

One Seattle Plan Zoning Update “Phase 1” Legislation
Summary and Text
Public Review Draft

This document contains a summary of the draft phase 1 legislation as well as the full text of the draft.

SUMMARY

Overview

The One Seattle Plan Zoning Update Phase 1 legislation would make the following changes to implement Seattle’s new Comprehensive Plan, the One Seattle Plan:

- update the development standards for Neighborhood Residential zones
- implement changes to comply with various 2025 state deadlines including those related to HB 1110 (Middle Housing), HB 1337 (Accessory Dwelling Units), HB 1293 (Design Standards), and SB 6015 (Parking Reform)
- make minor changes to clarify existing rules and seek consistency between zones

Background

The City of Seattle has been working since 2022 to update our Comprehensive Plan. We are calling the updated plan the One Seattle Plan. The Plan is a roadmap for where and how Seattle will grow and invest in communities over the next 20 years, toward becoming a more equitable, livable, sustainable, and resilient city.

In 2023, the Washington State legislature passed a suite of bills that were intended to increase the production of housing and address our housing affordability crisis. These bills include:

- HB 1110 (also known as the “Middle Housing bill”) which requires cities to allow 4 to 6 units on residentially-zoned lots and a wider variety of housing types such as duplex, triplexes, and stacked flats as well as placing limits on the regulation of middle housing
- HB 1337 which places limits on the regulation of accessory dwelling units
- HB 1293 which places limits on design review processes and requires that design standards be “clear and objective”

- SB 6015 which places limits on requirements for off-street parking

In March 2024, the City released a Draft One Seattle Plan, including a draft growth strategy. Following this release, the City conducted three months of public engagement, including eight open houses, and received more than 6,000 comments. In October 2024, the City released the Mayor Recommended Growth Strategy. This Growth Strategy will be transmitted to City Council in December 2024 for review and adoption as part of the Mayor’s Recommended One Seattle Plan.

The City is now working to implementing the Mayor’s Recommended growth strategy through changes to zoning and development standards. This work will also ensure Seattle complies with the new state requirements. We are looking for feedback on a draft proposal for implementing both Phase 1 and Phase 2 changes through December 20, 2024. Revised Phase 1 legislation would then be transmitted to City Council in March of 2025. Revised Phase 2 legislation would be transmitted to City Council in May of 2025 and reviewed by City Council after Phase 1 legislation is passed.

Summary of Legislation

This legislation would make the following changes to existing code:

Changes to Neighborhood Residential Zones

This legislation would repeal Seattle Municipal Code Chapter 23.44, which contains the development standards for Neighborhood Residential zones, and replace it with new Chapter 23.44. The proposed changes are described in detail in the Updating Seattle’s Neighborhood Residential Zones document, which is available at zoning.OneSeattlePlan.com, and are summarized below:

- Update development standards for Neighborhood Residential zones to allow a greater diversity of housing options consistent with new state requirements in HB 1110 as follows:

Density	Implement new density requirement of 1 unit per 1,250 square feet except where higher densities are required by state law; accessory dwelling units would count toward density
Minimum lot size	Reduce from 5,000-9,600 sq ft (depending on zone) to 1,250 sq ft (consistent with 4 units on 5,000 sq ft lot)
FAR	Shift from range of 0.6-1.0 to 0.6-1.2 depending on number of units; the updated approach would be consistent with state’s suggested “model code”

Front setback	Reduce from an average of front setbacks for adjacent homes (but never more than 20 and never less than 10 feet) to 10 feet
Rear setback	Reduce from 25% of lot or 20 feet, whichever is less (measured from center of alley) to 10 feet for principal dwelling unit, 5 feet for accessory dwelling units, 0 feet if alley
Side Setback	Leave at 5 feet
Lot coverage	Increase from 35% of lot or 2,500 square feet, whichever is greater, to 50%
Accessory dwelling units (ADUs)	ADUs would count toward the density and floor area limits shown above and be subject to the same standards as principal dwelling units except for a maximum size limit of 1,000 square feet. No more than 2 ADUs would be allowed per lot.

- Increase the height limit from 30 feet to 32 feet to allow more livable floor-to-ceiling heights
- Implement a new amenity area requirement as follows:
 - 20% of lot area must be set aside as amenity area
 - Each amenity area must be at least 120 square feet in area and at least 8 feet in width and depth
 - At least 50% must be at ground level. The area of roof decks and balconies count as half the size of space as ground floor.
- Implement new design standards regulating access, entrances, windows/doors, and materials
- Update the tree planting requirements to encourage planting of larger species trees
- Allow reducing or waiving of parking requirements to protect tier 2 trees
- Allow additional floor area and density for stacked flats on lots 6,000 square feet or greater that are located within ¼ mile of frequent transit as follows:

	Stacked	Attached and Detached
FAR	1.4	1.2
Density	1 unit per 650 square feet	1 unit per 1,250 square feet

- Allow additional floor area, height, lot coverage, and density for affordable housing on lots that are located within ¼ mile of frequent transit as follows:

	Affordable Housing	Market-rate Attached and Detached
Height	4 stories	3 stories
FAR	1.8	1.2
Lot coverage	60%	50%
Density	1 unit per 400 square feet	1 unit per 1,250 square feet

Affordability Requirement	50% of units must be affordable at 60% of AMI for rental or 80% of AMI for ownership	None
---------------------------	--	------

- Exempt area of certain Environmentally Critical Areas and shorelines when calculating density and lot coverage in order to prevent significant increases in density in these areas, consistent with allowance in HB 1110 (for example, if you have a 10,000 square foot lot but half of it is in ECAs they you would only be able to develop half as many units – 4 units instead of 8 units)
- Allow corner stores throughout NR zones with following restrictions:
 - Must be located on corner lot
 - Limited to retail, restaurants, and food processing and craft work; food processing and craft work includes small-scale food preparation such as making jams or baking bread as well as sewing clothes or woodworking
 - Limited to ground floor and basements
 - Maximum size of 2,500 square feet
 - May not be open between 10pm and 7am
- Allow unit lot subdivision
- Allow two parking spaces in front setback as an alternative to autocourt on lots at least 40 feet in width to create more space for on-site open space
- Rezone all RSL zones to LR1 except for RSL zones in South Park that would be outside the updated boundaries of South Park Neighborhood Center which would be rezoned to NR

Changes to **Lowrise** zoning to meet state requirements and seek greater consistency with updated approach to NR zones

- Update density limits in LR1 zones to comply with HB 1110 requirement of at least 4 units on all lots and 6 units within ¼ mile of major transit stops
- Exempt area of certain Environmentally Critical Areas and shorelines when calculating density consistent with proposal for NR zones
- Increase height in LR1 zones from 30 feet to 32 feet similar to NR zones
- Shift from setbacks that vary by different building types into one set of setbacks that applies to all projects to comply with HB 1110 standards that development standards can't be more strict for attached and stacked housing than detached housing as summarized below:
 - Front setback: 7 feet average, 5 feet minimum
 - Rear setback: 7 feet average, 5 feet minimum, except 0 feet if alley

- Side setback: 5 feet
- Shift from maximum structure widths that vary by different building types into maximum structure width of 90 feet for LR1 and LR2 zones and 150 feet for LR3
 - Comply with HB 1110 standards that development standards can't be more strict for attached and stacked housing than detached housing
- Remove facade length requirements to address barriers to stacked flats, new units on lots where homes are preserved, and development on lots with unusual site or topography issues
- Update design standards to comply with the HB 1293 that design standards must be clear and objective and to improve design outcomes
- Allow additional 0.2 FAR of floor area for stacked flats in LR1 and LR2 zones consistent with proposed bonus in NR zones
- Update amenity area to seek greater consistency with NR zones and to reduce instances where roof decks are required as follows:
 - Amenity area reduced from 25% to 20% consistent with NR zones
 - Amenity areas be at least 60 square feet in area and a minimum width and depth of 6 feet
- Allow stormwater features in setbacks to accommodate common rain barrel sizes
- Modify provisions for separations between buildings as follows:
 - Simplify the regulations about what is allowed within separations
 - Reduce the minimum separation from 10 feet to 6 feet to provide more flexibility in site layout and to discourage outcomes where most open space is located in separations between buildings

Additional changes affecting **multiple zones**

- Create a single set of standards for accessory dwelling units standards that apply across all zones to comply with HB 1337 and to increase consistency between zones as follows:
 - ADU would be allowed in all zones where residential uses are allowed
 - No more than two ADU are allowed per lot
 - The maximum size of an ADU would be 1,000 square feet
 - Other standards applied to ADU would be the same as those applied to principal units
- Update residential parking requirements to implement new policy direction as well as parking requirements in HB 1110 and HB 1337 as follows:
 - Remove residential parking requirements within ½ mile of major transit stops (residential uses in regional centers and station area overlays and

those in urban centers within ¼ mile of frequent transit are already exempt from parking)

- Change parking requirements in other areas from 1 space per principal dwelling unit to 1 space per two principal dwelling units for all units (ADUs would continue not to have parking requirements)
- Update rezone criteria for NR and LR1 zones to reflect updated purpose of NR zoning and the difference between NR and LR1 zones
- Update definitions of residential use to reflect updated NR approach, simplify code, and address existing problems
- Clarify that adult family homes are allowed in all zones that allow residential uses as a home occupation as required by state law
- Clarify that shelters are allowed in all zones that allow residential use as required by state law
- Modify parking space size and tandem parking requirements to comply with SB 6015 as follows:
 - Reduce minimum width of largest required parking space from 8.5 feet to 8 feet
 - Allow tandem parking to count as two spaces
- Modify parking access requirements so they are based on number of units rather than type of unit to comply with HB 1110 requirement that development standards can't be more strict for attached and stacked housing than detached housing

TEXT

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at pages XX, XX, XX and XX of the Official Land Use Map; amending subsection 15.32.200.F, amending Sections 23.22.062, 23.24.045, 23.30.010, 23.34.011, 23.34.014, 23.42.110, 53.45.502, 23.45.504, 23.45.508, 23.45.510, 23.45.512, 23.45.514, 23.45.518, 23.45.522, 23.45.527, 23.45.529, 23.45.545, 23.45.550, 23.47A.004, 23.53.006, 23.53.025, 23.54.015, 23.54.020, 23.54.030, 23.84A.002, 23.84A.006, 23.84A.008, 23.84A.010, 23.84A.024, 23.84A.025, 23.84A.030, 23.84A.032, 23.84A.036, 23.84A.048, 23.86.002, 23.86.006, 23.86.008, 23.86.012, 23.86.017, 23.86.026, 23.90.019, 25.09.052, 25.09.240, 25.09.260, 25.09.520, and 25.11.090; repealing Sections 23.34.010, 23.34.012, 23.34.013, 23.40.035, Chapter 23.44, Sections 23.45.531, and 23.86.010; and adding Sections 23.42.022, 23.42.024, 23.42.132, new Chapter 23.44, and Sections 23.45.519, 23.54.031, 23.54.032, 23.54.033, 23.54.034 and 23.54.037 of the Seattle Municipal Code.

Rezone Language

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone properties on pages XX, XX, XX... of the Official Land Use Map as follows:

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

B. Except for properties identified to be rezoned in Maps X through X as shown on Attachment 1 to this ordinance, all areas designated with a zone shown in Table A for Section 1 are rezoned as shown in Table A for Section 1.

Table A for Section 1	
Standard Zoning Changes	
Existing Zoning	New Zoning
RSL	LR1 (M)

Table A for Section 1	
Standard Zoning Changes	
Existing Zoning	New Zoning
NR1	NR
NR2	NR
NR3	NR

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

3. The rezones in this subsection B shall not remove any existing suffixes other than height suffixes.

Section 2. Subsection 15.32.200.F of the Seattle Municipal Code, which section was last amended by Ordinance 126509, is amended as follows:

15.32.200 At-grade communication cabinets

Notes: The section is updated to reflect new zone names.

* * *

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

1. If the new at-grade communication cabinet proposal is more than 36 inches in height including footings or bases as measured from the grade of the surrounding public place, or has a maximum volume of more than 18 cubic feet, and is

abutting a lot zoned (~~NR1, NR2, NR3, RSL~~) NR, LR1, LR2, or LR3 as these zoning designations are defined under subsection 23.30.010.A and the abutting zoning does not have an RC classification as shown on the Official Land Use Map, Chapter 23.32 ("residentially zoned parcels"), the communication cabinet shall be fully screened from the public place and abutting private property. If it is not feasible to install mitigation screening due to physical site constraints, the applicant shall provide an alternative mitigation proposal within 200 feet of the project. If the alternative mitigation cannot be located within 200 feet of the project, the applicant shall propose an alternative location that the Director shall review and may approve. All mitigation screening shall comply with setback standards in Section 15.32.250 and remain the permittee's sole responsibility to maintain so long as the communication cabinet or accessory equipment occupies the public place. As determined by the Director, mitigation screening may include landscaping, fencing, or visual treatment to the cabinet surface. Visual treatment to the cabinet may include paint, decals, vinyl wraps, photos, or other surface treatments. A cabinet shall be considered fully screened for visual treatment purposes when the treatment is applied to all communication cabinet vertical surfaces.

