure,
5 except alterations that restore the facades to their original condition;

6 ii. Alteration of the floor-to-ceiling height of the
7 street-level story, except alterations that restore the floor-to-ceiling height to its original
8 condition; or

9 iii. The addition of stories to the structure, unless
10 the proposed addition is no taller than the maximum height to which the structure was originally
11 built, or the addition is approved through the design review process as compatible with the
12 original character of the structure and is necessary for adapting the structure to new uses; or

13 c) If the structure is removed from the lot, then any use of
14 the portion of the lot previously occupied by the structure shall be limited to usable open space.

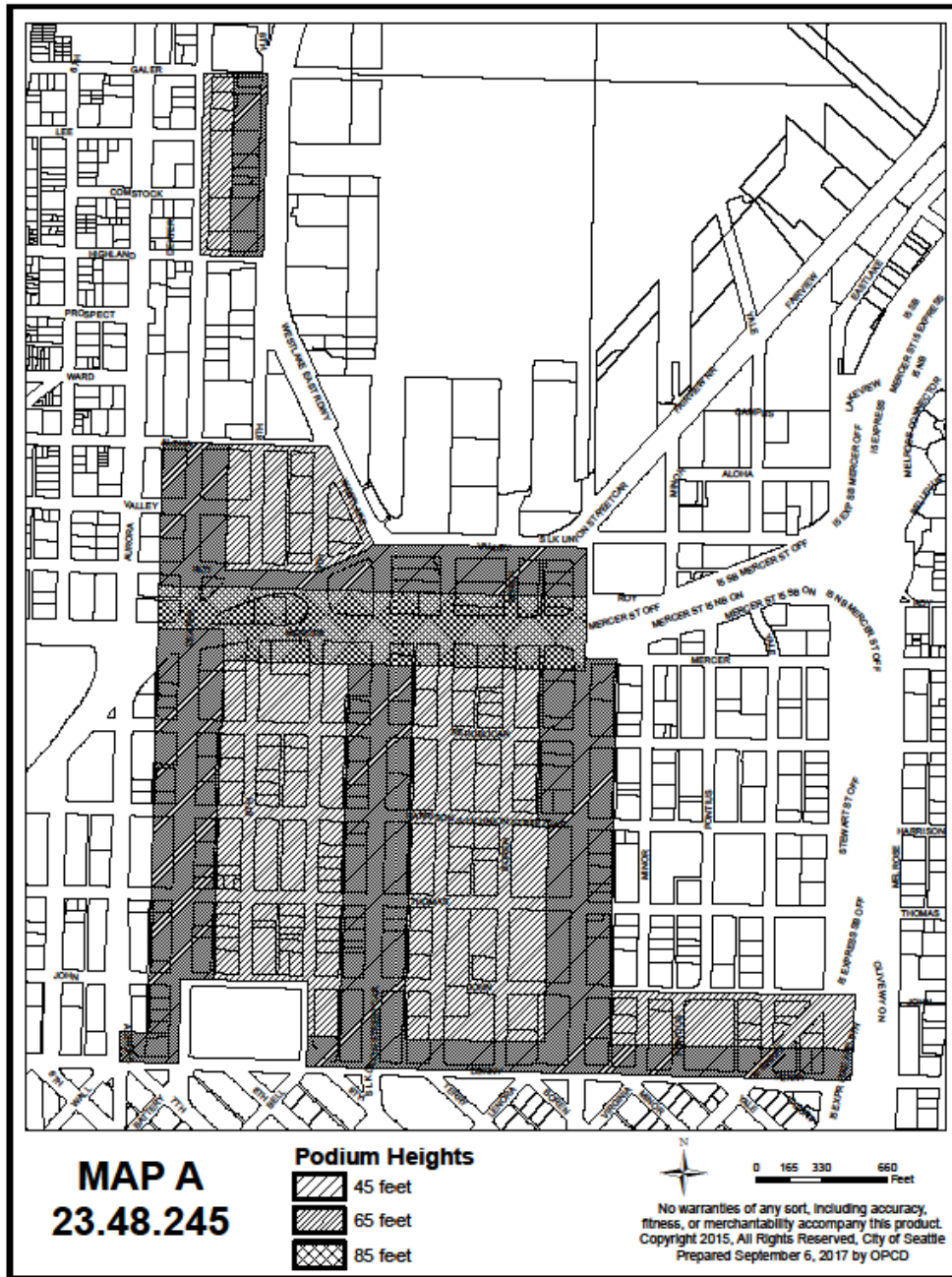
15 The portion of the lot previously occupied by the structure shall be defined by a rectangle
16 enclosing the exterior walls of the structure as they existed at the time it was included on the lot
17 with the project allowed to waive the podium area limit, with the rectangle extended to the
18 nearest street frontage.

19 d. Additional height for podiums abutting Class 1 Pedestrian Streets.

20 Podium height for structures fronting on Class 1 Pedestrian Streets pursuant to Section 23.48.240
21 may exceed podium height limits shown on Map A for 23.48.245 by 5 feet provided that floor-
22 to-ceiling clearance at the ground floor is at least 15 feet.

1 5. Aerial connections. Structures that use an additional increment of floor area
2 provided in subsection 23.48.220.B.3.b may be connected by up to three aerial connections. The
3 combined floor area in all aerial connections may not exceed 2,130 square feet and no one aerial
4 connection may exceed 805 square feet. The floor area of aerial connections does not count
5 toward the floor area limits of subsections 23.48.245.B.1 or 23.48.245.B.2. For purposes of this
6 subsection 23.48.245.B.5, "aerial connections" are enclosed connections between structures that
7 are located on the same block and that do not cross above public right-of-way.

1 **Map A for 23.48.245 Podium Heights**



2

3

C. Upper-level setbacks

4

1. The following requirements for upper-level setbacks in this subsection

5

23.48.245.C.1 apply to development that meets the following conditions:

1 a. The development is on a lot abutting a street segment shown on Table A
2 for 23.48.245; and

3 b. For lots in the SM-SLU 85-280, SM-SLU 85/65-160, SM-SLU 175/85-
4 280, and SM-SLU 240/125-440 zones located within the South Lake Union Urban Center, the
5 development includes a tower structure with residential uses exceeding the base height limit
6 established for residential uses in the zone under subsection 23.48.225.A.1, or includes a
7 structure with non-residential uses that exceed a height of ((85)) 95 feet.

8 2. The required upper-level setbacks for development specified in subsection
9 23.48.245.C.1 shall be provided as follows:

10 a. For portions of a structure facing the applicable street, the maximum
11 height above which a setback is required is specified on Column 2 of Table A for 23.48.245.

12 b. For portions of a structure exceeding the maximum height above which
13 a setback is required, the minimum depth of the setback, measured from the abutting applicable
14 street lot line, is specified on Column 3 of Table A for 23.48.245.

Table A for 23.48.245
Required upper-level setbacks for development meeting the conditions of subsection
23.48.245.C

Column 1: Location of lot	Column 2: Height above which setback is required (in feet)	Column 3: Minimum depth of setback from applicable street lot line (in feet)
Thomas Street, south side, between Aurora Ave N to 8 th Ave N	45	50
Thomas Street, south side, between 8 th Ave N and 9 th Ave N	45	40

Table A for 23.48.245
Required upper-level setbacks for development meeting the conditions of subsection 23.48.245.C

Thomas Street, south side, between 9 th Ave N and alley between Fairview Ave N and Minor Ave N	45	30
John Street, north side, between Aurora Ave N and 9 th Ave N	45	30
John Street, north side, between 9 th Ave N and Boren Ave N	45	15
John Street, south side, between Aurora Ave N and Minor Ave N	45	30
Boren Ave N, both sides, between Mercer Street and John Street	65 ¹	10 ¹
Fairview Ave N, west side, between Mercer Street and John Street	65	10
Fairview Ave N, east side, between Mercer Street to John Street	65	10

Footnotes to Table A for 23.48.245

¹On corner lots at intersections with Thomas and John Streets, for the portion of the lot subject to the setback requirements on these cross streets, the lower height above which setbacks are required and the greater distance of the setback from the cross streets apply.

