

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending the Official Land Use Map to rezone land in the Bitter Lake Hub Urban Village; amending Sections 23.22.020, 23.24.030, 23.47A.005 and 23.47A.009 of the Seattle Municipal Code to change regulations for street-level uses, designate Linden Avenue North as a principal pedestrian street, and adopt development standards for certain properties in the Bitter Lake Hub Urban Village.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone properties identified on pages 3 and 13 of the Official Land Use Map, as shown on Exhibit A attached to this Ordinance.

Section 2. Section 23.22.020 of the Seattle Municipal Code, last amended by Ordinance 123963, is amended as follows

23.22.020 Content of preliminary plat application

A. Every preliminary plat application shall consist of one or more maps together with written data including the following:

* * *

19. Identification of any adjacent property within 300 feet of the proposed subdivision that is owned or controlled by the applicant; ~~(and)~~

20. Specific location and description of all trees at least 6 inches in diameter measured 4 1/2 feet above the ground, with species indicated~~((-))~~; and

21. For applications within the Bitter Lake or North Rainer Hub Urban Villages, the proposed location of the access corridor meeting the requirements of subsection 23.47A.009.C or subsection 23.61.018.A.

* * *

1 Section 3. Section 23.24.030 of the Seattle Municipal Code, last amended by Council
2 Ordinance 110570, is amended as follows

3 **23.24.030 Content of short plat((=))**

4 A. Every short plat of a short subdivision filed for record must contain:

5 1. A certificate giving a full correct description of the lands divided as they
6 appear on the short plat, including a statement that the short subdivision has been made with the
7 free consent and in accordance with the desires of the owner or owners.

8 2. If the short plat includes a dedication, the certificate or a separate written
9 instrument of dedication shall contain the dedication of all streets and other areas to the public,
10 an individual or individuals, religious society or societies or to any corporation, public or private,
11 as shown on the short plat and a waiver of all claims for damages against any governmental
12 authority which may be occasioned to the adjacent land by the established construction, drainage
13 and maintenance of the road.

14 3. Roads not dedicated to the public must be clearly marked on the face of the
15 short plat.

16 4. All short plats containing a proposed dedication must be accompanied by a
17 title report confirming that the title of the lands as described and shown on the short plat is in the
18 name of the owner signing the certificate or instrument of dedication.

19 5. For applications within the Bitter Lake or Mount Baker Station Area Overlay
20 District, the proposed location of the access corridor required by subsection 23.47A.009.C or
21 Section 23.61.018.

22 * * *

23 Section 4. Section 23.47A.005 of the Seattle Municipal Code, last amended by
24 Ordinance 124378, is amended as follows:

25 **23.47A.005 Street-level uses**

26 * * *

1 C. Residential uses at street level((-))

2 1. In all neighborhood commercial and C1 zones, residential uses may occupy, in
3 the aggregate, no more than 20 percent of the street-level street-facing facade in the following
4 circumstances or locations:

5 a. In a pedestrian-designated zone, facing a designated principal
6 pedestrian street; or

7 b. Within the Bitter Lake Village Hub Urban Village, except lots abutting
8 Linden Avenue North, north of North 135th Street; or

9 c. Within the Lake City Hub Urban Village, except as provided in
10 subsection 23.47A.005.C.2; or

11 d. Within a zone that has a height limit of 85 feet or higher, except as
12 provided in subsection 23.47A.005.C.2; or

13 e. Within an NC1 zone, except as provided in subsection 23.47A.005.C.2;
14 or

15 f. Within the Northgate Overlay District, except as provided in Section
16 23.71.044; or

17 g. In areas shown on Maps 1 through 60 in Map Book A at the end of this
18 Chapter 23.47A.

19 2. Subsection 23.47A.005.C.1 notwithstanding, there is no restriction on the
20 location of residential uses in the following circumstances:

21 a. Within a very low-income housing project existing as of May 1, 2006,
22 or within a very low-income housing project replacing a very low-income housing project
23 existing as of May 1, 2006, on the same site; or

24 b. The residential use is an assisted living facility or nursing home and
25 private living units are not located at street level; or

26 c. Within a structure that:
27

1 1) is developed and owned by the Seattle Housing Authority; and
2 2) is located on a lot zoned NC1 or NC3 that was owned by the
3 Seattle Housing Authority as of January 1, 2009.

4 3. Additions to, or on-site accessory structures for, existing single-family
5 structures are permitted outright.

6 4. Where residential uses at street level are limited to 20 percent of the street-
7 level street-facing facade, such limits do not apply to residential structures separated from the
8 street lot line by an existing structure meeting the standards of this Section 23.47A.005 and
9 Section 23.47A.008, or by an existing structure legally nonconforming to those standards.