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

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

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

* * *

Section 3. Section 23.22.062 of the Seattle Municipal Code, last amended by Ordinance 126157, is amended as follows:

23.22.062 Unit lot subdivisions

Note: This section would be modified to use updated terminology and clarify that ADUs can't be located on a different lot than the principal dwelling unit.

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

B. ~~((Except for any site for which a permit has been issued pursuant to Sections 23.44.041 or 23.45.545 for a detached accessory dwelling unit, lots))~~ Lots developed or proposed to be developed with uses described in subsection 23.22.062.A may be subdivided into individual unit lots. The development as a whole shall meet development standards on the parent lot applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any required private usable open space or private amenity area for each dwelling unit shall be provided on the same unit lot as the dwelling unit it serves.

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

D. Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard open spaces for cottage housing), and other similar features, as recorded with the King County Recorder. For common parking areas and garages, access easements and joint use and maintenance agreements shall include the right to use any required electric vehicle charging infrastructure and the terms of use.

E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the King County Recorder.

F. The fact that the unit lot is not a separate buildable lot and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the King County Recorder.

G. Unit lot subdivision shall not result in an accessory dwelling unit that is located on a different unit lot than the principal unit with which the accessory dwelling unit is associated.

Section 4. Section 23.24.045 of the Seattle Municipal Code, last amended by Ordinance 126157, is amended as follows:

23.24.045 Unit lot subdivisions

Note: This section would be modified to use updated terminology and clarify that ADUs can't be located on a different lot than the principal dwelling unit.

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

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

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

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

E. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the King County Recorder's Office.

F. The facts that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot, shall be noted on the plat, as recorded with the King County Recorder's Office.

G. Unit lot subdivision shall not result in an accessory dwelling unit that is located on a different unit lot than the principal unit with which the accessory dwelling unit is associated.

Section 5. Section 23.30.010 of the Seattle Municipal Code, last amended by Ordinance 126862, is amended as follows:

23.30.010 Classifications for the purpose of this Subtitle III

Note: This section would be modified to update zone names.

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

Zones	Abbreviated
Residential, Neighborhood ((4))	NR((4))
((Residential, Neighborhood 2	NR2
Residential, Neighborhood 3	NR3
Residential, Neighborhood, Small Lot	RSL))
Residential, Multifamily, Lowrise 1	LR1
Residential, Multifamily, Lowrise 2	LR2

Zones	Abbreviated
Residential, Multifamily, Lowrise 3	LR3
Residential, Multifamily, Midrise	MR
Residential, Multifamily, Highrise	HR
Residential-Commercial	RC
Neighborhood Commercial 1	NC1
Neighborhood Commercial 2	NC2
Neighborhood Commercial 3	NC3
Master Planned Community—Yesler Terrace	MPC-YT
Seattle Mixed—South Lake Union	SMU-SLU
Seattle Mixed—Dravus	SM-D
Seattle Mixed—North Rainier	SM-NR
Seattle Mixed - Rainier Beach	SM-RB
Seattle Mixed—University District	SM-U
Seattle Mixed—Uptown	SM-UP
Seattle Mixed—Northgate	SM-NG
Commercial 1	C1
Commercial 2	C2
Downtown Office Core 1	DOC1
Downtown Office Core 2	DOC2
Downtown Retail Core	DRC

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

B. Suffixes—Height limits, letters, and mandatory housing affordability provisions. The zoning classifications for land subject to some of the designations in subsection 23.30.010.A include one or more numerical suffixes indicating height limit(s) or a range of height limits, or one or more letter suffixes indicating certain overlay districts or designations, or numerical suffixes enclosed in parentheses indicating the application of incentive zoning provisions, or letter suffixes and letter-with-numerical suffixes enclosed in parentheses indicating the application of mandatory housing affordability provisions, or any combination of these. Mandatory housing affordability suffixes include (M), (M1),

and (M2). A letter suffix may be included only in accordance with provisions of this Title 23 expressly providing for the addition of the suffix. A zoning classification that includes a numerical or letter suffix or other combinations denotes a different zone than a zoning classification without any suffix or with additional, fewer, or different suffixes. Except where otherwise specifically stated in this Title 23 or where the context otherwise clearly requires, each reference in this Title 23 to any zoning designation in subsection 23.30.010.A without a suffix, or with fewer than the maximum possible number of suffixes, includes any zoning classifications created by the addition to that designation of one or more suffixes.

Section 6. Section 23.34.010 of the Seattle Municipal Code, last amended by Ordinance 126509, is repealed:

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

Note: This section would be removed as we are proposing to allow zones other than NR in a wider variety of areas.

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

~~B. Areas zoned NR1, NR2, or NR3 that meet the locational criteria contained in subsections 23.34.011.B.1 through 23.34.011.B.3 may only be rezoned to zones more intense than NR3 if they are located within the adopted boundaries of an urban village, and the rezone is to a zone that is subject to the provisions of Chapter 23.58B and Chapter 23.58C.)~~

Section 7. Section 23.34.011 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

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

Note: This section is being updated to recognize the new standards in NR zones and to remove criteria that prevent rezoning NR zones except in extremely limited cases.

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

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

1. ((Areas that consist of blocks with at least 70 percent of the existing structures, not including detached accessory dwelling units, in single-family residential use; or)) The area is characterized by dwelling units of generally three stories or less;

2. ((Areas that are designated by an adopted neighborhood plan as appropriate for single-family residential use; or)) The area is currently zoned Neighborhood Residential or has significant environmentally critical area; and

3. ((Areas that consist of blocks with less than 70 percent of the existing structures, not including detached accessory dwelling units, in single-family residential use but in which an increasing trend toward single-family residential use can be demonstrated; for example)) The area is not located near major transit stops or on frequent transit routes where higher density development might be more appropriate.

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

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

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

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

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

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

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

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

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

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

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

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

Section 8. Section 23.34.012 of the Seattle Municipal Code, last amended by Ordinance 126855, is repealed:

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

Note: We are proposing to get rid of RSL zones as part of the update of Neighborhood Residential zones.

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

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

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

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

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

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

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

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

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

Section 9. Section 23.34.013 of the Seattle Municipal Code, last amended by Ordinance 126509, is repealed:

~~((23.34.013 Designation of multifamily zones~~

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

Section 10. Section 23.34.014 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

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

Note: This section is being updated to recognize the new standards in NR and LR zones.

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

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

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

2. The area is either:

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

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

c. located on a collector or minor arterial;

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

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

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

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

Section 11. Section 23.40.035 of the Seattle Municipal Code, enacted by Ordinance 123939, is repealed:

~~(23.40.035 Location of accessory dwelling units on through lots~~

Note: This section is being repealed as the treatment of through lots is being clarified in the definition of "lot line, front" for all dwelling units, not just for accessory dwelling units.

~~On a through lot, when yards cannot be determined pursuant to Section 23.40.030, the Director shall designate a rear yard for the purpose of allowing a detached accessory dwelling. In designating a rear yard, the Director shall consider factors including but not limited to the location of existing structures, vehicular and pedestrian access, platting patterns in the vicinity and topography.)~~

Section 12. A new Section 23.42.022 is added to the Seattle Municipal Code as follows:

23.42.022 Accessory dwelling units

Note: This section is being added to clarify the standards that apply to ADUs in all zones. These standards are new for Neighborhood Residential zones, which regulate ADUs very different than other zones, but are consistent with existing standards in other zones.

- A. Accessory dwelling units are allowed as a housing use in all zones where housing uses are allowed.
- B. Accessory dwelling units may not be accessory to residential uses other than housing uses.
- C. No lot may have more than two accessory dwelling units.
- D. Unless otherwise provided in the standards of the underlying zone, accessory dwelling units shall be subject to the same standards as principal dwelling units.
- E. Accessory dwelling units must be located on same lot as the principal dwelling unit.
- F. The gross floor area of an attached accessory dwelling unit may not exceed 1,000 square feet, including garage area, unless the portion of the structure in which the attached accessory dwelling unit is located existed as of December 31, 2017.

Section 13. A new Section 23.42.024 is added to the Seattle Municipal Code as follows:

23.42.024 Adult family homes

Note: This section is being added to clarify how adult family homes are currently being regulated.

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

Section 14. Section 23.42.110 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.42.110 Change from one nonconforming use to another nonconforming use

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

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

* * *

Section 15. A new Section 23.42.132 is added to the Seattle Municipal Code as follows:

23.42.132 Columbariums, garden wall crypts, and mausoleums

NOTE: This section is being moved from the Neighborhood Residential zones chapter to clarify that they apply in all zones.

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

Changes to Chapter 23.44

Section 16. Chapter 23.44 of the Seattle Municipal Code, last amended by Ordinance XXXXXX is repealed as shown in Attachment 2.

Section 17. A new Chapter 23.44, Neighborhood Residential, is added to Title 23 of the Seattle Municipal Code, as follows:

23.44.002 Scope of provisions

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

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

C. Definitions are provided in Chapter 23.84A. Methods for measurements are provided in Chapter 23.86.

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

E. Assisted living facilities, congregate residences, and structures containing ground floor commercial uses shall meet the development standards for stacked units unless otherwise specified. Congregate residences are subject to additional requirements as specified in Section 23.42.049.

23.44.004 Permitted and prohibited uses

Note: The use standards in this section have been updated to consolidate provisions for principal and accessory uses, to create a use table similar to those used for other zones, to reflect the updated definitions for residential use, and to add a provision allowing corner stores.

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.44.004 and this Section 23.44.004. Uses not referred to in Table A for 23.44.004 are prohibited, unless otherwise indicated in this Chapter 23.44 or Chapters 23.51A, 23.51B, or 23.57. Communication utilities and accessory communication devices, except as exempted in Section 23.57.002, are subject to the regulations in this Chapter 23.44 and additional regulations in Chapter 23.57. Public facilities are subject to the regulations in Section 23.51A.004.

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

Table A for 23.44.004 Permitted and prohibited uses	
Uses	Permitted and prohibited uses
A. Residential use except as listed below	P
A.1. Assisted living facilities	X
A.2. Caretaker's quarters	X
A.3. Congregate residences	X/P ¹
B. Institutions except as listed below	CU
B.1. Child care centers	P
B.2. Community centers that do not provide shelter services	P
B.3. Community farms	P
B.4. Libraries	P
B.5. Public schools	P
C. Uses in existing or former public schools	

**Table A for 23.44.004
Permitted and prohibited uses**

Uses	Permitted and prohibited uses
C.1. Preschools, public or private schools, colleges, and family support centers in existing or former public schools	P
C.2. Uses not otherwise permitted in existing or former public schools	P ²
D. Parks and open space	P
E. Ground-floor commercial uses	P ³
F. Human service use	P
G. Cemeteries	P/X ⁴
H. Community gardens	P
I. Rail transit facilities and railroads;	P
J. Park and ride facilities	CU ⁵
K. Commercially operating horse farms in existence before July 1, 2000	P ⁶
L. Uses not otherwise permitted if located in Landmark structures	CU ⁷
M. Uses not otherwise permitted if located in structures unsuited to permitted uses	CU ⁸
N. All other uses	X
Key to Table A for 23.44.004 P = Permitted outright CU = Permitted as an Administrative Conditional Use X = Prohibited	

**Table A for 23.44.004
Permitted and prohibited uses**

Uses	Permitted and prohibited uses
<p>Footnotes to Table A for 23.44.004</p> <p>¹ Congregate housing is allowed within a quarter mile of a major transit stop and prohibited in other areas.</p> <p>² Pursuant to procedures established in Chapter 23.78</p> <p>³ Ground-floor commercial uses are only allowed if they meet the standards of subsection 23.44.006.E</p> <p>⁴ Subject to subsection 23.44.004.D</p> <p>⁵ Pursuant to standards in subsection 23.44.006.F</p> <p>⁶ Provided that they are located on lots greater than ten acres and conform to the limits on the number and location of farm animals and structures containing them set forth in Section 23.42.052</p> <p>⁷ Pursuant to standards in subsection 23.44.006.D</p> <p>⁸ Pursuant to standards in subsection 23.44.006.E</p>	

C. Accessory uses

1. Except as otherwise provided in this subsection 23.44.004.C, accessory uses customarily incidental to principal uses permitted outright are permitted outright.

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

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

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

5. Bed and breakfast are permitted outright provided they meet the following conditions:

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

b. All operators of bed and breakfast uses who use a short-term rental platform for listing the bed and breakfast shall have a valid short-term rental operator's license issued by the Department of Finance and Administrative Services.