* * *

F. Limit on towers per block or block front

1. For purposes of this subsection 23.48.245.F and subsection 23.48.245.G, a tower is considered to be "existing" and must be taken into consideration when other towers are proposed, under any of the following circumstances:

1 a. The tower is physically present, except that a tower that is physically
2 present is not considered "existing" if the owner of the lot where the tower is located has applied
3 to the Director for a permit to demolish the tower and provided that no building permit for the
4 proposed tower is issued until the demolition of the tower that is physically present has been
5 completed;

6 b. The tower is a proposed tower for which a complete application for a
7 Master Use Permit or building permit has been submitted, provided that:

8 1) ~~((the))~~ The application has not been withdrawn or cancelled
9 without the tower having been constructed; and

10 2) ~~((#))~~ If a decision on that application has been published or a
11 permit on the application has been issued, the decision or permit has not expired, and has not
12 been withdrawn, cancelled, or invalidated, without the tower having been constructed.

13 c. The tower is a proposed tower for which a complete application for
14 early design guidance has been filed and a complete application for a Master Use Permit or
15 building permit has not been submitted, provided that the early design guidance application will
16 not qualify a proposed tower as an existing tower if a complete Master Use Permit application is
17 not submitted within 90 days of the date of the early design guidance public meeting if one is
18 required, or within 90 days of the date the Director provides guidance if no early design meeting
19 is required, or within 150 days of the first early design guidance public meeting if more than one
20 early design guidance public meeting is held.

21 2. Only one residential tower, or one tower with non-residential uses exceeding 85
22 feet in height, is permitted on a single block front, except as modified by subsections
23 23.48.245.F.3, 23.48.245.F.4, and 23.48.245.F.5.

1 3. In the SM-SLU 85/65-160 zone, only one residential tower structure or one
2 non-residential tower structure with a hotel use meeting residential development standards is
3 permitted per block.

4 4. In the SM-SLU 100/65-145 zone, more than one residential tower is permitted
5 on a block front if the lot area is 30,000 square feet or more.

6 5. Only one tower with non-residential uses exceeding 85 feet in height is
7 permitted on a block, unless the tower meets the requirements of Section 23.48.230 or unless all
8 of the following conditions apply:

9 a. The tower is on a lot with a minimum area of 60,000 square feet. The
10 area of one or more lots, separated only by an alley, may be combined for the purposes of
11 calculating the minimum required lot area under this subsection 23.48.245.F.5. The minimum lot
12 area is 59,000 square feet if the lot area was reduced below 60,000 square feet as a result of
13 acquisition of right-of-way by the City;

14 b. A minimum separation of 60 feet is provided between all portions of
15 structures on the lot that exceed the limit on podium height shown on Map A for 23.48.245. If
16 the lot includes a qualifying Landmark structure, an average separation of 60 feet is permitted;

17 c. A minimum of 15 percent of the lot area is provided as landscaped open
18 space at ground level, allowing for some area to be provided above grade to adapt to topographic
19 conditions, provided that such open space is accessible to people with disabilities. The required
20 open space shall have a minimum horizontal dimension of 15 feet and shall be provided as one
21 continuous area;

22 d. A pedestrian connection meeting the development standards of
23 subsection 23.48.240.H for through-block pedestrian connections for large lot developments is

1 provided through the lot to connect the north/south avenues abutting the lot. If the lot abuts an
2 avenue that has been vacated, the connection shall be to an easement providing public access
3 along the original alignment of the avenue. In addition, if the slope of the lot between the
4 north/south avenues exceeds a slope of ten percent, a hillclimb shall be provided;

5 e. The application of the provisions in this subsection 23.48.245.F.5 shall
6 not result in more than two structures on a block with either non-residential uses above 85 feet in
7 height or with residential use above the base height limit for residential use, except as allowed by
8 subsection 23.48.245.F.5.f;

9 f. ~~((For lots that, as a result of a street vacation, exceed 150,000 square
10 feet, the Director shall, as a Type I decision, determine the permitted number of structures with
11 non-residential uses above 85 feet in height or with residential use above the base height limit,
12 based on the limits in subsection 23.48.245.F.5.e as applied to the block conditions existing prior
13 to the street vacation))~~ The block front on the east side of Terry Avenue North between Denny
14 Way and Thomas Street shall be treated as two block fronts, separated by the location of John
15 Street, if extended between Boren Avenue North and Terry Avenue North;

16 g. The Director shall make a determination of project impacts on the need
17 for pedestrian and bike facilities and complete a voluntary agreement between the property
18 owner and the City to mitigate impacts, if any. The Director may consider the following as
19 impact mitigation:

20 1) Pedestrian walkways on a lot, including through-block
21 connections on through lots, where appropriate, to facilitate pedestrian circulation by connecting
22 structures to each other and abutting streets;

1 2) Sidewalk improvements, including sidewalk widening, to
2 accommodate increased pedestrian volumes and streetscape improvements that will enhance
3 pedestrian comfort and safety;

4 3) Improvements to enhance the pedestrian environment, such as
5 providing overhead weather protection, landscaping, and other streetscape improvements; and

6 4) Bike share stations; and

7 h. For development that exceeds 85,000 or more gross square feet of floor
8 area in office use, the Director shall make a determination as to the project's impact on the need
9 for open space. The Director may limit floor area or allow floor area subject to conditions, which
10 may include a voluntary agreement between the property owner and the City to mitigate impacts,
11 if any. The Director shall take into account Section 23.48.250 in assessing the demand for open
12 space generated by an office development in an area permitting high employment densities.

13 1) The Director may consider the following as mitigation for open
14 space impacts:

15 a) Open space provided on-site or off-site, consistent with
16 the provisions in subsection 23.49.016.C, or provided through payment-in-lieu, consistent with
17 subsection 23.49.016.D, except that in all cases the open space shall be located on a lot in an
18 SM-SLU zone that is accessible to the development's occupants;

19 b) Additional pedestrian amenities through on-site or
20 streetscape improvements provided as mitigation for impacts on pedestrian facilities pursuant to
21 subsection 23.48.245.F.5.g; and

22 c) Public space inside or on the roof of a Landmark
23 building.

1 23.48.627, provided that the structure is retained for a minimum of 50 years according to the
2 provisions that apply to a qualifying vulnerable masonry structure TDR or TDP sending site in
3 subsection 23.58A.042.F.3.

4 Section 34. Section 23.48.724 of the Seattle Municipal Code, enacted by Ordinance
5 125432, is amended as follows:

6 **23.48.724 Extra floor area for open space amenities in SM-UP 160 zone**

7 A. In the SM-UP 160 zone, extra floor area may be gained above the base FAR specified
8 for the zone in Section 23.48.720 in projects that provide open space amenities in accordance
9 with Section 23.58A.040 and subject to the limits and conditions of Section 23.48.722 and this
10 Section 23.48.724.