10 D. In pedestrian-designated zones the locations of uses are regulated as follows:

11 * * *

12 2. The following streets are principal pedestrian streets when located within a
13 pedestrian-designated zone:

14 * * *

15 Lake City Way Northeast;

16 Linden Avenue North;

17 Madison Street;

18 * * *

19 Section 5. Section 23.47A.009 of the Seattle Municipal Code, last amended by
20 Ordinance 124378, are amended as follows:

21 **23.47A.009 Standards ~~((A))~~applicable to ~~((S))~~specific ~~((A))~~areas**

22 ***

23 B. West Seattle Junction Hub Urban Village. The following provisions apply to
24 development in the NC3 85(4.75) zone.

25 1. Lot Coverage Limit. The maximum lot coverage permitted for principal and
26 accessory structures shall not exceed 80 percent on lots 40,000 square feet in size or greater.

1 2. The total permitted FAR is as identified in subsection 23.47A.013.F.

2 3. Maximum ~~(W)~~width of ~~(S)~~structures. The maximum width of all portions
3 of a structure measured parallel to a north- south street lot line is 275 feet.

4 4. Setback and ~~(S)~~separation ~~(R)~~requirements~~(-)~~

5 a. The following standards apply to structures greater than 250 feet in
6 width measured parallel to a north-south street lot line:

7 1) A minimum separation of 30 feet is required between structures
8 that are adjacent to the same north-south street lot line; and

9 2) A minimum setback of 15 feet is required from side lot lines
10 that are not street side lot lines and that separate lots that abut the same north-south street lot line;
11 and

12 3) Structures permitted in required setback and separation areas
13 pursuant to subsections 23.47A.009.~~(A)~~B.4.a and 23.47A.009.(A)B.4.b are:

14 a) Decks with open railings may project up to 5 feet into
15 the required setback or separation area if they are no lower than 20 feet above existing or
16 finished grade. Decks may cover no more than 20 percent of the total setback or separation area.

17 b) Eaves, cornices and gutters may project no more than 18
18 inches from the structure facade.

19 c) Ramps or other devices necessary for access for the
20 disabled and elderly that meet Seattle Building Code, Chapter 11, are permitted.

21 d) Stairs or ramps to accommodate changes in grade are
22 permitted.

23 e) Underground structures are permitted.

24 f) Within the setback area identified in subsection
25 23.47A.009.~~(A)~~B .4.b, unenclosed porches or steps for residential units no higher than 4 feet
26 above the grade at the street lot line closest to the porch are permitted.

1 b. A setback of at least ten feet from the street lot line is required along
2 non-arterial north-south avenues for at least 25 percent of the lot frontage or 100 feet of the lot
3 frontage, whichever is less.

4 c. Required setback and areas separating structures identified in
5 subsections 23.47A.009.((A))B.4.a and 23.47A.009.((A))B.4.b shall include landscaping, paving
6 and lighting. Sidewalks for pedestrian access, plazas or other approved amenity or landscaped
7 areas are permitted in required setback or separation areas.