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

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

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

6. Accessory dwelling units are allowed consistent with Section 23.42.025.

D. Existing cemeteries are permitted to continue in use. New cemeteries are prohibited and existing cemeteries are prohibited from expanding. For purposes of this Section 23.44.004, a change in a cemetery boundary is not considered an expansion in size and is permitted provided that:

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

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

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

E. All ground-floor commercial uses permitted pursuant to this Section 23.44.004 shall meet the following conditions:

1. The commercial use is located on a corner lot.

2. The commercial use is limited to the following:

a. Food processing and craft work;

b. General sales and services; and

c. Restaurants.

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

4. The commercial use is permitted only on or below the ground floor of a structure. On sloping lots, the commercial use may be located at more than one level within the structure as long as the floor area in commercial use does not exceed the area of the structure's footprint.

5. Vents for venting of odors, vapors, smoke, gas and fumes, and exterior heat exchangers and other similar devices (e.g., related to ventilation, air conditioning, refrigeration) shall be at least 10 feet above finished sidewalk grade and directed away to the extent possible from residential uses within 50 feet of the vent.

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

7. Outdoor sales and/or service of food or beverages must be located at least 50 feet from adjacent lots.

8. Businesses may not be open between the hours of 10 p.m. and 7 a.m.

23.44.006 Administrative conditional uses

Note: Requirements for conditional uses that were previously in many different sections have been consolidated into this section.

A. Uses permitted as administrative conditional uses in Section 23.44.004 may be permitted by the Director when the provisions of Section 23.42.042 and this Section 23.44.006 are met.

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

C. Institutions permitted as a conditional use shall meet the development standards in Section 23.44.007.

D. A use not otherwise permitted in a Neighborhood Residential zone within a structure designated as a Seattle landmark that is subject to controls and incentives imposed by a designating ordinance, when the owner of the landmark has executed and

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

1. The use is compatible with the existing design and/or construction of the structure without significant alteration;
2. Uses permitted by the zone are impractical because of structure design and/or that no permitted use can provide adequate financial support necessary to sustain the structure in reasonably good physical condition; and
3. The use shall not be detrimental to other properties in the zone or vicinity or to the public interest.

E. Uses in structures unsuited to uses permitted outright

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

- a. The design of the structure is not suitable for conversion to a use permitted outright in a Neighborhood Residential zone; and
- b. The structure contains more than 4,000 square feet; and
- c. The proposed use will provide a public benefit.

2. Parking requirements for uses permitted under this subsection 23.44.006.E shall be determined by the Director.

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

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

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

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

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

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

G. Any use that was previously authorized by a conditional use permit but which has been discontinued shall not be re-established or re-commenced except pursuant to a new conditional use permit, provided that such permit is required for the use at the time re-establishment or re-commencement is proposed. Vacant property, except for dead storage of materials or equipment of the conditional use, shall not be considered as being devoted to the authorized conditional use. The expiration of licenses necessary for the conditional use shall be evidence that the property is not being devoted to the conditional use. A conditional use in a multifamily structure or a multitenant commercial structure shall not be considered as discontinued unless all units are either vacant or devoted to another use. The following shall constitute conclusive evidence that the conditional use has been discontinued:

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

2. The property has not been devoted to the authorized conditional use for more than 24 consecutive months.

H. Minor structural work that does not increase usable floor area or seating capacity and that does not exceed the development standards applicable to the use shall not be considered an expansion and does not require approval as a conditional use unless the work would exceed the height limit of the zone for uses permitted outright. Such work includes but is not limited to roof repair or replacement and construction of uncovered decks and porches, facilities for barrier-free access, bay windows, dormers, and eaves.

[23.44.007 Institutions permitted as a conditional use](#)

Note: This section would be moved from 23.44.022, but the content remains the same.

A. Scope of standards. The standards of this Section 23.44.007 apply only to institutions permitted as conditional uses in Neighborhood Residential zones.

B. General provisions

1. New or expanding institutions in Neighborhood Residential zones shall meet the development standards for uses permitted outright unless modified elsewhere in this Section 23.44.007 or in a Major Institution master plan.

2. Institutions seeking to establish or expand on property that is developed with residential structures may expand their campus up to a maximum of 2.5 acres. An institution campus may be established or expanded beyond 2.5 acres if the property proposed for the expansion is vacant land.

C. Dispersion. The lot line of any proposed new or expanding institution shall be located at least 600 feet from any lot line of any other institution in a residential zone, with the following exceptions:

1. An institution may expand even though it is within 600 feet of a public school if the public school is constructed on a new site subsequent to December 12, 1985.

2. A proposed institution may be located less than 600 feet from a lot line of another institution if the Director determines that the intent of the dispersion criteria is achieved due to the presence of physical elements that provide substantial separation from other institutions, such as bodies of water, large open spaces or topographical breaks, or other elements such as arterials, freeways, or nonresidential uses.

D. Demolition of residential structures. No residential structure shall be demolished nor shall its use be changed to provide for parking. This prohibition may be waived if the demolition or change of use proposed is necessary to meet the parking requirements of Title 23 and if alternative locations would have greater noise, odor, light and glare, or traffic impacts on surrounding property in residential use. If the demolition or change of use is proposed for required parking, the Director may consider waiver of parking requirements in order to preserve the residential structure and/or use. The waiver may include, but is not limited to, a reduction in the number of required parking spaces and a waiver of parking development standards such as location or screening.

E. Reuse of existing structures. Existing structures may be converted to institution use if the setback requirements for institutions are met. Existing structures that do not meet these setback requirements may be permitted to convert to institution use, provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties.

F. Noise and odors. For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site

parking, outdoor recreational areas, trash and refuse storage areas, ventilating mechanisms, sports facilities and other noise-generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with Chapter 25.08. In order to mitigate identified noise and/or odor impacts, the Director may require measures such as landscaping, sound barriers or fences, mounding or berming, adjustments to setback or parking development standards, design modifications, or setting hours of operation for facilities.

G. Landscaping

1. The Director shall promulgate rules to foster the long-term health, viability, and coverage of plantings. The rules shall address, at a minimum, the type and size of plants, spacing of plants, use of drought-tolerant plants, and access to light and air for plants. All landscaping provided to meet the requirements of this Section 23.44.007 shall comply with these rules.

2. Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to Section 23.86.019, is required for any lot with:

- a. Development containing more than four new dwelling units;
- b. Development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of non-residential uses; or
- c. Any parking lot containing more than 20 new parking spaces for automobiles.

H. Bulk and siting

1. Lot area. If the proposed site is larger than one acre, the Director may require the following and similar development standards:

- a. For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum;
- b. For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block fronts in order to provide continuity of the block front and to integrate the proposed structures with residential structures and uses in the immediate area.

2. Setbacks

a. Setbacks of institutions shall be as required for uses permitted outright pursuant to Section 23.44.004, except that the side setback for side lot lines that do not abut an alley shall be 10 feet. All the provisions in Section 23.44.018 relating to projections and structures in setbacks shall still apply. If the Director finds that a reduced setback will not significantly increase project impacts, including but not limited to noise, odor, and the scale of the structure in relation to nearby buildings, the side setback may be reduced to 5 feet.

b. Fences and freestanding walls of utility services uses, regulated under this Section 23.44.007 pursuant to Section 23.51A.002, shall be set back from the street lot line a minimum of 10 feet, and landscaping shall be provided between the fence or wall and the right-of-way. The Director may reduce this setback after finding that the reduced setback will not significantly increase project impacts, including but not limited to noise, odor, and the scale of the fence, wall, or structure in relation to nearby buildings. Acceptable methods to reduce fence or wall impacts include changes in the height, design or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features to provide visual interest facing the street lot line. Fences and walls may obstruct or allow views to the interior of a site. Where site dimensions and conditions allow, applicants are encouraged to provide both: a landscaped setback between the fence or wall and the right-of-way; and a fence or wall that provides visual interest facing the street lot line through the height, design, or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features.

3. Institutions located on lots which include more than one zone classification. For lots that include more than one zone classification, neighborhood residential zone provisions shall apply only to the Neighborhood Residential zoned lot area involved.

4. Height limit. Institutions are subject to the height limits in Section 23.44.014 except as follows:

a. Religious symbols for religious institutions may extend an additional 25 feet above the height limit.

b. For gymnasiums and auditoriums that are accessory to an institution the maximum height shall be 35 feet if portions of the structure above 35 feet are set back at least 20 feet from all property lines. Pitched roofs on a gymnasium or auditorium that have a slope of not less than 4:12 may extend 10 feet above the 35-foot

height limit. No portion of a shed roof on a gymnasium or an auditorium shall be permitted to extend beyond the 35-foot height limit under this provision.

I. Parking and loading berth requirements. The Director may modify the parking and loading requirements of Section 23.54.015 and the requirements of Section 23.44.036 on a case-by-case basis using the information contained in the transportation plan prepared pursuant to subsection 23.44.022.M. The modification shall be based on adopted City policies and shall:

1. Provide a demonstrable public benefit such as reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and

2. Not cause undue traffic through residential streets or create a safety hazard.

J. Transportation plan. A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions that are larger than 4,000 square feet of structure area and are required to provide an additional two or more parking spaces. The Director shall determine the level of detail to be disclosed in the transportation plan based on the probable impacts and/or scale of the proposed institution. Discussion of the following elements and other factors may be required:

1. Traffic. Number of staff on site during normal working hours, number of users, guests and others regularly associated with the site, level of vehicular traffic generated, traffic peaking characteristics of the institution and in the immediate area, likely vehicle use patterns, extent of traffic congestion, types and numbers of vehicles associated with the institution and mitigating measures to be taken by the applicant;

2. Parking. Number of spaces, the extent of screening from the street or abutting residentially zoned lots, direction of vehicle light glare, direction of lighting, sources of possible vibration, prevailing direction of exhaust fumes, location of parking access and curb cuts, accessibility or convenience of parking and measures to be taken by the applicant such as preference given some parking spaces for carpool and vanpool vehicles and provision of bicycle racks;

3. Parking overflow. Number of vehicles expected to park on neighboring streets, percentage of on-street parking supply to be removed or used by the proposed project, opportunities for sharing existing parking, trends in local area development and mitigating measures to be taken by the applicant;

4. Safety. Measures to be taken by the applicant to ensure safe vehicular and pedestrian travel in the vicinity;

5. Availability of public or private mass transportation systems. Route location and frequency of service and private mass transportation programs to be provided by the applicant such as carpools and vanpools.

K. Development standards for existing institutes for advanced study

1. The institute shall be located on a lot of not less than 15 acres.
2. The lot coverage for all structures shall not exceed 20 percent of the total lot area.
3. Structures shall be set back a minimum of 25 feet from any lot line.
4. Parking areas shall be set back a minimum of 10 feet from any lot line.
5. In the event of expansion, parking shall be required as provided for existing institutes for advanced study in Section 23.54.015.
6. Landscaping shall be provided between a lot line and any structure and shall be maintained for the duration of the use.

L. The establishment of a shelter for homeless youths and young adults in a legally established elementary or secondary school, is not considered a new use or an expansion of the institutional use provided that:

1. The use does not violate any condition of approval of the existing institutional use;
2. The use does not require expansion of the existing structure;
3. Any new children's play area is located at least 30 feet from any other lot in a Neighborhood Residential zone, and at least 20 feet from any lot in a multifamily zone;
4. The occupants are enrolled students of the established school.

23.44.008 General provisions

Note: General provisions that were previously in multiple sections have been consolidated into this section.

A. An exception from one specific standard does not relieve the applicant from compliance with any other standard.

B. Any structure occupied by a permitted principal use other than residential use may be converted to residential use even if the structure does not conform to the development standards for residential uses in Neighborhood Residential zones.

C. If more than one category of residential use is located on a lot, and if different development standards apply to the different categories of use, then each category's percentage of the total limit imposed by the development standard shall be calculated based on each category's percentage of total structure footprint area, as follows:

1. Calculate the footprint, in square feet, for each category of residential use. For purposes of this calculation, "footprint" is defined as the horizontal area enclosed by the exterior walls of the structure.

2. Calculate the total square feet of footprint of all categories of residential uses on the lot.

3. Divide the square footage of the footprint for each category of residential structure in subsection 23.44.008.C.1 by the total square feet of footprints of all residential uses in subsection 23.44.008.C.2.

4. Multiply the percentage calculated in subsection 23.44.008.C.3 for each housing category by the area of the lot. The result is the area of the lot devoted to each housing category.

5. The total limit for each category of residential use is the applicable limit for that use multiplied by the percentage calculated in subsection 23.44.008.C.4.

23.44.010 Floor area

Note: The floor area ratio would be modified, but the measurement process and the exemptions would stay the same.