11 B. Projects that include the following open space amenities are eligible for extra floor
12 area as specified in Section 23.48.722:

13 1. Green street improvements on designated Neighborhood Green Streets shown
14 on Map A for 23.48.740;

15 2. Green street setbacks on lots abutting a designated Neighborhood Green Street
16 shown on Map A for 23.48.740; ~~((and))~~

17 3. Mid-block corridor((-)) ; and

18 4. Neighborhood open space.

19 C. To be eligible for a floor area bonus, open space amenities shall comply with the
20 applicable development standards and conditions specified in Section 23.58A.040, except that
21 for a mid-block corridor the provisions of subsection 23.48.740.C.2 apply in addition to the
22 conditions of Section 23.58A.040.

1 Section 35. Section 23.48.740 of the Seattle Municipal Code, adopted by Ordinance
2 125432, is amended as follows:

3 **23.48.740 Street-level development standards in SM-UP zones**

4 Street-level development standards in Section 23.48.040 apply to all streets in the SM-UP zones.

5 In addition, the following requirements apply:

6 A. Street-level facade requirements; setbacks from street lot lines

7 Street-facing facades of a structure (~~are must~~) shall be built to the lot line except as
8 follows:

9 1. The street-facing facades of structures abutting Class 1 Pedestrian Streets, as
10 shown on Map A for 23.48.740, shall be built to the street lot line for a minimum of 70 percent
11 of the facade length, provided that the street frontage of any required outdoor amenity area, other
12 required open space, or usable open space provided in accordance with subsections 23.48.740.B
13 and 23.48.740.C is excluded from the total amount of frontage required to be built to the street
14 lot line.

15 2. If a building in the Uptown Urban Center faces both a Class 1 Pedestrian Street
16 and a Class 2 Pedestrian Street a new structure is only required to provide a primary building
17 entrance on the Class 1 Pedestrian Street.

18 * * *

19 3. For streets designated as Class II and Class III Pedestrian Streets and Green
20 Streets as shown on Map A for 23.48.740, and as specified in subsection 23.48.740.B.1, the
21 street-facing facade of a structure may be set back up to 12 feet from the street lot line subject to
22 the following (as shown on Exhibit B for 23.48.740):

1 a. The setback area shall be landscaped according to the provisions of
2 subsection 23.48.055.A.~~(2)~~3;

3 b. Additional setbacks are permitted for up to 30 percent of the length of
4 portions of the street-facing facade that are set back from the street lot line, provided that the
5 additional setback is located 20 feet or more from any street corner; and

6 c. Any required outdoor amenity area, other required open space, or usable
7 open space provided in accordance with subsection 23.48.740.B is not considered part of the
8 setback area and may extend beyond the limit on setbacks from the street lot line that would
9 otherwise apply under subsection 23.48.740.B.

10 * * *

11 Section 36. Section 23.49.008 of the Seattle Municipal Code, which section was last
12 amended by Ordinance 125603, is amended as follows:

13 **23.49.008 Structure height**

14 The following provisions regulating structure height apply to all property in Downtown zones
15 except the DH1 zone. Structure height for PSM, IDM, and IDR zones is regulated by this Section
16 23.49.008, and by Sections 23.49.178, 23.49.208, and 23.49.236.

17 * * *

18 B. Structures located in DMC 240/290-440, ~~(($\text{\textcircled{R}}$))~~ DMC 340/290-440, or DOC2 500/300-
19 550 zones may exceed the maximum height limit for residential use, or if applicable the
20 maximum height limit for residential use as increased under subsection 23.49.008.A.4, by ten
21 percent of that limit, as so increased if applicable, if:

22 1. The facades of the portion of the structure above the limit do not enclose an
23 area greater than 9,000 square feet, and

1 2. In addition to transfers permitted under subsection 23.49.014.A.1, TDR may be
 2 transferred from any lot to another lot on the same block, as within-block TDR, to the extent
 3 permitted in Table A for 23.49.014, subject to the limits and conditions in this Chapter 23.49.

4 3. A lot's eligibility to be either a sending or receiving lot is regulated by Table A
 5 for 23.49.014.

6 4. Except as expressly permitted pursuant to this Chapter 23.49, development
 7 rights or potential floor area may not be transferred from one lot to another.

8 5. No permit after the first building permit, and in any event, no permit for any
 9 construction activity other than excavation and shoring or for occupancy of existing floor area by
 10 any use based upon TDR, will be issued for development that includes TDR until the applicant's
 11 possession of TDR is demonstrated according to rules promulgated by the Director to implement
 12 this Section 23.49.014.

Table A for 23.49.014
Permitted use of TDR

Zones ¹	Types of TDR					
	Within-block TDR	Housing TDR	DMC Housing TDR	Landmark TDR and Landmark Housing TDR	Open Space TDR	South Downtown Historic TDR
DOC1 and DOC2	S, R	S, R	X	S, R	S, R	R
DRC	S, R ⁽²⁾	S, R ⁽²⁾	X	S, R ⁽²⁾	S, R ⁽²⁾	R
DMC 340/290-440	S, R	S, R	S	S, R	S, R	R
DMC 145 and DMC 240/290-440	S ⁽³⁾²	S, R	S, R	S, R	S, R	R

**Table A for 23.49.014
Permitted use of TDR**

DMC 170	X	S, R	S, R	S, R	S, R	R
DMC 95 and DH2	X	S, R	X	S, R	S, R	R
DMC 75 and DMC 85/75-170	X	S	X	S	S	R
DMR	X	S, R ⁽⁽⁴⁾⁾³	X	S, R ⁽⁽⁴⁾⁾³	S, R ⁽⁽⁴⁾⁾³	R ⁽⁽⁴⁾⁾³
IDR	X	S	X	X	S	S
IDR/C	X	S	X	X	S, R ⁽⁽⁵⁾⁾⁴	S
IDM	X	S, R	X	X	S, R ⁽⁽⁵⁾⁾⁴	S, R
PSM	X	S	X	X	S ⁽⁽⁵⁾⁾⁴	S, R

S = Eligible sending lot.

R = Eligible receiving lot.

X = Not permitted.

Footnotes to Table A for 23.49.014:

¹Development rights may not be transferred to or from lots in the PMM or DH1 zones.

²~~((Transfers to lots in a DRC zone are permitted only from lots that also are zoned DRC.))~~

⁽³⁾Transfers are permitted only from lots zoned DMC to lots zoned DOC1.

⁽⁽⁴⁾⁾³Transfers to lots in a DMR zone are permitted only from lots that also are zoned DMR except that transfer of TDR to a lot in a DMR zone located in South Downtown is permitted from any eligible sending lot in South Downtown.

⁽⁽⁵⁾⁾⁴Transfers of open space TDR to lots in South Downtown are permitted only from lots that are also located in South Downtown.

1 D. Transfer of development rights deeds and agreements

2 1. The fee owners of the sending lot shall execute a deed, shall obtain the release
3 of the TDR from all liens of record, and shall obtain the written consent of all holders of
4 encumbrances on the sending lot other than easements and restrictions, unless the requirement for
5 a release or consent is waived by the Director for good cause. The deed shall be recorded in the
6 King County real property records. If TDR are conveyed to the owner of a receiving lot described
7 in the deed, then unless otherwise expressly stated in the deed or any subsequent instrument
8 conveying such lot or the TDR, the TDR shall pass with the receiving lot whether or not a structure
9 using such TDR shall have been permitted or built prior to any conveyance of the receiving lot.
10 Any subsequent conveyance of TDR previously conveyed to a receiving lot shall require the
11 written consent of all parties holding any interest in or lien on the receiving lot from which the
12 conveyance is made. If the TDR are transferred other than directly from the sending lot to the
13 receiving lot using the TDR, then after the initial transfer, all subsequent transfers also shall be by
14 deed, duly executed, acknowledged and recorded, each referring by King County recording
15 number to the prior deed. Any deed conveying any South Downtown Historic TDR from the
16 sending lot shall include a sworn certification by the grantor to the effect that one or more
17 structures on the sending lot have been finally determined to be contributing structures pursuant
18 to Section 23.66.032, and that since the date of such determination there have been no material
19 changes to any contributing structure on the sending lot, except pursuant to a certificate of approval
20 specifically stating that the authorized change will not affect the status of the structure as a
21 contributing structure. Any false certification by the grantor in a deed under this subsection
22 23.49.014.D.1 is a violation of this Title 23.