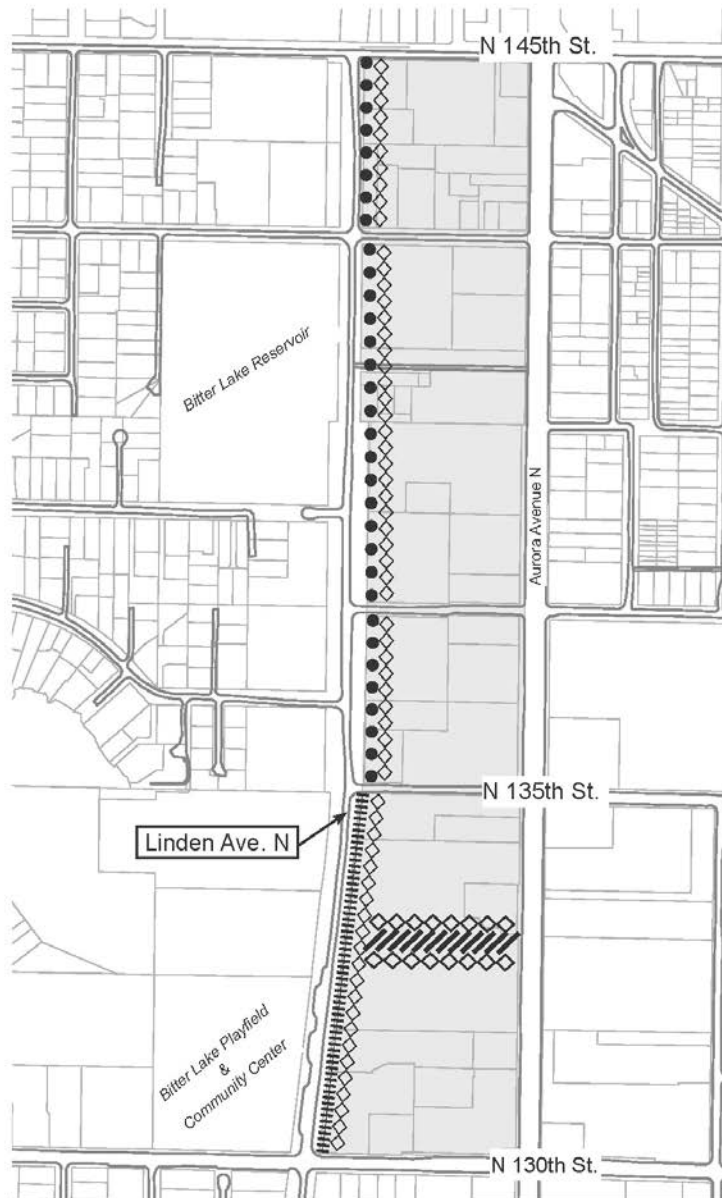
8 * * *

9 C. ~~((Reserved.))~~ Bitter Lake Hub Urban Village







10 1. Development on lots within the area shown on Map A for 23.47A.009 shall
11 meet the following requirements:

Map A for 23.47A.009

Standards Applicable to Specific Areas: Bitter Lake



Map A for 23.47A.009 Standards Applicable to Specific Areas: Bitter Lake

 Area where Bitter Lake specific development standards apply	 Frontage affected by Pedestrian Designation
 Development must provide a continuous interior corridor per 23.47A.009.C.2.a.	 Portions of structures over 45 feet high must set back 5 feet per 23.47A.009.C.2.
 Street level residential uses allowed	

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1 a. Corridor requirement. An access corridor meeting the standards of this
2 subsection 23.47A.009.C.a shall be provided on lots over 8 acres that abut Linden Avenue North
3 and Aurora Avenue North, to connect Linden Avenue North and Aurora Avenue North. The
4 location of the proposed corridor shall be clearly shown on the site plan that is submitted with
5 the permit application.

6 1) The corridor shall have a minimum width of 40 feet and a
7 maximum width of 60 feet.

8 2) The point at which the corridor intersects Linden Avenue North
9 and Aurora Avenue North shall be at least 335 feet south of the south boundary of the North
10 135th Street right-of-way, and 700 feet north of north boundary of the North 130th Street right-of-
11 way, as illustrated by example in Map A for 23.47A.009.

12 3) The corridor shall include a minimum of one sidewalk, at least
13 6 feet wide, extending between Linden Avenue North and Aurora Avenue North. If a driveway is
14 provided within the corridor, the corridor shall include sidewalks along both sides of the
15 driveway that are at least 6 feet wide.

16 4) Landscaping shall be provided along the corridor. If a
17 driveway is provided within the corridor, trees shall be provided between the sidewalks and
18 driveway. The Director will determine the number, type, and placement of trees to be provided:

19 a) to match trees to the available space;
20 b) to complement existing or planned street trees; and
21 c) to encourage healthy growth through appropriate
22 spacing.

23 5) Pedestrian-scaled lighting shall be provided along corridor. The
24 Director, in consultation with the Director of Transportation, will determine the amount and
25 location of lighting to be provided to maintain safe foot candle levels and uniformity of lighting.

1 6) The corridor shall be open from the ground to the sky and shall
2 not include any features or structures except the following:

3 a) Driveways, not more than one lane in each direction and
4 meeting the standards of Section 23.54.030.

5 b) Parking meeting the standards of Section 23.54.030 is
6 allowed along a driveway within the corridor. Such parking is in addition to the maximum
7 number of spaces allowed under subsection 23.54.015.C.2. The requirements of subsection
8 23.47A.032.A.2 do not apply to access to parking from the corridor.

9 c) Overhead horizontal building projections of an
10 architectural or decorative character such as cornices, eaves, sills, and gutter, provided that they
11 project no more than 18 inches from the structure façade.

12 d) Ramps or other devices that provide access for the
13 disabled and elderly and that meet the standards of Seattle Building Code are permitted.

14 e) Stairs or ramps to accommodate changes in grade.

15 f) Underground structures.