A. Gross floor area. In Neighborhood Residential zones, gross floor area includes exterior corridors, breezeways, and stairways that provide building circulation and access to dwelling units or sleeping rooms. Balconies, patios, and decks that are associated with a single dwelling unit or sleeping room and that are not used for common circulation are not considered gross floor area.

B. Floor area ratio (FAR) limits. The FAR limit in Neighborhood Residential zones is as shown in Table A for 23.44.010. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

Table A for 23.44.010 Floor area ratio (FAR) in NR zones	
Density	Floor area ratio
Less than 1 unit / 4,000 square feet	0.6
1 unit / 4,000 sq ft to 1 unit / 2,201 sq ft	0.8
1 unit / 2,200 sq ft to 1 unit / 1,601 sq ft	1.0
1 unit / 1,600 sq ft or greater	1.4 for stacked dwelling units that do not include congregate housing; 1.2 for other dwelling units

C. The following floor area is exempt from FAR limits:

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

23.44.012 Minimum lot size and maximum density

Note: The minimum lot size is proposed to be substantially reduced and a new density limit requirements would be added to allow a wider variety of housing types and to comply with the requirements of state legislation codified by HB 1110. The area of certain Environmentally Critical Areas is proposed to be excluded from lots size for the purpose of calculating density.

A. Except as provided in subsection 23.44.012.D, the minimum lot size is 1,250 square feet.

B. Except as provided in subsection 23.44.012.C and 23.44.012.D, the maximum density is:

1. For stacked dwelling units on lots larger than 6,000 square feet that are located with a quarter mile of a major transit stop or a transit stop or station served by a frequent transit route on the map required by subsection 23.54.015.B.4, one dwelling unit per 650 square feet;
2. For all other dwelling units, one dwelling unit per 1,250 square feet of lot area.

C. Maximum density exceptions

1. At least one dwelling unit is allowed on all lots in existence as of June 6, 2024.

2. A lot that does not meet the minimum size necessary for four dwelling units under subsection 23.44.012.B may be developed with up to four dwelling units if the lot meets the following criteria:

a. The lot was in existence as a legal building site prior to June 6, 2024;

b. The lot has not been divided through a subdivision or short subdivision or modified by unit lot subdivision on June 6, 2024 or later; and

c. The lot does not contain any riparian corridors; wetlands and their buffers; submerged lands and areas within the shoreline setback; or steep slopes.

3. Notwithstanding subsection 23.44.012.C.2, a lot that does not meet the minimum size necessary for six units under subsection 23.44.012.B may be developed with up to six units if the lot meets the following criteria:

a. The lot is located within one-quarter mile walking distance of a major transit stop;

b. The lot was in existence as a legal building site prior to June 6, 2024;

c. The lot has not been divided through a subdivision or short subdivision or modified by unit lot subdivision since June 6, 2024; and

d. The lot does not contain any riparian corridors; wetlands and their buffers; submerged lands and areas within the shoreline setback; or steep slopes.

D. Measurement of maximum density

1. When calculation of the number of dwelling units allowed results in a fraction of a unit, any fraction shall be rounded down.

2. Congregate residence sleeping rooms shall be treated as one-fourth of a dwelling unit for purposes of calculating density.

3. In the case of unit lot subdivision, the density limit shall be applied to the parent lot as a whole.

4. If dedication of right-of-way is required, permitted density shall be calculated before the dedication is made.

5. Areas not counted in calculating the lot size. The following areas shall not be counted in calculating the area of lots for the purpose of calculating minimum lot size in subsection 23.44.012.A and maximum density in this subsection 23.44.012.B:

a. Riparian corridors;

- b. Wetlands and their buffers;
- c. Submerged lands and areas within the shoreline setback; and
- d. Designated non-disturbance area in steep slopes.

23.44.014 Structure height

Note: Maximum structure height is proposed to be increased from 30 feet to 32 feet to allow comfortable floor to ceiling heights for projects in which the first floor is not at grade. Shed and butterfly rooves would be allowed. The height exemptions would be simplified.

A. Maximum height established

1. Subject to the exceptions allowed in this Section 23.44.014, the height limit for any structure in NR zones is 32 feet.

2. The height limit for accessory structures that are located in required setbacks or separations is 12 feet.

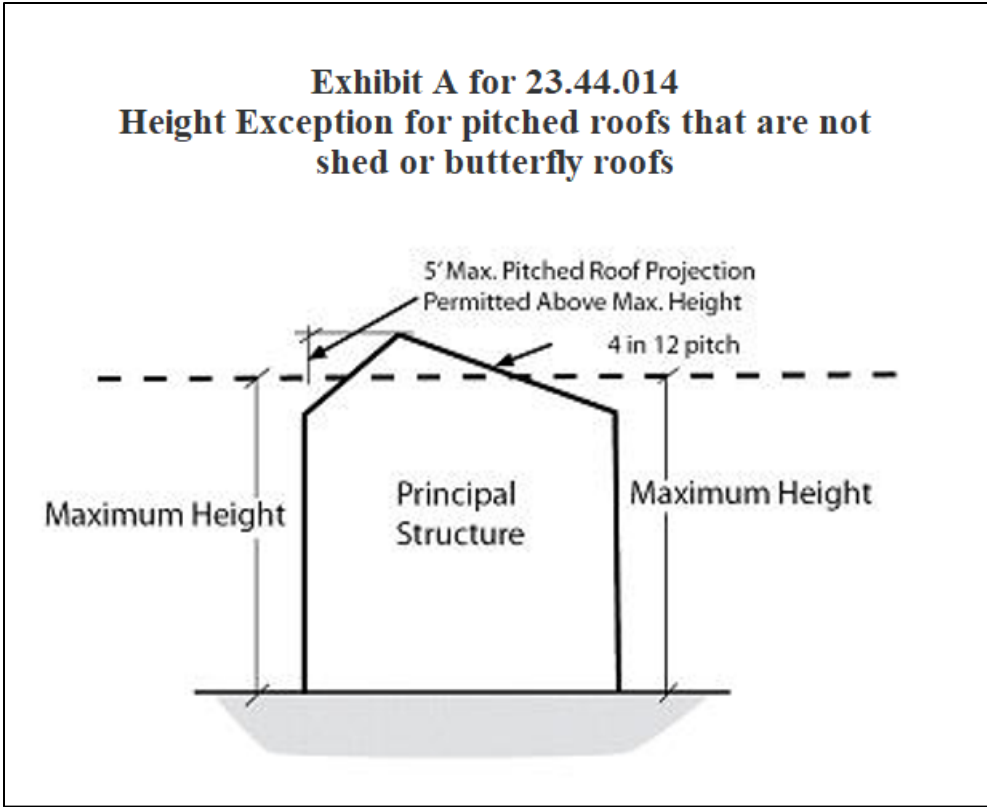
B. Standards for pitched roofs

1. The ridge of a pitched roof that is not a shed or butterfly roof on a principal structure may extend up to 5 feet above the maximum height limit, as determined under subsection 23.44.014.A. All parts of the roof above the height limit must be pitched at a rate of not less than 4:12 (see Exhibit A for 23.44.014).

Exhibit A for 23.44.014

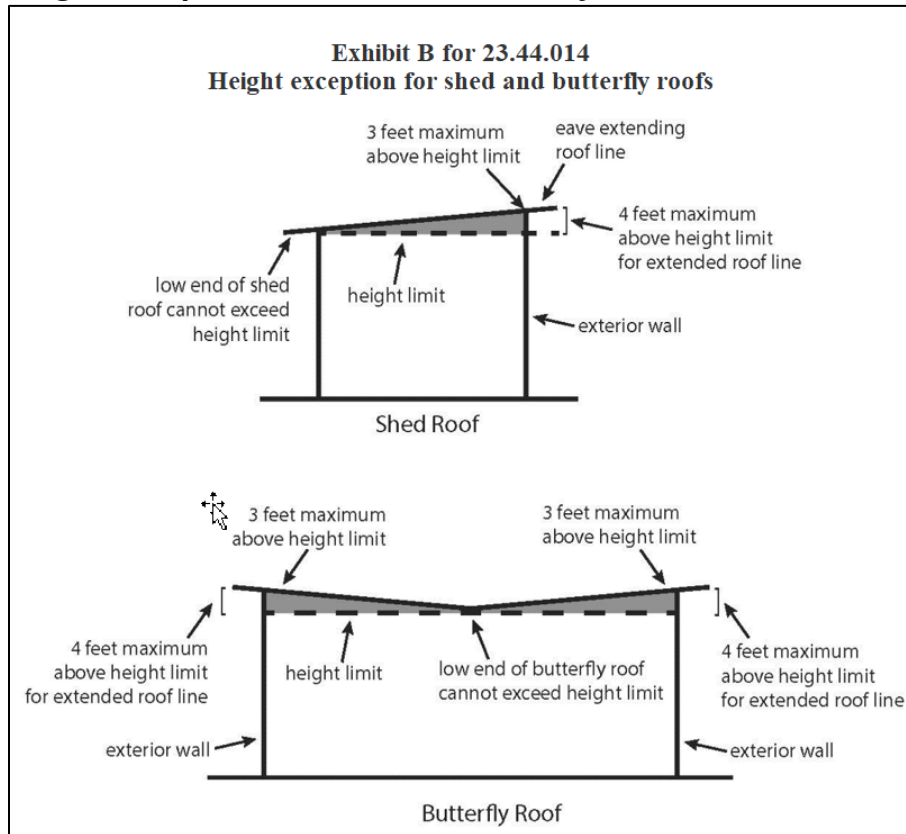
Height Exception for pitched roofs that are not shed or butterfly roofs

Exhibit A for 23.44.014
Height Exception for pitched roofs that are not shed or butterfly roofs



2. The high side(s) of a shed or butterfly roof may extend 3 feet above the maximum height limit, as determined under subsection 23.44.014.A, provided that the low side(s) of the shed or butterfly roof are no higher than the height limit (see Exhibit B for 23.44.014). The roof line of a shed or butterfly roof may be extended in order to accommodate eaves, provided that the highest point of the roof extension is no more than 4 feet above the height limit.

Exhibit B for 23.44.014
Height exception for shed and butterfly roofs



C. Height limit exceptions

1. Except in the Airport Height Overlay District, Chapter 23.64, flagpoles are exempt from height limits, provided that they are no closer to any adjoining lot line than 50 percent of their height above existing grade, or, if attached only to a roof, no closer than 50 percent of their height above the roof portion where attached.

2. Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls may extend 4 feet above the height limit in subsection 23.44.014.A. Planters on flat roofs shall not be located within 4 feet of more than 25 percent of the perimeter of the roof.

3. Green roofs may extend 2 feet above the height limit in subsection 23.44.014.A or above a pitched roof allowed in subsection 23.44.014.B.

4. Solar collectors may extend 4 feet above the height limit in subsection 23.44.014.A or above a pitched roof allowed in subsection 23.44.014.B.

5. For nonresidential principal uses, the following rooftop features may extend up to 10 feet above the height limit in subsection 23.44.014.A, as long as the combined total coverage of all features listed in this subsection 23.44.014.C.5 does not exceed 15 percent of the roof area or 20 percent of the roof area if the total includes screened or enclosed mechanical equipment:

- a. Stair and elevator penthouses;
- b. Mechanical equipment;
- c. Wind-driven power generators; or
- d. Chimneys.

6. Devices for generating wind power may extend up to 10 feet above the height limit in subsection 23.44.014.A, provided that the combined total coverage of all features does not exceed 15 percent of the roof area.

7. For height limits and exceptions for communication utilities and accessory communication devices, see Section 23.57.010.

8. Buildings existing prior to the date of this ordinance are permitted to extend up to 8 inches above the height limit in subsection 23.44.014.A or a pitched roof allowed in subsection 23.44.014.B solely for the purpose of adding insulation to an existing roof.

23.44.016 Lot coverage

Note: The lot coverage is proposed to be changed from a system that varies with lot size to a single 50% standard. The area of certain Environmentally Critical Areas is proposed to be excluded from lots size for the purpose of calculating density.

A. Except as otherwise provided in this Section 23.44.016, the maximum lot coverage permitted for enclosed principal and accessory structures is 50 percent.

B. Lots abutting alleys. For purposes of computing the lot coverage only:

a. The area of a lot with an alley or alleys abutting any lot line may be increased by one-half of the width of the abutting alley or alleys.

b. The total lot area for any lot may not be increased by the provisions of this Section 23.44.016 by more than ten percent.

C. The following areas shall not be counted in calculating the area of lots for the purpose of calculating lot coverage in this Section 23.44.016:

- a. Riparian corridors;
- b. Wetlands and their buffers;
- c. Submerged lands and areas within the shoreline setback; and
- d. Designated non-disturbance area in steep slopes.