1 2. Any person may purchase any TDR that are eligible for transfer by complying
2 with the applicable provisions of this Section 23.49.014, whether or not the purchaser is then an
3 applicant for a permit to develop downtown real property. Any purchaser of such TDR (including
4 any successor or assignee) may use such TDR to obtain chargeable floor area above the applicable
5 base on a receiving lot to the extent such use of TDR is permitted under the Land Use Code
6 provisions in effect on the date of building permit issuance or vesting, under applicable law, of
7 such person's rights with respect to the issuance of permits for development of the project intended
8 to use such TDR. The Director may require, as a condition of processing any permit application
9 using TDR or for the release of any security posted in lieu of a deed for TDR to the receiving lot,
10 that the owner of the receiving lot demonstrate that the TDR have been validly transferred of
11 record to the receiving lot, and that such owner has recorded in the real estate records a notice of
12 the filing of such permit application, stating that such TDR are not available for retransfer.

13 3. For transfers of housing TDR, Landmark housing TDR, or DMC housing
14 TDR, the owner of the sending lot shall execute and record an agreement, with the written consent
15 of all holders of encumbrances on the sending lot, unless such consent is waived by the Director
16 of Housing for good cause, to provide for the maintenance of the required housing on the sending
17 lot for a minimum of 50 years. Such agreement shall commit to limits on rent and occupancy,
18 consistent with the definition of housing TDR site, Landmark housing TDR site, or DMC housing
19 TDR site, as applicable, and acceptable to the Director of Housing.

20 4. For transfers of Landmark TDR or Landmark housing TDR, the owner of the
21 sending lot shall execute and record an agreement in form and content acceptable to the Landmarks
22 Preservation Board providing for the rehabilitation and maintenance of the historically significant
23 features of the structure or structures on the lot.

1 **23.49.056 Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and**
2 **Downtown Mixed Commercial (DMC) street facade, landscaping, and street setback**
3 **requirements**

4 Standards are established in this Section 23.49.056 for DOC1, DOC2, and DMC zones, for the
5 following elements:

- 6 Minimum facade heights,
- 7 Setback limits,
- 8 Facade transparency,
- 9 Blank facade limits,
- 10 Street trees, and
- 11 Setback and landscaping requirements in the Denny Triangle.

12 These standards apply to each lot line that abuts a street designated on Map 1F or another map
13 identified in a note to Map 1F as having a pedestrian classification, except lot lines of open space
14 TDR sites, and apply along other lot lines and to circumstances as expressly stated in this Section
15 23.49.056. The standards for each street frontage shall vary according to the pedestrian
16 classification of the street on Map 1F or another map identified in a note to Map 1F and to the
17 property line facades ~~((are))~~ as required by Map 1H. Standards for street landscaping and setback
18 requirements in subsection 23.49.056.F also apply along lot lines abutting streets in the Denny
19 Triangle, as shown on Map A for 23.49.056.

20 * * *

21 B. Facade setback limits

1 **Table A for 23.49.166**
2 **Required Side Setbacks Above 65 Feet, DMR Zones Outside South Downtown**
3 **Except DMR/R ((85/65)) 95/65 Zones**

Frontage on Avenue	Required Setback Above 65 Feet
120 feet or less	Not required
Greater than 120 feet up to 180 feet	20 feet
Greater than 180 feet	40 feet

4 2. In DMR zones within South Downtown, setbacks of 10 feet are required from
5 side lot lines that are not street lot lines, for portions of structures above a height of 65 feet.

6 B. Green ((~~Street Setbacks~~)) street setbacks. In DMR zones outside South Downtown,
7 except in DMR/R ((85/65)) 95/65 zones, a setback is required from the street lot line abutting a
8 green street designated on Map 1B. The setback shall be as follows:

9 1. Ten feet for portions of structures above 65 feet in height to a maximum of 85
10 feet; and

11 2. For each portion of a structure above 85 feet in height, an additional setback is
12 required at a rate of one foot of setback for every five feet that the height of such portion exceeds
13 85 feet.

14 C. Green ((~~Street Setbacks~~)) street setbacks in South Downtown. In DMR zones in South
15 Downtown, a setback from the street lot line is required on designated green streets for buildings
16 greater than 65 feet in height. The required setback is determined by Table ((€)) B for 23.49.166:

17 **Table ((€)) B for 23.49.166**
18 **Required Setbacks on Designated Green Streets For Buildings Greater Than 65 Feet in**
19 **Height in DMR Zones in South Downtown**

Height of Portion of Structure	Required Setback in Feet
Greater than 45 feet up to 85 feet	10
Greater than 85 feet up to 150 feet	15

20

1 Section 41. Section 23.52.008 of the Seattle Municipal Code, last amended by Ordinance
2 125757, is amended as follows:

3 **23.52.008 Applicability of this Subchapter II**

4 A. Applicability. The requirements of this Subchapter II apply to proposed new
5 development as described in Table A for 23.52.008. Development located within an urban center
6 or urban village that is subject to SEPA environmental review per Chapter 25.05 is exempt from
7 this Subchapter II of Chapter 23.52.

Table A for 23.52.008 Development Location and Thresholds		
Development location	Number of dwelling units	Gross square feet of non-residential uses ¹ when located in a mixed-use development ²
Urban centers, other than the Downtown Urban Center	31 to 200	Greater than 12,000 up to 30,000
Downtown Urban Center	81 to 250	Greater than 12,000 up to 30,000
<u>Urban villages</u>	<u>31 to 200</u>	<u>Greater than 12,000 up to 30,000</u>
Outside urban centers <u>and urban villages</u>	NA	NA

NA: Not applicable
Footnotes to Table A for 23.52.008:
¹Not including gross floor area dedicated to accessory parking.
²The mixed-use development must contain at least one dwelling unit.

8 * * *

9 Section 42. Section 23.54.015 of the Seattle Municipal Code, last amended by Ordinance
10 125791, is amended as follows:

11 **23.54.015 Required parking and maximum parking limits**

12 A. Required parking. The minimum number of off-street motor vehicle parking spaces
13 required for specific uses is set forth in Table A for 23.54.015 for non-residential uses other than
14 institutional uses, Table B for 23.54.015 for residential uses, and Table C for 23.54.015 for

1 institutional uses, except as otherwise provided in this Chapter 23.54. Required parking is based
2 upon gross floor area of a use within a structure minus gross floor area in parking uses, and the
3 square footage of a use when located outside of an enclosed structure, or as otherwise specified.
4 Maximum parking limits for specific uses and specific areas are set forth in subsection
5 23.54.015.C. Exceptions to motor vehicle parking requirements set forth in this Section
6 23.54.015 are provided in: subsections 23.54.015.B and 23.54.015.C; and in Section 23.54.020(
7 ~~Parking quantity exceptions,~~) unless otherwise specified. This Chapter 23.54 does not apply to
8 parking for construction activity, which is regulated by Section 23.42.044.