16 g) Unenclosed porches or steps for residential units no
17 higher than 4 feet above the finished grade of the corridor are permitted to project no more than 4
18 feet into the corridor.

19 h) Director may approve other features or structures that
20 do not impede safe access from the site to Linden Avenue North and Aurora Avenue North, and
21 that enhance the character of the corridor.

22 b. If less than the total area of a lot meeting the requirements of subsection
23 23.47A.009.C.a is proposed for development, the Director may as a Type I decision, waive or
24 modify the access corridor requirement, if the applicant submits a plan demonstrating how
25 Linden Avenue North and Aurora Avenue North will be connected by an access corridor when
26 the remainder of the lot is developed.

1 2. Upper-level setback requirement. The following standards apply to
2 development on lots abutting the east side of Linden Ave North or abutting the corridor required
3 in subsection 23.47A.009.C.1.

4 a. Any portion of a structure greater than 45 feet in height and abutting
5 Linden Avenue North or along the access corridor required in subsection 23.47A.009.C.1 shall
6 set back a minimum of 5 feet from the lot line abutting Linden Avenue North or from the edge
7 of the access corridor.

8 b. Structures permitted in required setbacks are:

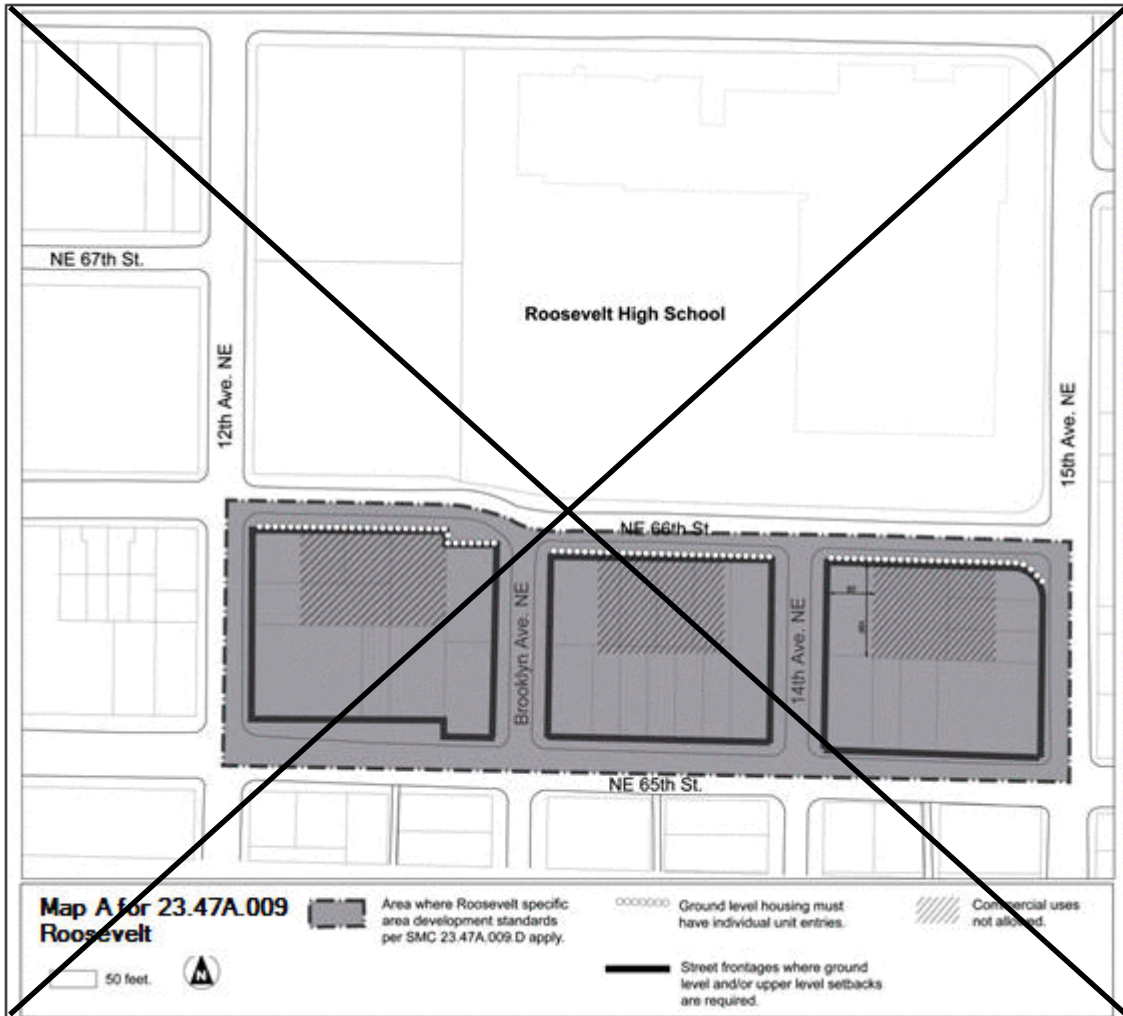
9 1) Balconies with open railings may project up to 5 feet into the
10 required setback area. Balconies may cover no more than 20 percent of the total setback area.