D. In calculating lot coverage, the area of enclosed structures shall not include any projections that do not provide floor area if they meet the standards for projections into setbacks in subsection 23.44.018.E. Projections that provide floor area shall be included in the calculation of lot coverage.

E. The lot coverage allowed on lots containing areas listed in subsection 23.44.016.C shall not be less than 625 square feet or an amount of lot coverage approved by the Director through an environmentally critical area reduction, waiver, or modification pursuant to Chapter 25.09, whichever is greater.

23.44.018 Setbacks

Note: Setbacks are proposed to be significantly updated to improve design outcomes for developing using the higher density provisions.

A. Required setbacks for the NR zones are shown in Table A for 23.44.018.

Table A for 23.44.018 Required setbacks in Neighborhood Residential zones	
Front	10 feet
Rear	5 feet for accessory dwelling units and 10 feet for other structures except that, if the rear setback abuts an alley, no rear setback is required
Side	5 feet, except that no side setback is required from a side lot line that abuts an alley

B. Through lots. In the case of a through lot, each setback abutting a street, shall be a front setback. Rear setback provisions shall not apply to the through lot, except pursuant to Section 23.40.030.

C. Other setback requirements. Additional structure setbacks may be required in order to meet the provisions of Chapter 23.53.

D. Underground structures. Underground structures, measured from existing or finished grade, whichever is lower, may be located anywhere on a lot.

E. Projections from an enclosed structure allowed in required setbacks

1. Architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other similar features may project into required setbacks a maximum of 2 feet if they are no closer than 3 feet to any lot line.

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

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

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

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

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

a. Are no closer than 5 feet to any lot line;

b. Are no more than 10 feet in width; and

c. Combined with garden windows and other projections included in subsection 23.44.018.E.2, make up no more than 30 percent of the area of the facade.

4. Unenclosed porches and steps

a. Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch, whichever is lower, may extend to within 5 feet of a street lot line and 3 feet of a side lot line.

b. Allowed porches or steps may be covered, provided that:

1) No portions of the cover-structure, including any supports, are closer than 5 feet to any lot line;

2) The height of the roof over unenclosed porch or steps shall not exceed 15 feet above existing or finished grade, whichever is lower;

3) The roof over such porches or steps shall not be used as a deck; and

4) The total area of porches attached to any individual dwelling unit and located in the setback is not more than 60 square feet.

F. Exception for structures with ground-floor commercial uses, The ground floor of a structure containing a ground-floor commercial use may extend into one front setback provided it is not located closer than 2 feet from a front lot line.

G. Unenclosed structures allowed in setbacks

1. All structures not more than 18 inches above existing or finished grade, whichever is lower, are allowed in any required setback including but not limited to decks, swimming pools, and hot tubs.

2. Barrier-free access. Access facilities for the disabled and elderly, are allowed in any required setback.

3. Freestanding signs, bike racks, play structures, and similar unenclosed structures that are 6 feet or less in height above existing or finished grade, whichever is lower, are allowed in any required setback or separation, provided that:

a. Signs meet the provisions of Chapter 23.55;

b. Structures located in side yard allow a 2.5-foot-wide pathway through the side yard; and

c. Structures located within 5 feet of a front lot line are not more than 4 feet in height.

4. Fences

a. Fences no greater than 6 feet in height are allowed in any required setback, except that fences in the required front setback extended to side lot lines or in street side setbacks extended to the front and rear lot lines may not exceed 4 feet in height. Fences located on top of a bulkhead or retaining wall are also limited to 4 feet. If a

fence is placed on top of a new bulkhead or retaining wall used to raise grade, the maximum combined height is limited to 9.5 feet.

b. Up to 2 feet of additional height for architectural features such as arbors or trellises on the top of a fence is allowed if the architectural features are predominately open.

c. Fence height may be averaged along sloping grades for each 6-foot-long segment of the fence, but in no case may any portion of the fence exceed 8 feet in height when the height allowed by subsection 23.44.018.F.5.a is 6 feet, or 6 feet in height when the height allowed by subsection 23.44.018.F.5.a is 4 feet.

5. Bulkheads and retaining walls

a. Bulkheads and retaining walls used to raise grade are allowed in any required setback if they are limited to 6 feet in height, measured above existing grade.

b. Bulkheads and retaining walls used to protect a cut into existing grade may not exceed the minimum height necessary to support the cut or 6 feet measured from the finished grade on the low side, whichever is greater. Any fence shall be set back a minimum of 3 feet from such a bulkhead or retaining wall.

6. Mechanical equipment. Heat pumps, charging devices for electric vehicles, and similar mechanical equipment, not including incinerators, are allowed in required setbacks if they not located within 3 feet of any lot line.

7. Access bridges. Uncovered, unenclosed access bridges are allowed as follows:

a. Pedestrian bridges 5 feet or less in width, and of any height necessary for access, are permitted in required setbacks, except that in side setbacks an access bridge must be at least 3 feet from any side lot line.

b. A driveway access bridge is permitted in the required setback abutting the street if necessary for access to parking. The vehicular access bridge shall be no wider than 12 feet for access to one parking space or 22 feet for access to two or more parking spaces and of any height necessary for access. The driveway access bridge may not be located closer than 5 feet to an adjacent property line.

8. Unenclosed structures are allowed in the rear setback provided that the structure is:

line;

- a. Not located within 5 feet of a rear lot line that is not an alley lot

- b. Not more than 12 feet in height; and

- c. Separated from a dwelling unit by at least 3 feet, eave to eave.

9. Above-grade stormwater management features, such as bioretention planters and cisterns, are allowed in setbacks if:

- a. No feature, excluding piping, is no more than:

- 1) Twelve feet tall if located in a portion of the rear setback that is not also a side setback; or

- 2) Six and a half feet tall, if located in other setbacks

- b. No feature greater than 4.5 feet tall is located within 10 feet of the front lot line, excluding piping, unless it is integrated into a bulkhead that is allowed in subsection 23.44.018.G.6;

- c. No feature is located within 2.5 feet of the side lot line; and

- d. The total storage capacity of all above-grade cisterns is no greater than 1,250 gallons.

11. Guardrails or handrails no more than 42 inches are allowed on unenclosed stairs, decks, access bridges, bulkheads, and retaining walls.

H. Enclosed structures allowed in setbacks

1. Any accessory structure that is not a dwelling unit may be constructed in a side or rear setback that abuts the rear or side setback of another lot upon recording with the King County Recorder's Office an agreement to this effect between the owners of record of the abutting properties.

2. A dwelling unit may extend into one side setback if a side setback easement is provided along the side or rear lot line of the abutting lot, sufficient to leave a 10-foot separation between that structure and any dwelling unit on the abutting lot. The 10-foot separation shall be measured from the wall of the dwelling unit that is proposed to extend into a side setback to the wall of the dwelling unit on the abutting lot.

- a. No structure or portion of a structure may be built on either lot within the 10-foot separation, except as provided in this Section 23.44.018.

b. Accessory structures, other than dwelling units, and features of and projections from dwelling units, such as porches, eaves, and chimneys, are permitted to project 2 feet into the 10-foot easement area required by this subsection 23.44.018.G if otherwise allowed in side setbacks by this Section 23.44.018. For purposes of calculating the distance a structure or feature may project into the 10-foot separation, assume the property line is 5 feet from the wall of the dwelling unit proposed to extend into a side setback and consider the 5 feet between the wall and the assumed property line to be the required side setback.

c. Notwithstanding subsection 23.44.018.C.3.b, no portion of any structure, including eaves or any other projection, shall cross the actual property line.

d. The side setback easement shall be recorded with the King County Recorder's Office. This easement shall provide access for normal maintenance activities on both properties.

3. Enclosed structures that are not dwelling units are allowed in the rear setback provided that:

a. They are not located within 5 feet of a rear lot line that is not an alley lot line;

b. They are not more than 12 feet in height; and

c. They are separated from a dwelling unit by at least 3 feet.

4. Garages

a. Garages may be located in a setback where parking is allowed in a setback as provided in subsections 23.44.036.C.4 and 23.44.036.C.5.

b. Garages may be located in a required side setback that abuts the rear or side setback of another lot if:

1) The garage is a detached garage and extends only into that portion of a side setback that is either within 40 feet of the centerline of an alley or within 25 feet of any rear lot line that is not an alley lot line; or

2) An agreement between the owners of record of the abutting properties, authorizing the garage in that location, is executed and recorded, pursuant to subsection 23.44.018.H.1.

c. Garages allowed in required setbacks shall comply with all of the following standards:

1) The maximum height is 12 feet, except that the ridge of a pitched roof may extend up to 3 feet above the 12-foot height limit. All parts of the roof above the height limit shall be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 12-foot height limit.

2) The area of a garage in front setbacks, is limited to 300 square feet with 14-foot maximum width if one space is provided, and 600 square feet with 24-foot maximum width if two spaces are provided. Access driveway bridges permitted under subsection 23.44.018.C.8.b shall not be included in this calculation.

3) Roof eaves and gutters that project up to 2 feet are excluded from the maximum coverage and size limits.

4) The roof shall not be used as a balcony or deck in rear setbacks.

5. An addition to an existing dwelling unit may extend into a required side setback if:

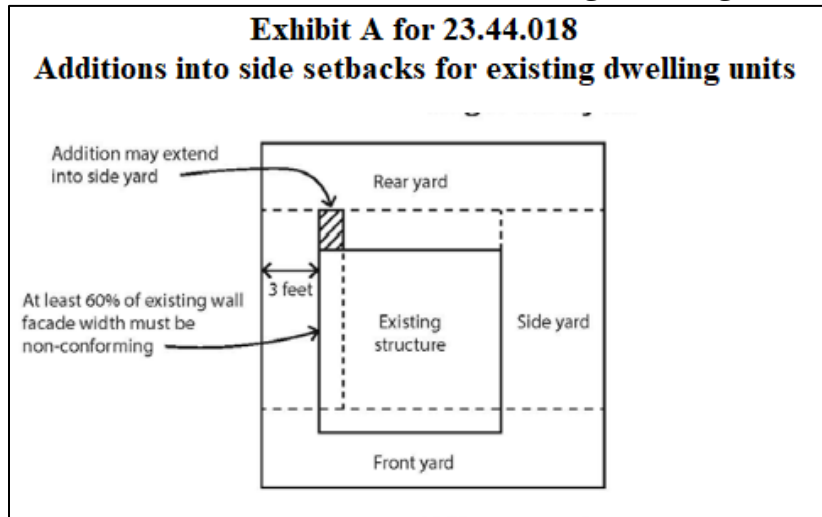
a. The existing dwelling unit is already nonconforming with respect to that setback and the presently nonconforming portion is at least 60 percent of the total width of the respective facade of the structure prior to the addition;

b. The addition would not be located within 3 feet of a side lot line;
and

c. The addition would not be located any closer to the side lot line the closest part of the existing structure.

Exhibit A for 23.44.018

Additions into side setbacks for existing dwelling units



I. A structure may be permitted to extend into front and rear setbacks as necessary to protect Tier 1 and Tier 2 trees and trees over 2 feet in diameter pursuant to Section 25.11.070.

[23.44.020 Separations between structures](#)

Note: The requirement in this section would be new for NR zones, but is consistent with existing rules in Lowrise zones.

A. The minimum required separation between principal structures is 6 feet except that if the principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.

B. Architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other forms of weather protection may project into required separations a maximum of 2 feet. Unenclosed structures allowed in side setbacks are allowed in the minimum separation. Garden windows, bay windows, covered porches and patios, balconies, and enclosed structures are not allowed in the required separation. Detached structures that are up to 10 feet in height and used exclusively for bike parking are allowed in required separations.

23.44.022 Amenity area

Note: This would be a new requirement for NR zones.

A. The required amount of amenity area in NR zones is equal to 20 percent of the lot area.

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

C. For attached and detached dwelling units, amenity area required at ground level may be provided as either private or common space. For stacked dwelling units, at least half of the amenity area shall be provided as common space.

D. A minimum of 50 percent of the required amenity area shall be provided at ground level or within 4 feet of existing grade. In calculating the total amount of amenity area, only half of the amenity area that is not provided at ground level or within 4 feet of existing grade shall count.

E. Amenity area shall not be enclosed within a structure.

F. Amenity areas may be covered by weather protection.

G. Each amenity area shall be at least 120 square feet in area and have a minimum width and depth of 8 feet.

H. Projections that do not provide floor area may extend into an amenity area if they meet the standards for projections into setbacks in subsection 23.44.018.E and if garden windows and other similar features are at least 8 feet above finished grade. Projections that provide floor area are not allowed in amenity areas.

I. Vehicular parking areas, vehicular access easements, and driveways do not qualify as amenity areas. Required bike parking and solid waste container storage space cannot be located in amenity areas. Enclosed structures cannot be located in amenity areas. Pathways serving multiple dwelling units cannot be located in private amenity areas.