9 * * *

10 D. Parking waivers for non-residential uses

11 1. In all commercial zones (~~and in pedestrian designated zones~~), no parking is
12 required for the first 1,500 square feet of each business establishment or the first 15 fixed seats
13 for motion picture and performing arts theaters.

14 2. In all other zones, no parking is required for the first 2,500 square feet of gross
15 floor area of non-residential uses in a structure, except for the following:

16 a. (~~structures~~) Structures or portions of structures occupied by restaurants
17 with drive-in lanes,

18 b. (~~motion~~) Motion picture theaters,

19 c. (~~offices~~) Offices, or

20 d. (~~institution~~) Institution uses, including Major Institution uses.

21 When two or more uses with different parking ratios occupy a structure, the 2,500 square
22 foot waiver is prorated based on the area occupied by the non-residential uses for which the
23 parking waiver is permitted.

* * *

1
2 K. Bicycle parking. The minimum number of ~~((off-street))~~ parking spaces for bicycles
3 required for specified uses is set forth in Table D for 23.54.015. Long-term parking for bicycles
4 shall be for bicycles parked four or more hours. Short-term parking for bicycles shall be for
5 bicycles parked less than four hours. In the case of a use not shown on Table D for 23.54.015,
6 one bicycle parking space per 10,000 gross square feet of either short- or long-term bicycle
7 parking is required, except single-family residential use is exempt from bicycle parking
8 requirements. The minimum requirements are based upon gross floor area of the use in a
9 structure minus gross floor area in parking uses, or the square footage of the use when located
10 outside of an enclosed structure, or as otherwise specified.

11 1. Rounding. For long-term bicycle parking, calculation of the minimum
12 requirement shall round up the result to the nearest whole number. For short-term bicycle
13 parking, calculation of the minimum requirement shall round up the result to the nearest whole
14 even number.

15 2. Performance standards. Provide bicycle parking in a highly visible, safe, and
16 convenient location, emphasizing user convenience and theft deterrence, based on rules
17 promulgated by the Director of the Seattle Department of Transportation that address the
18 considerations in this subsection 23.54.015.K.2.

19 a. Provide secure locations and arrangements of long-term bicycle
20 parking, with features such as locked rooms or cages and bicycle lockers. The bicycle parking
21 should be installed in a manner that avoids creating conflicts with automobile accesses and
22 driveways.

1 b. ~~((Provide))~~ For a garage with bicycle parking and motor vehicle parking
2 for more than two dwelling units, provide pedestrian and bicycle access to long-term bicycle
3 parking that is separate from other vehicular entry and egress points or uses the same entry or
4 egress point but has a marked walkway for pedestrians and bicyclists.

5 c. Provide adequate lighting in the bicycle parking area and access routes
6 to it.

7 d. If short-term bicycle parking facilities are not clearly visible from the
8 street or sidewalk or adjacent on-street bicycle facilities, install directional signage in adequate
9 amounts and in highly visible ~~((indoor and outdoor))~~ locations in a manner that promotes easy
10 wayfinding for bicyclists. ~~((Wayfinding signage shall be visible from adjacent on-street bicycle~~
11 ~~facilities.))~~

12 e. Provide signage to long-term bicycle parking that is oriented to building
13 users.

14 ~~((e-))~~ f. Long-term bicycle parking shall be located where bicyclists are
15 not required to carry bicycles on exterior stairs with more than five steps to access the parking.
16 The Director, as a Type I decision, may allow long-term bicycle parking for rowhouse and
17 townhouse development to be accessed by stairs with more than five steps, if the slope of the lot
18 makes access with five or fewer steps infeasible.

19 ~~((f-))~~ g. Where practicable, long-term bicycle parking shall include a
20 variety of rack types to accommodate different types of bicycles.

21 ~~((g-))~~ h. Install bicycle parking hardware so that it can perform to its
22 manufacturer's specifications and any design criteria promulgated by the Director of the Seattle
23 Department of Transportation, allowing adequate clearance for bicycles and their riders.

1 ((~~h-~~)) i. Provide full weather protection for all required long-term bicycle
2 parking.

3 3. Location of bicycle parking

4 a. ((~~Bicycle~~)) Long-term bicycle parking required for residential uses shall
5 be located on-site except as provided in subsection 23.54.015.K.3.c.

6 b. Short-term bicycle parking may be provided on the lot or in an adjacent
7 right-of-way, subject to approval by the Director of the Seattle Department of Transportation, or
8 as provided in subsection 23.54.015.K.3.c.

9 c. Both long term and short-term bicycle parking for residential uses may
10 be provided off-site if within 600 feet of the residential use to which the bicycle parking is
11 accessory and if the site of the bicycle parking is functionally interrelated to the site of the
12 residential use to which the bicycle parking is accessory, such as within a unit lot subdivision or
13 if the sites are connected by access easements, or if a covenant or similar property right is
14 established to allow use of the off-site bicycle parking.

15 4. ((~~Bicycle~~)) Long-term bicycle parking required for small efficiency dwelling
16 units and congregate residence sleeping rooms is required to be covered for full weather
17 protection. If the required, covered long-term bicycle parking is located inside the building that
18 contains small efficiency dwelling units or congregate residence sleeping rooms, the space
19 required to provide the required long-term bicycle parking shall be exempt from ((~~Floor Area~~
20 ~~Ratio~~)) floor are ratio (FAR) limits. Covered long-term bicycle parking that is provided beyond
21 the required bicycle parking shall not be exempt from FAR limits.

22 5. Bicycle parking facilities shared by more than one use are encouraged.

1 6. Except as provided in subsection 23.54.015.K.7, bicycle parking facilities
2 required for non-residential uses shall be located:

3 a. On the lot; or

4 b. For a functionally interrelated campus containing more than one
5 building, in a shared bicycle parking facility within 600 feet of the lot; or

6 c. Short-term bicycle parking may be provided in an adjacent right-of-
7 way, subject to approval by the Director of the Seattle Department of Transportation.

8 7. ~~((Both long term and short term bicycle parking for))~~ For non-residential uses
9 on a functionally interrelated campus containing more than one building, both long-term and
10 short-term bicycle parking may be located in an off-site location within 600 feet of the lot, and
11 short-term public bicycle parking may be provided in a ~~((public place))~~ right-of-way, subject to
12 approval by the Director of the Seattle Department of Transportation. The Director of the Seattle
13 Department of Transportation may consider whether bicycle parking in the public place shall be
14 sufficient in quality to effectively serve bicycle parking demand from the site.

15 8. Bicycle commuter shower facilities. Structures containing 100,000 square feet
16 or more of office use floor area shall include shower facilities and clothing storage areas for
17 bicycle commuters. Two showers shall be required for every 100,000 square feet of office use.
18 They shall be available in a manner that results in equal shower access for all users. The facilities
19 shall be for the use of the employees and occupants of the building, and shall be located where
20 they are easily accessible to bicycle parking facilities, which may include in places accessible by
21 elevator from the bicycle parking location.

22 9. Bicycle parking spaces within dwelling units, other than a private garage, or on
23 balconies do not count toward the bicycle parking requirement.