11 2) Eaves, cornices, fireplaces, chimneys, and gutters may project
12 no more than 18 inches into the setback.

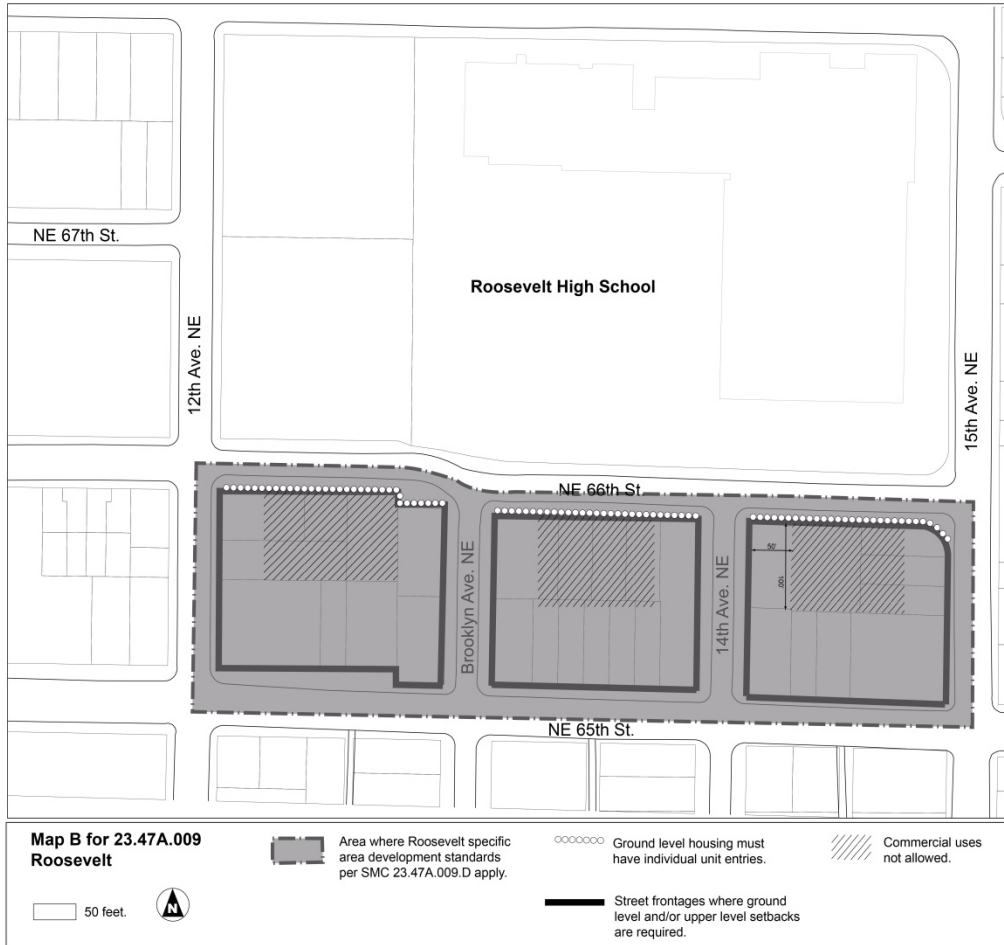
13 D. Roosevelt Urban Village. The following provisions apply within the area shown on
14 Map ~~((A))~~B for 23.47A.009

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Map ((A))B for 23.47.009
Roosevelt



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1 Section 6. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the ____ day of _____, 2014, and signed by
5 me in open session in authentication of its passage this
6 ____ day of _____, 2014.

7 _____
8
9 President _____ of the City Council

10
11 Approved by me this ____ day of _____, 2014.

12 _____
13
14 Edward B. Murray, Mayor

15
16 Filed by me this ____ day of _____, 2014.

17 _____
18
19 Monica Martinez Simmons, City Clerk

20 (Seal)

21
22 Attachments:

- 23 Exhibit A: Bitter Lake Hub Urban Village Rezone Map 1
24 Exhibit B: Bitter Lake Hub Urban Village Rezone Map 2
25 Exhibit C: Bitter Lake Hub Urban Village Rezone Map 3
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