J. Swimming pools, spas, hot tubs, and similar water features may be counted toward meeting the amenity area requirement.

K. Stormwater management features, such as bioretention planters and cisterns, are allowed in amenity areas.

L. No amenity area is required for one new dwelling unit added to a dwelling unit existing as of January 1, 1982, or for one new dwelling unit added to a multifamily residential use existing as of October 10, 2001.

23.44.024 Tree requirements

Note: The tree requirement for NR zones would be updated to encourage larger species trees. This approach is similar to the approach that was used in RSL zones, which will no longer exist.

A. Development meeting any of the following criteria must plant or retain trees to achieve the number of tree points listed in Table A of 23.44.024:

- a. Containing one or more new dwelling units;
- b. Containing more than 4,000 square feet of nonresidential uses in either a new structure or an addition to an existing structure; or
- c. Expanding surface area parking by more than 20 parking spaces for automobiles.

Table A for 23.44.024	
Number of tree points required	
Density	Tree points required per lot area ¹
Less than 1 unit / 4,000 square feet	1 point / 500 sq ft
1 unit / 4,000 sq ft to 1 unit / 2,201 sq ft	1 point / 600 sq ft
1 unit / 2,200 sq ft to 1 unit / 1,601 sq ft	1 point / 675 sq ft
1 unit / 1,600 sq ft or greater	1 point / 750 sq ft
Footnote to Table A for 23.44.024: ¹ For purposes of this Section 23.44.024, lot area shall not include submerged lands.	

B. Individual trees preserved during construction or planted as part of construction, excluding street trees, count toward the tree score according to Table B for 23.44.024. All required trees shall meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of plantings. These standards may include, but are not limited to, the type and size of plants, spacing of plants, depth, and quality of soil, access to light and air, and protection practices during construction. Trees required under Section 25.11.090 shall count toward this standard.

Table B for 23.44.024 Tree points		
Type of tree	Points for deciduous trees	Points for conifer trees
Small tree planted as part of construction	1 point	1.25 point
Small/medium tree planted as part of construction	2 points	2.5 points
Medium/large tree planted as part of construction	3 points	3.75 points
Large tree planted as part of	4 points	5 points
Trees 6 inches in diameter or greater that are preserved during construction	1 point per inch of diameter	1.25 point per inch of diameter

C. Tree protection areas shall be designated in accordance with 25.11.060 for all trees that are proposed to be preserved to receive points under subsection 23.44.024.B, regardless of tree tier.

D. The owner of the subject lot is required to ensure that the trees planted remain healthy for at least five years after inspection by the City and the owner of the subject lot shall be responsible for replacing any trees that do not remain healthy after inspection by the City.

E. Tree measurements

1. New trees planted to meet this requirement shall meet the following size standards:

a. Deciduous trees with one trunk must be at least 1.5 inches in diameter, measured 6 inches above the ground.

b. Multi-stemmed deciduous trees must have at least 3 stems and be at least 6 feet tall.

c. Evergreen trees must be at least 4 feet tall.

2. Existing trees shall be measured 4.5 feet above the ground.

F. Street tree requirements

1. Street trees are required in NR zones for development that would add one or more principal dwelling units on a lot, except as provided in subsection 23.44.024.C.2 and Section 23.53.015. Existing street trees shall be retained unless the Director of Transportation approves their removal. The Director, in consultation with the Director of Transportation, shall determine the number, type, and placement of additional street trees to be provided in order to:

- a. Improve public safety;
- b. Promote compatibility with existing street trees;
- c. Match trees to the available space in the planting strip;
- d. Maintain and expand the urban forest canopy;
- e. Encourage healthy growth through appropriate spacing;
- f. Protect utilities; and
- g. Allow access to the street, buildings, and lot.

2. Exceptions to street tree requirements

a. If a lot borders an unopened right-of-way, the Director may reduce or waive the street tree requirement along that right-of-way as a Type I decision if, after consultation with the Director of Transportation, the Director determines that the right-of-way is unlikely to be opened or improved.

b. If it is not feasible to plant street trees in a right-of-way planting strip, a 5-foot setback shall be planted with trees along the street lot line that abuts the required front setback, or landscaping other than trees shall be provided in the planting strip, subject to approval by the Director of the Seattle Department of Transportation. If a 5-foot setback or landscaped planting strip is not feasible, the Director may reduce or waive this requirement as a Type I decision.

23.44.027 Structure width limits

Note: Structure width limits currently vary by zone. This section represents a simplified approach to structure width limits.

Structure width for each building in Neighborhood Residential zones may not exceed 90 feet. Measurement of structure width is provided in Section 23.86.014.

23.44.029 Design standards

Note: These standards would be a new requirement for NR zones.

The following standards apply to development that includes the construction of new dwelling units, except for new dwelling units contained in existing structures. For the purposes of this Section 23.44.029, requirements for street-facing facades shall only apply to structures located within 40 feet of a street lot line or a vehicle access easement serving ten or more residential units. For structures located within 40 feet of a vehicle access easement serving ten or more residential units but not within 40 feet of street lot line, the street-facing facade shall be the facade that faces the vehicle access easement. If multiple facades face vehicle access easements, the applicant may decide which facade facing a vehicle access easement is considered the street-facing facade.

A. Access. Each unit shall have pedestrian access at least 3 feet in width to the sidewalk or, if no sidewalk exists, the front lot line. This access may be shared or private. This access may be over a driveway and may cross any required setbacks or interior separation. The pedestrian access may be part of a driveway.

B. Entrances. Each structure with a street-facing facade shall have a pedestrian entry on that street-facing facade meeting the following:

1. For stacked dwelling units, at least one pedestrian entry shall be required for the structure as a whole.

2. For attached and detached dwelling units, each individual dwelling with a street-facing facade within 40 feet of the street lot line shall have at least one pedestrian entry on the street-facing facade.

3. For structures or dwelling units on corner lots, a pedestrian entry is required on only one of the street-facing facades.

4. Required pedestrian entry on street-facing facades shall have weather protection, such as a covered porch, canopy, recessed entry or similar feature, measuring at least 3 feet by 3 feet in width and depth for attached and detached dwelling units and at least 6 feet in width and 4 feet in depth for stacked units.

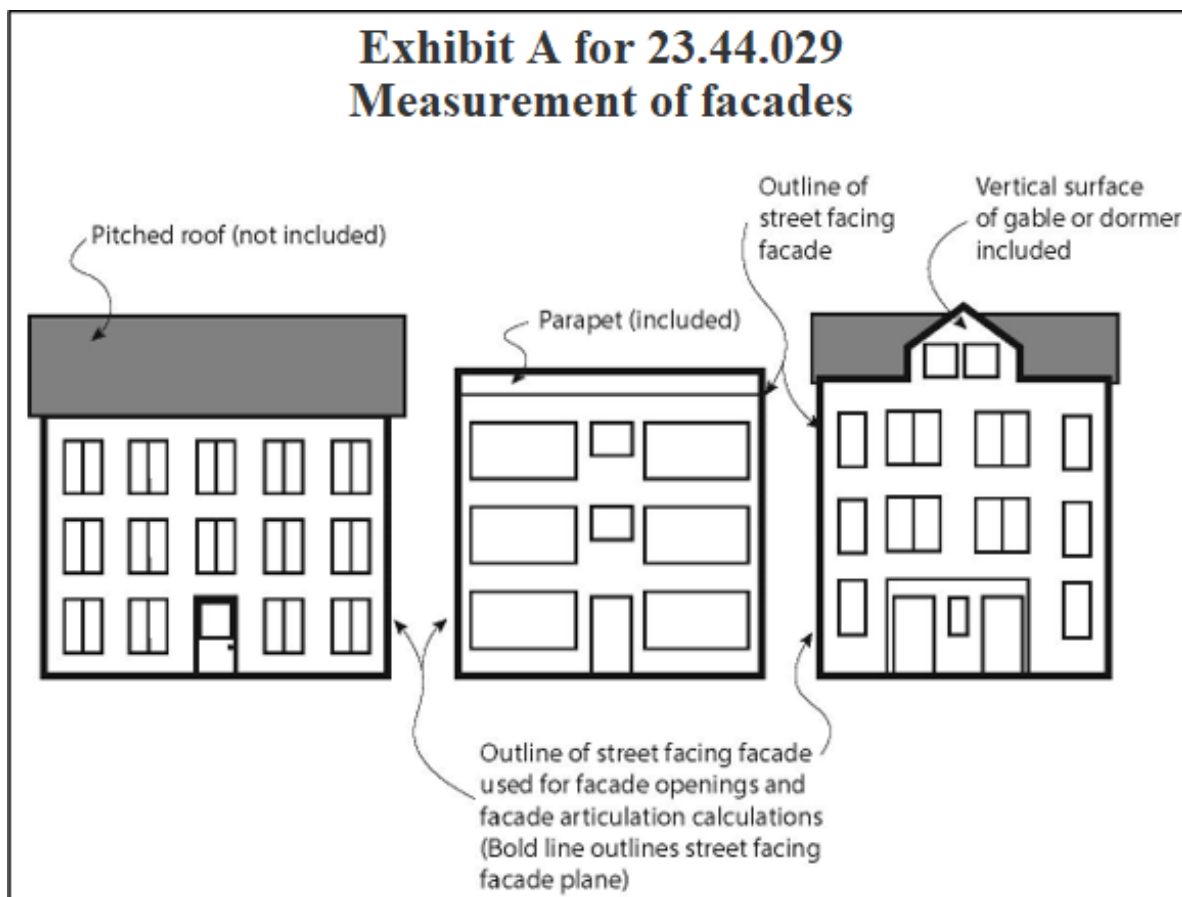
5. For projects with multiple attached or detached dwelling units that are located on a corner lot, at least one pedestrian entry shall be located facing each street.

6. Exception. For attached and detached dwelling units, the pedestrian entry may be located on a wall perpendicular to the street-facing facade provided that the pedestrian entry abuts a covered porch or recessed entry that also abuts the street-facing facade.

C. Windows and doors. At least 20 percent of the area of each street-facing facade shall consist of windows and/or doors. If front and side facades are street-facing, the two facades shall be combined for the purpose of this calculation. Windows count toward the requirement for facade openings in this subsection 23.44.029.C only if they are transparent. Windows composed of garage doors and doors to utility and service areas do not count.

Exhibit A for 23.44.029

Measurement of facades



D. Materials. At least 60 percent of the area of each street-facing facade shall consist of materials that meet any combination of the following elements:

1. Windows and/or doors meeting the standards of subsection 23.44.029.C;
2. Bricks or other masonry materials that are no more than 12 inches in either height or width or brick or stone veneers that provide a similar appearance;

3. Wood slats no more than 16 inches in either height or width;
4. Overlapping boards, shingles, shakes, or similar elements that are no more than 16 inches in either height or width and a minimum of ½ inch in thickness; or
5. Contain indentations or projections with a minimum of ½ inch in depth and a minimum of ½ inch in width every 16 inches or less.

E. The Director may as a type 1 decision allow exceptions to the materials requirements in subsection 23.44.029.D if the Director determines that the design of the street-facing facade including materials, windows, and modulation will meet the intent of subsection 23.44.029.D to provide visual interest and prevent large, uninterrupted wall faces.

Exhibit B for 23.44.029

Measurements for material option

[to be added with final legislation]

23.44.034 Light and glare standards

Note: This section contains an existing standard on exterior lighting that was previously in the General Provisions section and adds a new subsection on screening of parking areas that currently existing in LR zones.

A. Exterior lighting shall be shielded and directed away from adjacent properties. The Director may require that the location of the lighting be changed.

B. To prevent vehicle lights from affecting adjacent properties, driveways and parking areas for more than two vehicles shall be screened from abutting properties by a fence or wall between 5 feet and 6 feet in height, or a solid evergreen hedge or landscaped berm at least 5 feet in height. If the elevation of the lot line is different from the finished elevation of the driveway or parking surface, the difference in elevation may be measured as a portion of the required height of the screen so long as the screen itself is a minimum of 3 feet in height. The Director may waive the requirement for the screening if it is not needed due to changes in topography, agreements to maintain an existing fence, or the nature and location of adjacent uses.

23.44.036 Parking location and access

Note: This section contains existing regulations that have been modified slightly to reflect new setback requirements. We are also proposing a new provision to allow two parking spaces within the front setback under certain circumstances.

A. Parking quantity. Off-street parking is required pursuant to Section 23.54.015.

B. Parking on same lot. Any required parking shall be located on the same lot as the principal use, except that:

1. Parking accessory to a floating home, floating on-water residence, house barge, and vessel with a dwelling unit may be located on another lot if within 600 feet of the lot on which the floating home, floating on-water residence, house barge, and vessel with a dwelling unit is located.