1

* * *

Table B for 23.54.015
Required ((~~Parking~~)) parking for residential uses

Use	Minimum parking required
I. General residential uses	
* * *	
K. Single-family dwelling units ³	1 space for each dwelling unit

2

* * *

3 Footnotes to Table B for 23.54.015

4 ¹The minimum amount of parking prescribed by Part I of Table B for 23.54.015 does not apply if
 5 a use, structure, or development qualifies for a greater or a lesser amount of minimum parking,
 6 including no parking, under any other provision of this Section 23.54.015. If more than one such
 7 provision may apply, the provision requiring the least amount of minimum parking applies,
 8 except that if item O in Part II of Table B applies, it shall supersede any other applicable
 9 requirement in Part I or Part II of this Table B for 23.54.015. The minimum amount of parking
 10 prescribed by Part III of Table B for 23.54.015 applies to individual units within a use, structure,
 11 or development instead of any requirements in Parts I or II of Table B for 23.54.015.

12 ²For development within single-family zones the Director may waive some or all of the
 13 minimum parking requirements according to Section 23.44.015 as a special or reasonable
 14 accommodation. In other zones, if the applicant can demonstrate that less parking is needed to
 15 provide a special or reasonable accommodation, the Director may reduce the requirement. The
 16 Director shall specify the minimum parking required and link the parking reduction to the
 17 features of the program that allow such reduction. The parking reductions are effective only as
 18 long as the conditions that justify the waiver are present. When the conditions are no longer
 19 present, the development shall provide the amount of minimum parking that otherwise is
 20 required.

21 ³No parking is required for single-family residential uses on lots in any residential zone that are
 22 less than 3,000 square feet in size or less than 30 feet in width where access to parking is
 23 permitted through a required yard or setback abutting a street according to the standards of
 24 subsections 23.44.016.B.2, 23.45.536.C.2, or 23.45.536.C.3.

25

* * *

Table D for 23.54.015
Parking for ((~~Bicycles~~)) bicycles ¹

Use	Bike parking requirements
-----	---------------------------

	Long-term		Short-term
* * *			
D. RESIDENTIAL USES ³			
D.1.	Congregate residences ⁴	1 per sleeping room	1 per 20 sleeping rooms. 2 spaces minimum
D.2.	Multi-family structures ^{4,5}	1 per dwelling unit ((and 1 per small efficiency dwelling unit))	1 per 20 dwelling units
D.3.	Single-family residences	None	None
E. TRANSPORTATION FACILITIES			
E.1.	Park and ride facilities on surface parking lots	At least 20 ⁽⁽⁵⁾⁾⁶	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 terminals	Spaces for 5% of projected AM peak period daily ridership ⁽⁽⁵⁾⁾⁶	Spaces for 2% of projected AM peak period daily ridership

Footnotes to Table D for 23.54.015:

- ¹ Required bicycle parking includes long-term and short-term amounts shown in this table.
- ² The Director may reduce short-term bicycle parking requirements for theaters and spectator sport 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.

⁴ For congregate residences or multifamily structures that are owned and operated by a not-for-profit entity (~~or charity~~) servicing 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 For each dwelling rent and income-restricted at 30 percent of median income and below, there is no minimum required long-term bicycle parking requirement. For each dwelling rent and income-restricted at 60 percent to 31 percent of the median income, long-term bicycle parking requirements may be wholly or partially waived by the Director as a Type I decision if the waiver would result in additional rent and income restricted units meeting the requirements of this footnote to Table D for 23.54.015 and when a reasonable alternative such as, in-unit vertical bicycle storage space is provided. The Directors of the Seattle Department of Construction and Inspections and Seattle Department of Transportation are authorized to promulgate a joint Directors' Rule defining reasonable alternatives for long-term bicycle parking that meets the standards of this footnote to Table D for 23.54.015. Dwelling units qualifying for this provision shall be subject to a housing covenant, regulatory agreement, or other legal instrument recorded on the property title and enforceable by The City of Seattle or other similar entity, which restricts residential unit occupancy to households at or below 60 percent of median income, without a minimum household income requirement. The housing covenant or regulatory agreement including rent and income restrictions shall be for a term of at least 40 years from the date of issuance of the certificate of occupancy and shall be recorded with the King County Recorder, signed and acknowledged by the owner(s), in a form prescribed by the Director of Housing or the Washington State Housing Finance Commission. If these provisions are applied to a development for housing for persons 55 or more years of age, such housing shall have qualified for exemptions from prohibitions against discrimination against families with children and against age discrimination under all applicable fair housing laws and ordinances.

⁽⁵⁾⁶The Director, in consultation with the Director of the Seattle Department 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.

1 Section 43. Subsection 23.54.025.A of the Seattle Municipal Code, which section was
2 last amended by Ordinance 125558, is amended as follows:

3 **23.54.025 Off-site required parking**

4 A. Where allowed

1 located. If a curb cut is used for more than one use or for one or more live-work units, the
2 requirements for the use with the largest curb cut requirements shall apply.

3 * * *

4 2. Nonresidential uses in all zones except industrial zones

5 a. Number of curb cuts

6 1) In all residential zones, RC zones, and within the Major
7 Institution Overlay District, two-way curb cuts are permitted according to Table C for 23.54.030:

**Table C for 23.54.030((:))
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
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.

8 2) The Director may allow two one-way curb cuts to be substituted
9 for one two-way curb cut, after determining, as a Type I decision, that there would not be a
10 significant conflict with pedestrian traffic.

11 3) The Director shall, as a Type I decision, determine the number
12 and location of curb cuts in C1((:)) and C2(~~(:)~~ ~~and SM~~) zones and the location of curb cuts in SM
13 zones.

14 4) In downtown zones, a maximum of two curb cuts for one-way
15 traffic at least 40 feet apart, or one curb cut for two-way traffic, are permitted on each street front
16 where access is permitted by subsection 23.49.019.H. No curb cut shall be located within 40 feet
17 of an intersection. These standards may be modified by the Director as a Type I decision on lots

1 with steep slopes or other special conditions, to the minimum extent necessary to provide
2 vehicular and pedestrian safety and facilitate a smooth flow of traffic.

3 5) For public schools, the Director shall permit, as a Type I
4 decision, the minimum number of curb cuts that the Director determines is necessary.

5 6) In NC zones, curb cuts shall be provided according to
6 subsection 23.47A.032.A, or, when 23.47A.032.A does not specify the maximum number of
7 curb cuts, according to subsection 23.54.030.F.2.a.1.

8 7) For police and fire stations the Director shall permit the
9 minimum number of curb cuts that the Director determines is necessary to provide adequate
10 maneuverability for emergency vehicles and access to the lot for passenger vehicles.

11 * * *

12 Section 45. Section 23.54.040 of the Seattle Municipal Code, last amended by Ordinance
13 125791, is amended as follows:

14 **23.54.040 Solid waste and recyclable materials storage and access**

15 * * *

16 F. Access for service providers to the storage space from the collection location shall
17 meet the following requirements:

18 1. For containers 2 cubic yards or smaller:

19 a. Containers to be manually pulled shall be placed no more than 50 feet
20 from a curb cut or collection location;

21 b. Collection location shall not be within a bus stop or within the right-of-
22 way area abutting a vehicular lane designated as a sole travel lane for a bus;

1 c. Access ramps to the storage space and collection location shall not
2 exceed a grade of ~~((6))~~ six percent; and

3 d. Any gates or access routes for trucks shall be a minimum of 10 feet
4 wide.

5 2. For containers larger than 2 cubic yards and all compacted refuse containers:

6 a. Direct access shall be provided from the alley or street to the containers;

7 b. Any gates or access routes for trucks shall be a minimum of 10 feet
8 wide;

9 c. Collection location shall not be within a bus stop or within the street
10 right-of-way area abutting a vehicular lane designated as a sole travel lane for a bus;

11 d. If accessed directly by a collection vehicle, whether into a structure or
12 otherwise, a ~~((21-foot))~~ 24-foot overhead clearance shall be provided.

13 * * *

14 Section 46. Subsection 23.58C.040.A of the Seattle Municipal Code, which section was
15 last amended by Ordinance 125792, is amended as follows:

16 **23.58C.040 Affordable housing—payment option**

17 A. Payment amount

18 1. An applicant complying with this Chapter 23.58C through the payment option
19 shall provide a cash contribution to the City, calculated by multiplying the payment calculation
20 amount per square foot according to Table A or Table B for 23.58C.040 and Map A for
21 23.58C.050, as applicable, by the total gross floor area in the development, excluding the floor
22 area of parking located in stories or portions of stories that are underground, and excluding any
23 floor area devoted to a domestic violence shelter, as follows:

1 a. In the case of construction of a new structure, the gross floor area in
2 residential use and the gross floor area of live-work units;

3 b. In the case of construction of an addition to an existing structure that
4 results in an increase in the total number of units within the structure, the gross floor area in
5 residential use and the gross floor area of live-work units in the addition;

6 c. In the case of alterations within an existing structure that result in an
7 increase in the total number of units within the structure, the gross floor area calculated by
8 dividing the total gross floor area in residential use and gross floor area of live-work units by the
9 total number of units in the proposed development, and multiplying that quotient by the net
10 increase in units in the ((~~structure~~)) development;

11 d. In the case of change of use that results in an increase in the total
12 number of units, the gross floor area that changed to residential use or live-work units; or

13 e. Any combination of the above.

14 2. Automatic adjustments to payment amounts. On March 1, 2017, and on the
15 same day in 2018 and 2019, the amounts for payment calculations according to Table A and
16 Table B for 23.58C.040 shall automatically adjust in proportion to the annual change for the
17 previous calendar year (January 1 through December 31) in the Consumer Price Index, All
18 Urban Consumers, Seattle-Tacoma- Seattle-Tacoma-Bellevue, WA, All Items (1982-84 = 100),
19 as determined by the U.S. Department of Labor, Bureau of Labor Statistics, or successor index.
20 On March 1, 2020, and on the same day each year thereafter, the amounts for payment
21 calculations according to Table A and Table B for 23.58C.040 shall automatically adjust in
22 proportion to the annual increase for the previous calendar year (January 1 through December
23 31) in the Consumer Price Index, All Urban Consumers, Seattle-Tacoma-Bellevue, WA, Shelter

1 (1982-84 = 100), as determined by the U.S. Department of Labor, Bureau of Labor Statistics, or
2 successor index.

3 * * *

4 Section 47. Section 23.58D.006 of the Seattle Municipal Code, last amended by
5 Ordinance 125791, is amended as follows:

6 **23.58D.006 Penalties**

7 A. Failure to timely submit the report required by subsection 23.58D.004.B is a violation
8 of the Land Use Code. The penalty for such violation shall be \$500 per day from the date when
9 the report was due to the date it is submitted. The penalty shall accrue even if the owner is not
10 notified of the violation.

11 B. Failure to demonstrate compliance with the owner's commitment to meet the green
12 building standard is a violation of the Land Use Code. The penalty for each violation is subject to
13 a maximum penalty of two percent of the construction value set forth in the building permit for
14 the development based on the extent of noncompliance with the commitment.

15 C. Failure to comply with the owner's commitment that the development will meet the
16 green building standard is a violation of the Land Use Code independent of the failure to
17 demonstrate compliance; however, failure to comply with the owner's commitment shall not
18 affect the right to occupy any floor area, and if a penalty is paid in the amount determined under
19 subsection 23.58D.006.B, no additional penalty shall be imposed for the failure to comply with
20 the commitment.

21 D. ~~((In addition to the owner, the applicant for the development for which a commitment~~
22 ~~to meet the green building standard was required shall be jointly and severally responsible for~~
23 ~~compliance and liable for any penalty imposed pursuant to this Section 23.58D.006.~~

1 a. After incorporating high-occupancy vehicle alternatives such as
2 carpools and vanpools, required parking spaces exceed the net usable space in all below-grade
3 floors; or

4 b. Strict application of the parking, ~~((or))~~ loading, or bicycle parking
5 standards would adversely affect desirable characteristics of the District; or

6 c. An acceptable parking and loading plan is submitted to meet parking
7 demands generated by the use. Acceptable elements of the parking and loading plan may include
8 but shall not be limited to the following:

- 9 1) Valet parking service;
- 10 2) Validation system;
- 11 3) Lease of parking from parking management company;
- 12 4) Provision of employee parking; and
- 13 5) Accommodations for commercial deliveries and passenger drop
14 off and pick up.

15 * * *

16 Section 49. Subsection 23.69.032.E of the Seattle Municipal Code, which section was last
17 amended by Ordinance 124919, is amended as follows:

18 **23.69.032 Master plan process**

19 * * *

20 E. Draft ~~((Report))~~ report and ~~((Recommendation))~~ recommendation of the Director~~((:))~~

21 1. Within five ~~((5))~~ weeks of the publication of the final master plan and EIS,
22 the Director shall prepare a draft report on the application for a master plan as provided in
23 Section 23.76.050~~((, Report of the Director))~~.

1 2. In the Director's Report, a determination shall be made whether the planned
2 development and changes of the Major Institution are consistent with the purpose and intent of
3 this ~~((chapter))~~ Chapter 23.69, and represent a reasonable balance of the public benefits of
4 development and change with the need to maintain livability and vitality of adjacent
5 neighborhoods. Consideration shall be given to:

6 a. The reasons for institutional growth and change, the public benefits
7 resulting from the planned new facilities and services, and the way in which the proposed
8 development will serve the public purpose mission of the major institution; and

9 b. The extent to which the growth and change will significantly harm the
10 livability and vitality of the surrounding neighborhood.

11 3. In the Director's Report, an assessment shall be made of the extent to which the
12 Major Institution, with its proposed development and changes, will address the goals and
13 applicable policies under ~~((Education and Employability and Health in))~~ the Human
14 Development Element of the Comprehensive Plan.

15 * * *

16 Section 50. Section 23.73.009 of the Seattle Municipal Code, last amended by Ordinance
17 125791, is amended as follows:

18 **23.73.009 Floor area**

19 A. For lots with residential uses only, or lots that include both residential and non-
20 residential uses, the total FAR limit shall not exceed 3.75, except as provided in this Section
21 23.73.009 and in Section 23.73.024 for projects using transfer of development potential.

1 B. The gross floor area of non-residential uses is limited to a maximum of 2.25 FAR,
2 except as provided in this Section 23.73.009 and in Section 23.73.024 for projects using transfer
3 of development potential.

4 C. For development on a lot that meets one of the following conditions, the FAR limits in
5 subsections ((~~23.47A.013.A~~) 23.73.009.A and ((~~23.47A.013.B~~) 23.73.009.B do not apply and
6 the FAR limits for the underlying zone apply instead:

7 1. A character structure has not existed on the lot since January 18, 2012; or

8 2. For lots that include a character structure, all character structures on the lot are
9 retained according to Section 23.73.015 or a departure is approved through the design review
10 process to allow the removal of a character structure based on the provisions of subsection
11 23.41.012.B. If the lot includes a character structure that has been occupied by residential uses
12 since January 18, 2012, the same amount of floor area in residential uses shall be retained in that
13 structure, unless a departure is approved through the design review process to allow the removal
14 of the character structure based on the provisions of subsection 23.41.012.B. The owner of the
15 lot shall execute and record in the King County real property records an agreement to provide for
16 the maintenance of the required residential uses for the life of the project.