2. Parking accessory to a dwelling unit existing on June 11, 1982, may be established on another lot if all the following conditions are met:

a. There is no vehicular access to permissible parking areas on the lot.

b. Any garage constructed is for no more than two two-axle, or two up to four-wheeled vehicles.

c. Parking is screened or landscaped as required by the Director, who shall consider development patterns of the block or nearby blocks.

d. The lot providing the parking is within the same block or across the alley from the principal use lot.

e. The accessory parking shall be tied to the lot of the principal use by a covenant or other document recorded with the King County Recorder's Office.

C. Location of parking. Except as provided below, parking is not allowed within 20 feet of a street lot line:

1. If access is taken directly from an alley, surface parking may be located within 20 feet of a street lot line if it is located within 28 feet of an alley lot line and is no closer than 7 feet to any street lot line.

2. For lots at least 40 feet in width, up to two surface parking spaces are allowed within 20 feet of a street lot line provided:

a. Access to parking is permitted through the required setback abutting the street by subsection 23.44.036.D;

b. The parking spaces are located perpendicular to the street lot line from which they are accessed;

c. On corner lots, the parking spaces are not located within 20 feet of the street lot line parallel to the parking spaces;

d. No other parking spaces or driveways are located on the lot;

e. The parking spaces are not located within 5 feet of a street lot line;
and

f. The combined width of the parking spaces shall not exceed 20 feet.

3. Lots with uphill setbacks abutting streets. In NR zones, parking may be located in a required setback abutting a street provided:

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

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

c. Access to parking is allowed through the required setback abutting the street by subsection 23.44.036.B;

d. No other parking spaces or driveways are located on the lot;

e. If no garage is provided, the combined width of the parking spaces shall not exceed 20 feet. If a garage is provided, the width of a garage structure shall not exceed 24 feet; and

f. The total width of parking spaces and garages is not more than 60 percent of the width of the lot.

4. Lots with downhill setbacks abutting streets. In NR zones, parking may be located in a required setback abutting a street if the following conditions are met:

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

b. For front setback parking, the lot has a vertical drop of at least 6 feet in the first 10 feet, measured along a line from the midpoint of the front lot line to the midpoint of the rear lot line;

c. Parking is not located in required side setbacks abutting a street;

d. Access to parking is allowed through the required setback abutting the street by subsection 23.44.036.B;

e. No other parking spaces or driveways are located on the lot;

f. If no garage is provided, the combined width of the parking spaces shall not exceed 20 feet. If a garage is provided, the width of a garage structure shall not exceed 24 feet; and

g. The total width of parking spaces and garages is not more than 60 percent of the width of the lot.

6. If access to required parking passes through a required setback, automobiles, motorcycles, and similar vehicles may be parked on the open access located in a required setback.

D. . No more than three vehicles may be parked outdoors per dwelling unit on a lot.

E. Trailers, boats, recreational vehicles, and similar equipment shall not be parked in required front and side setbacks or the first 10 feet of a rear setback measured from the rear lot line, or measured 10 feet from the centerline of an alley if there is an alley adjacent to the rear lot line, unless fully enclosed in a structure otherwise allowed in a required setback by this subsection 23.44.036.D.

F. Access to parking

1. Vehicular access to parking from an improved street, alley, or easement is required if parking is required pursuant to Section 23.54.015.

2. Access to parking is permitted through a required setback abutting a street only if the Director determines that one of the following conditions exists:

a. There is no alley improved to the standards of subsection 23.53.030.B, and there is no unimproved alley in common usage that currently provides access to parking on the lot or to parking on adjacent lots in the same block;

b. Existing topography does not permit alley access;

c. At least 50 percent of alley frontage abuts property in a non-residential zone; or

d. The alley is used for loading or unloading by an existing non-residential use;

e. Due to the relationship of the alley to the street system, use of the alley for parking access would create a significant safety hazard;

f. Parking access must be from the street in order to provide access to a parking space that complies with Chapter 11 of the Seattle Building Code; or

g. Providing alley access would require removal of a tree on private property that is a tier 1 or tier 2 tree and all other applicable criteria for tree protection in Chapter 25.11 are met.

G. Garage entrance width. The total combined horizontal width of all garage entrances on the lot that are located on the front facade may be up to 50 percent of the horizontal width of the front facade or 10 feet, whichever is greater. On corner lots, a garage entrance shall be allowed on only one street-facing facade of each dwelling unit.

23.44.050 Alternative standards for development of affordable units

Note: This section contains an existing affordable housing bonus that applies only to religious organizations as well as the new bonus that could be used by any developer of affordable housing.

A. Development on a lot that meets all of the following criteria may meet the alternative development standards in subsection 23.44.050.B:

1. The lot is located within 1,320 feet of a transit stop or station served by a frequent transit route on the map required by subsection 23.54.015.B.4 at the time the development is vested pursuant to Section 23.76.026; and

2. The development is low-income housing and at least 50% of units are low-income units.

B. Proposed development on a lot meeting the criteria in subsection 23.44.050.A may elect to meet the following development standards in lieu of the standards in subsections 23.44.010.B (floor area), 23.44.012.B (density), and 23.44.014.A (structure height), and Section 23.44.016 (lot coverage):

1. The maximum FAR limit is 1.8. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

2. The maximum density limit is 1 unit per 400 square feet.

3. The maximum height limit is 42 feet.

4. The maximum lot coverage is 60 percent.

C. Development on a lot that does not meet the criteria in subsection 23.44.050.A, but meets the following criteria may meet the alternative development standards in subsection 23.44.050.D:

1. The proposed development meets the requirements of Section 23.42.055; and

2. The lot has or abuts a lot with a religious facility or other use accessory to a religious facility or is 10,000 square feet or greater.

D. Proposed development on lots meeting the criteria in subsection 23.44.050.C but not subsection 23.44.050.A may elect to meet a lot coverage of 65 percent in lieu of the standards in Section 23.44.016.

E. Development on a lot that does not meet the criteria in subsection 23.44.050.A and subsection 23.44.050.C, but meets the following criteria may meet the alternative development standards in subsection 23.44.050.F:

1. The lot was created prior to June 6, 2024; and the lot has not been divided by subdivision or short subdivision or modified by unit lot subdivision since June 6, 2024.

2. At least two dwelling units are low-income housing units.

F. Proposed development on lots meeting the criteria in subsection 23.44.050.E but not subsection 23.44.050.A and subsection 23.44.050.C may elect to build up to 6 dwelling units in lieu of the standards in subsection 23.44.012.B.

23.44.078 Parks and open space

Note: This section contains existing regulations.

A. The following accessory uses shall be permitted in any public park when within a structure or on a terrace abutting the structure, provided that when the use is within 100 feet from any lot in a residential zone the use shall be completely enclosed:

1. The sale and consumption of beer and wine during daylight hours;

2. The sale and consumption of alcoholic beverages under a Class H liquor license at municipal golf courses during established hours of operation.

B. The sale and consumption of beer and wine with meals served in a restaurant facility within the boundaries of Woodland Park shall be permitted. The use shall be permitted in only one facility located no closer than 100 feet from any lot in a residential zone and separated from other public activity areas and zoo buildings by at least 50 feet.

C. Storage structures and areas and other structures and activities customarily associated with parks and playgrounds are subject to the following development standards in addition to the general development standards for accessory uses:

1. Any active play area shall be located 30 feet or more from any lot in a Neighborhood Residential zone.

2. Garages and service or storage areas shall be located 100 feet or more from any other lot in a residential zone and obscured from view from each such lot.

Changes to Chapter 23.45 Multifamily

Section 18. Section 23.45.502 of the Seattle Municipal Code, last amended by Ordinance 125791, is amended as follows:

23.45.502 Scope of provisions

Note: This section is being amended so that it is consistent with other scope of provision chapters and to clarify how assisted living facilities, congregate residences, and structures containing ground floor commercial uses are currently being regulated.

A. This Chapter 23.45 establishes regulations for the following zones:

1. Lowrise 1 (LR1);
2. Lowrise 2 (LR2);
3. Lowrise 3 (LR3);
4. Midrise (MR); and
5. Highrise (HR).

B. Zones listed in subsection 23.45.502.A and having an incentive zoning suffix are subject to this Chapter 23.45 and Chapter 23.58A, Incentive Provisions.

C. Some land in these zones may be regulated by Subtitle III, Division 3, Overlay Districts, of this Title 23.

D. Definitions are provided in Chapter 23.84A. Methods for measurements are provided in Chapter 23.86.

E. Other regulations(,) may apply to development proposals including but not limited to general use provisions (Chapter 23.42); transportation concurrency and

transportation impact mitigation (Chapter 23.52); requirements for streets, alleys, and easements (Chapter 23.53); standards for parking quantity, access, and design (Chapter 23.54); standards for solid waste storage (Chapter 23.54); sign((s)) regulations (Chapter 23.55); communication regulations (Chapter 23.57); shoreline regulations (Chapter 23.60A); and environmental protection and historic preservation (Title 25) ((and methods for measurements (Chapter 23.86), may apply to development proposals)).

F. Assisted living facilities, congregate residences, and structures containing ground floor commercial uses shall meet the development standards for stacked units unless otherwise specified. Congregate residences are subject to additional requirements as specified in Section 23.42.049.

Section 19. Section 23.45.504 of the Seattle Municipal Code, last amended by Ordinance 127098, is amended as follows:

23.45.504 Permitted and prohibited uses

Note: This section is being amended to allow corner stores and to clarify existing regulations.

A. All uses are permitted outright, prohibited, or permitted as a conditional use according to Table A for 23.45.504 and this Section 23.45.504. Uses not referred to in Table A for 23.45.504 are prohibited, unless otherwise indicated in this Chapter 23.45 or Chapters 23.51A, 23.51B, or 23.57. Communication utilities and accessory communication devices, except as exempted in Section 23.57.002, are subject to the regulations in this Chapter 23.45 and additional regulations in Chapter 23.57. Public facilities are subject to the regulations in Section 23.51A.004.

B. All permitted uses are allowed as a principal use or as an accessory use, unless otherwise indicated in this Chapter 23.45.

Table A for 23.45.504 Permitted and prohibited uses		
Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
A. All residential uses	P	P
B. Institutions	P/CU ¹	P/CU ¹
C. Uses in existing or former public schools		
C.1. Child care centers, preschools, public or private schools, educational and vocational training for the disabled, adult evening education classes, nonprofit libraries, community centers, community programs for the elderly, and similar uses in existing or former public schools	P	P
C.2. Other non-school uses in existing or former public schools	Permitted pursuant to procedures established in Chapter 23.78	Permitted pursuant to procedures established in Chapter 23.78
D. Park and ride facilities		
D.1. Park and ride facilities on surface parking lots	X/CU ²	X/CU ²
D.2. Park and ride facilities in parking garages	X/P ³	X/P ³
E. Parks and ((playgrounds including customary)) <u>open space</u> uses	P	P
F. Ground-floor commercial uses	RC/P ⁴	RC/P ^{((4),5}
G. Medical service uses other than permitted ground-floor commercial uses	P/X ⁶	P/CU/X ⁶

Table A for 23.45.504 Permitted and prohibited uses		
Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
H. Uses not otherwise permitted in Landmark structures	CU	CU
I. Cemeteries	P/X ⁷	P/X ⁷
J. Community gardens	P	P
K. Parking, flexible-use	X/P ⁸	P ⁸
<u>L. Heat recovery incinerators</u>	<u>CU</u>	<u>CU</u>
<u>M. Human service use</u>	<u>P</u>	<u>P</u>
((L))N. All other uses	X	X
<p><u>Key to Table A for 23.45.504</u> P = Permitted outright <u>CU = Permitted as an Administrative Conditional Use</u> <u>RC = Permitted in areas zoned Residential Commercial (RC), and subject to the provisions of the RC zone, Chapter 23.46</u> X = Prohibited</p> <p>Footnotes to Table A for 23.45.504</p> <p>¹ Institutions meeting development standards are permitted outright; all others are administrative conditional uses pursuant to Section 23.45.506. The provisions of this Chapter 23.45 shall apply to Major Institution uses as provided in Chapter 23.69.</p> <p>² Prohibited in Station Area Overlay Districts (SAODs); otherwise, permitted as an administrative conditional use pursuant to Section 23.45.506 on surface parking existing as of January 1, 2017.</p> <p>³ Prohibited in LR1 and LR2 zones, including LR1/RC and LR2/RC. Permitted outright in LR3, MR, HR, and LR3/RC zones, except prohibited in the SAOD.</p> <p>⁴ Permitted in development that meets the requirements of Section 23.42.055 and Chapter 23.46 <u>or in development that meets the standards of subsection 23.45.504.D</u> even if it is not located in a zone that includes an RC designation</p>		