17 D. In addition to the floor area exempt under the provisions of the underlying zone, the
18 following floor area is exempt from the calculation of gross floor area subject to an FAR limit if
19 a character structure is retained on the lot:

20 1. The following street-level uses complying with the standards of Section
21 23.47A.008 and subsection 23.73.008.B:

- 22 a. General sales and services;
- 23 b. Major durables retail sales;

- 1 c. Eating and drinking establishments;
- 2 d. Museums;
- 3 e. Religious facilities;
- 4 f. Libraries; and
- 5 g. Automotive retail sales and service uses located within an existing
- 6 structure or within a structure that retains a character structure as provided in Section 23.73.015.

7 2. Floor area used for theaters or arts facilities.

8 3. All floor area in residential use in a development that retains all character
9 structures on the lot as provided in Section 23.73.015, or that uses the transfer of development
10 potential (TDP) on a lot that is a TDP receiving site according to Section 23.73.024, unless a
11 departure is approved through the design review process to allow the removal of a character
12 structure based on the provisions of subsection 23.41.012.B.

13 4. In areas where the underlying zoning is NC3P-75, all floor area in any use if
14 the lot that is to be developed is 8,000 square feet or less in area and has been either vacant or in
15 parking use since February 27, 1995.

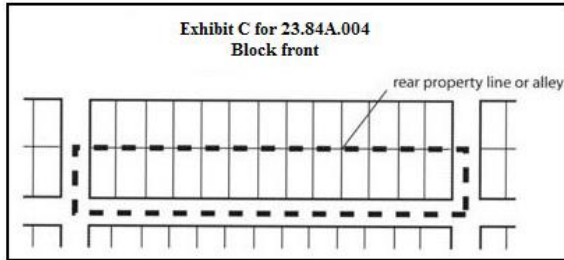
16 5. Floor area in non-residential use within a character structure that meets the
17 minimum requirements for retaining a character structure in subsection 23.73.024.C.4, provided
18 that the non-residential use does not displace a residential use existing in the structure since
19 January 18, 2012.

20 Section 51. Subsection 23.73.012.A of the Seattle Municipal Code, which section was
21 last amended by Ordinance 125429, is amended as follows:

22 **23.73.012 Structure width and depth limits**

1 or rear lot line, a line that approximates the centerline of the block shall be used to establish the
2 line dividing the two block fronts of the block, taking into consideration the location of vacated
3 alleys on the block, if any, and the location and orientation of alleys and rear lot lines on
4 surrounding blocks.

5 **Exhibit C for 23.84A.004**
6 **Block front**



7
8 * * *

9 Section 53. Section 23.84A.032 of the Seattle Municipal Code, last amended by
10 Ordinance 125854, is amended as follows:

11 **23.84A.032 "R"**

12 * * *

13 "Residential use" means any one or more of the following:

14 * * *

15 23. "Townhouse development" means a multifamily residential use that is not a
16 rowhouse development, and in which:

17 a. Each dwelling unit occupies space from the ground to the roof of the
18 structure in which it is located;

19 b. No portion of a dwelling unit occupies space above or below another
20 dwelling unit, except for an attached accessory dwelling unit and except for dwelling units
21 constructed over a shared parking garage, including shared parking garages that project up to 4
22 feet above grade; and

1 c. Each dwelling unit is attached along at least one common wall to at
2 least one other dwelling unit or live-work unit, with habitable interior space on both sides of the
3 common wall, or abuts another dwelling unit or live-work unit on a common lot line.

4 * * *

5 Section 54. Section 23.84A.036 of the Seattle Municipal Code, last amended by
6 Ordinance 125869, is amended as follows:

7 **23.84A.036 "S"**

8 * * *

9 "Setback" means the minimum required distance between a structure or portion thereof
10 and a lot line of the lot on which it is located, or another line described in a particular section of
11 this ~~((title))~~ Title 23.

12 "Setback, street-level" means the required distance between all portions of a structure and
13 a street lot line.

14 "Setback, upper level" means the required distance between a lot line and all portions of a
15 structure above a height specified in a particular section of this title.

16 "Sewage treatment plant." See "Utility."

17 * * *

18 Section 55. Section 23.86.007 of the Seattle Municipal Code, last amended by Ordinance
19 125854, is amended as follows:

20 **23.86.007 Floor area and floor area ratio (FAR) measurement**

21 A. Gross floor area. Except where otherwise expressly provided in this Title 23, gross
22 floor area shall be as defined in Chapter 23.84A and as measured in this Section 23.86.007. The
23 following are included in the measurement of gross floor area in all zones:

1 compliance is required by the notice of violation. In addition to the per diem penalty, a violation
2 compliance inspection charge equal to the base fee set by Section 22.900B.010 shall be charged
3 for the third inspection and all subsequent inspections until compliance is achieved. The
4 compliance inspection charges shall be deposited in the General Fund.

5 B. Specific violations

6 1. Violations of Section 23.71.018 are subject to penalty in the amount specified
7 in subsection 23.71.018.H.

8 2. Violations of the requirements of subsection 23.44.041.C are subject to a civil
9 penalty of \$5,000, which shall be in addition to any penalty imposed under subsection
10 23.90.018.A. Falsely certifying to the terms of the covenant required by subsection
11 23.44.041.C.3 or failure to comply with the terms of the covenant is subject to a penalty of
12 \$5,000, in addition to any criminal penalties.

13 3. Violation of Chapter 23.58D with respect to a failure to timely submit the
14 report required by subsection 23.58D.004.B or to demonstrate compliance with a commitment to
15 meet the green building standard is subject to a penalty in an amount determined by subsection
16 23.58D.006.

17 4. Violation of subsection 23.40.007.B with respect to failure to demonstrate
18 compliance with a waste diversion plan for a structure permitted to be demolished under
19 subsection 23.40.006.D is subject to a penalty in an amount determined as follows:

20
$$P = SF \times .02 \times RDR,$$

21 where:

22 P is the penalty;

1 SF is the total square footage of the structure for which the demolition permit was
2 issued; and

3 RDR is the refuse disposal rate, which is the per ton rate established in Chapter
4 21.40, and in effect on the date the penalty accrues, for the deposit of refuse at
5 City recycling and disposal stations by the largest class of vehicles.

6 5. Violation of subsections 23.55.030.E.3.a.3, 23.55.030.E.3.b, 23.55.034.D.2.a,
7 and 23.55.036.D.3.b, or, if the Seattle Department of Construction and Inspections has issued an
8 on-premises sign permit for a particular sign and the actual sign is not being used for on-
9 premises purposes or does not meet the definition of an on-premises sign as defined in Chapter
10 23.84A, are subject to a civil penalty of \$1,500 per day for each violation from the date the
11 violation begins until compliance is achieved.

12 6. In zones where outdoor storage is not allowed or where the use has not been
13 established as either accessory to the primary use or as part of the primary use and there
14 continues to be a violation of these provisions after enforcement action has been taken pursuant
15 to this Chapter 23.90, the outdoor storage activity is declared a nuisance and shall be subject to
16 abatement by the City in the manner authorized by law.

17 Section 57. Section 25.09.060 of the Seattle Municipal Code, last amended by Ordinance
18 125292, is amended as follows:

19 **25.09.060 General development standards**

20 The following general development standards apply to development on parcels containing
21 environmentally critical areas or buffers, except as specifically provided in this Chapter 25.09:

22 * * *