Table A for 23.45.504 Permitted and prohibited uses		
Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
<p>⁵ Subject to subsection 23.45.504.E except in zones that include an RC designation. ⁶ Subject to subsections 23.45.504.G and 23.45.506.F. ⁷ Subject to subsection 23.45.504.F. ⁸ Prohibited in LR1 and LR2 zones. Permitted outright in all other multifamily zones as surface parking on surface parking lots existing as of January 1, 2017; permitted outright in garages; subject to Section 23.54.026. (P = Permitted outright CU = Permitted as an Administrative Conditional Use RC = Permitted in areas zoned Residential Commercial (RC), and subject to the provisions of the RC zone, Chapter 23.46 X = Prohibited))</p>		

C. Accessory uses. The following accessory uses are permitted in all multifamily zones, subject to the standards in Section 23.45.545, if applicable:

1. Private garages and carports;
2. Private, permanent swimming pools, hot tubs, and other similar uses;
3. Solar collectors, including solar greenhouses;
4. ~~((Open wet moorage accessory to residential structures;))~~ Piers and floats, provided they comply with the requirements of Chapter 23.60A;
5. Uses accessory to parks and playgrounds, pursuant to Section 23.45.578;
6. Bed and breakfasts in a dwelling unit that is at least five years old, provided they comply with the requirements of subsection 23.45.504.I;
7. Recycling collection stations;
8. Urban farms with planting area not more than 4,000 square feet. Urban farms with greater than 4,000 square feet of planting area may be allowed as an

administrative conditional use to any use permitted outright or as a conditional use. The Director may grant, condition or deny a conditional use permit in accordance with subsection 23.42.051.B; and

9. Accessory dwelling units consistent with Section 23.42.025.

D. ~~((Heat recovery incinerators may be permitted as accessory administrative conditional uses, pursuant to Section 23.45.506.))~~ Ground-floor commercial use in Lowrise zones

1. The commercial use is located on a corner lot.

2. The commercial use is limited to the following:

a. Food processing and craft work;

b. General sales and services; and

c. Restaurants.

3. The commercial uses do not occupy more than 2,500 square feet.

4. The commercial use is permitted only on or below the ground floor of a structure. On sloping lots, the commercial use may be located at more than one level within the structure as long as the floor area in commercial use does not exceed the area of the structure's footprint.

5. Vents for venting of odors, vapors, smoke, gas and fumes, and exterior heat exchangers and other similar devices (e.g., related to ventilation, air conditioning, refrigeration) shall be at least 10 feet above finished sidewalk grade and directed away to the extent possible from residential uses within 50 feet of the vent.

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

7. Outdoor sales and/or service of food or beverages must be located at least 50 feet from adjacent lots.

8. Businesses may not be open between the hours of 10 p.m. and 7 a.m.

E. Ground-floor commercial use in Midrise and Highrise zones

1. Drive-in businesses are prohibited((7)) as either a principal or accessory use.

2. The following uses are permitted as ground-floor commercial uses in MR and HR zones pursuant to Section 23.45.532:

- a. Business support services;
- b. Food processing and craft work;
- c. General sales and services;
- d. Medical services;
- e. Offices;
- f. Restaurants; and

g. Live-work with one of the uses permitted in this subsection 23.45.504.E as the permitted commercial use.

F. Existing cemeteries are permitted to continue in use. New cemeteries are prohibited and existing cemeteries are prohibited from expanding. For purposes of this Section 23.45.504, a change in a cemetery boundary is not considered an expansion in size and is permitted provided that:

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

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

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

G. Except as provided in subsections 23.45.504.G.1 and 23.45.504.G.2 below, medical service uses other than permitted ground-floor commercial uses are prohibited.

1. Medical service uses in HR zones may be permitted as administrative conditional uses pursuant to subsection 23.45.506.F.

2. Medical service uses meeting the development standards for institutions are permitted outright on property conveyed by a deed from the City that, at the time of conveyance, restricted the property's use to a health care or health-related facility.

H. Fences and free-standing walls of utility services uses shall be set back from the street lot line by an average of 7 feet and be no less than 5 feet from the street lot line at any point. Landscaping shall be provided between the fence or wall and the street lot line. The Director may reduce this setback after finding that the reduced setback will not significantly increase project impacts, including but not limited to noise, odor, and the scale of the structure in relation to nearby buildings. Acceptable methods to reduce fence or wall impacts include changes in the height, design or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features to provide visual interest facing the street lot line. Fences and walls may obstruct or allow views to the interior of a site. Where site dimensions and conditions allow, applicants are encouraged to provide both a landscaped setback between the fence or wall and the right-of-way, and a fence or wall that provides visual interest facing the street lot line, through the height, design, or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features.

I. Bed and breakfast uses. A bed and breakfast use may be operated under the following conditions:

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

2. All operators of bed and breakfast uses who use a short-term rental platform for listing the bed and breakfast shall have a valid short-term rental operator's license issued by the Department of Finance and Administrative Services.

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

4. There shall be no evidence of a bed and breakfast use visible from the exterior of the dwelling unit other than a sign permitted by subsection 23.55.022.D.1; and

5. A bed and breakfast use may be located in a dwelling unit or an accessory dwelling unit.

Section 20. Section 23.45.508 of the Seattle Municipal Code, last amended by Ordinance 127098, is amended as follows:

23.45.508 General provisions

Note: This section is amended to move certain references to the section on scope of provisions, similar to NR zones, and to use language consistent with new definitions for building types.

A. Except for structures related to an urban farm, a structure occupied by a permitted use other than a residential use may be partially or wholly converted to a residential use even if the structure does not conform to the development standards for residential uses in multifamily zones.

~~B. ((Off street parking shall be provided pursuant to Section 23.54.015, and as permitted by provisions of Sections 23.45.504 and 23.45.506, if applicable.~~

~~C.))~~ Expansions of nonconforming converted structures and conversions of structures occupied by nonconforming uses are regulated by Sections 23.42.108 and 23.42.110.

~~((D. Methods for measurements are provided in Chapter 23.86. Requirements for streets, alleys and easements are provided in Chapter 23.53. Standards for parking and access and design are provided in Chapter 23.54. Standards for solid waste and recyclable materials storage space are provided in Section 23.54.040. Standards for signs are provided in Chapter 23.55.))~~

~~((E))~~ C. Assisted living facilities, congregate residences, nursing homes, and structures containing ground floor commercial uses as allowed by Chapter 23.46 in RC zones shall meet the development standards for ~~((apartments))~~ stacked dwelling units unless otherwise specified.

~~((F. Single family dwelling units. In LR zones, single family dwelling units shall meet the development standards for townhouse developments, except as otherwise provided. In MR and HR zones, single family dwelling units shall meet the development standards of the zone.~~

~~G. Proposed uses in all multifamily zones are subject to the transportation concurrency level of service standards prescribed in Chapter 23.52.))~~

~~((H))~~ D. Lots with no street frontage. For purposes of structure width, depth, and setbacks, multifamily zoned lots that have no street frontage are subject to the following:

1. For lots that have only one alley lot line, the alley lot line shall be treated as a front lot line.

2. For lots that have more than one alley lot line, the Director shall determine which alley lot line shall be treated as the front lot line.

3. For lots that have no alley lot lines, the applicant may choose the front lot line provided that the selected front lot line length is at least 50 percent of the width of the lot.

((†)) E. Any other provision of the Seattle Municipal Code notwithstanding, an applicant is not entitled to a permit for any use or development on a lot in an LR zone that would be inconsistent with any term, condition, or restriction contained either in any recorded agreement that is in effect as to that lot and was made in connection with a rezone of the lot to LDT, L1, L2, L3, or L4, or in any City Council decision or ordinance related to a rezone of the lot to LDT, L1, L2, L3, or L4 conditioned on a recorded agreement prior to April 19, 2011.

((‡)) E. If more than one category of residential use is located on a lot, and if different development standards apply to the different categories of use, then each category's percentage of the total limit imposed by the development standard shall be calculated based on each category's percentage of total structure footprint area, as follows:

1. Calculate the footprint, in square feet, for each category of residential use. For purposes of this calculation, "footprint" is defined as the horizontal area enclosed by the exterior walls of the structure.

2. Calculate the total square feet of footprint of all categories of residential uses on the lot.

3. Divide the square footage of the footprint for each category of residential structure in subsection ((~~23.45.508.J.1~~)) 23.45.508.F.1 by the total square feet of footprints of all residential uses in subsection ((~~23.45.508.J.2~~)) 23.45.508.F.2.

4. Multiply the percentage calculated in subsection ((~~23.45.508.J.3~~)) 23.45.508.F.3 for each housing category by the area of the lot. The result is the area of the lot devoted to each housing category.

5. The total limit for each category of residential use is the applicable limit for that use multiplied by the percentage calculated in subsection ((~~23.45.508.J.4~~)) 23.45.508.F.4.

((K)) G. Unless otherwise specified, the development standards of each zone shall be applied in that zone, and may not be used in any other zone, except that if both zones have the same development standards, the development standard shall be applied to the

lot as a whole. If a lot or development site includes more than one zoning designation and a development standard is based on lot area, the lot area used in applying the development standard shall be the portion of the contiguous area with the corresponding zoning designation.

Section 21. Section 23.45.510 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.45.510 Floor area

Note: This section is being edited to be consistent with the new residential use definitions and to implement bonuses for stacked flats in LR1 and LR2 zones, consistent with bonuses proposed for NR zones.

A. Gross floor area. In multifamily zones, gross floor area includes exterior corridors, breezeways, and stairways that provide building circulation and access to dwelling units or sleeping rooms. Balconies, patios, and decks that are associated with a single dwelling unit or sleeping room and that are not used for common circulation(~~(, and ground-level walking paths,))~~) are not considered gross floor area.

B. Floor area ratio (FAR) limits in LR and MR zones. FAR limits apply in LR and MR zones as shown in Table A for 23.45.510, provided that if the LR zone designation includes an incentive zoning suffix, then gross floor area may exceed the base FAR as identified in the suffix designation, up to the limits shown in Table A for 23.45.510, if the applicant complies with Chapter 23.58A, Incentive Provisions. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

Table A for 23.45.510 FAR limits in LR and MR zones		
Zone	Zones with an MHA suffix	Zones without an MHA suffix
LR1	1.3, <u>except 1.5 for stacked dwelling units</u>	1.0
LR2	1.4, <u>except 1.6 for stacked dwelling units</u> ¹	1.1

Table A for 23.45.510 FAR limits in LR and MR zones		
Zone	Zones with an MHA suffix	Zones without an MHA suffix
LR3 outside urban centers and urban villages	1.8	1.2, except 1.3 for ((apartments)) <u>stacked dwelling units</u>
LR3 inside urban centers and urban villages	2.3	1.2, except 1.5 for ((apartments)) <u>stacked dwelling units</u>
MR	4.5	3.2
<p>Footnote to Table A for 23.45.510</p> <p>¹ Except that the FAR is ((1.6)) <u>1.8</u> for ((apartments)) <u>stacked dwelling units</u> that provide one or more outdoor amenity areas meeting the requirements of Section 23.45.522 and the following provisions are met:</p> <ol style="list-style-type: none"> 1. The total amount of, outdoor amenity area is equal to at least 35 percent of the lot area; 2. No part of such amenity area has a width or depth of less than 20 feet; and 3. The outdoor amenity area is located at ground level or within 4 feet of finished grade. 		

C. FAR limits in HR zones. FAR limits apply in HR zones as shown in Table B for 23.45.510. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot. All floor area above the base FAR, up to the maximum FAR, is considered extra floor area achievable through the provisions of Section 23.45.516 and Chapter 23.58A.

Table B for 23.45.510 FAR limits in HR zones	
Base FAR	7
Maximum FAR, allowed pursuant to Section 23.45.516 and Chapter 23.58A	15

D. The following floor area is exempt from FAR limits:

1. All stories, or portions of stories, that are underground.

2. The floor area in a Landmark structure subject to controls and incentives imposed by a designating ordinance, if the owner of the Landmark has executed and recorded an agreement acceptable in form and content to the Landmarks Preservation Board, providing for the restoration and maintenance of the historically significant features of the structure, except that this exemption does not apply to a lot from which a transfer of development potential (TDP) has been made under Chapter 23.58A, and does not apply for purposes of determining TDP available for transfer under Chapter 23.58A.

3. The floor area in structures built prior to January 1, 1982, as ~~((single-family))~~ detached dwelling units that will remain in residential use, regardless of the number of dwelling units within the existing structure, provided that:

a. No other principal structure is located between the existing residential structure and the street lot line along at least one street frontage. If the existing residential structure is moved on the lot, the floor area of the existing residential structure remains exempt if it continues to meet this provision; and

b. The exemption is limited to the gross floor area in the existing residential structure as of January 1, 1982.

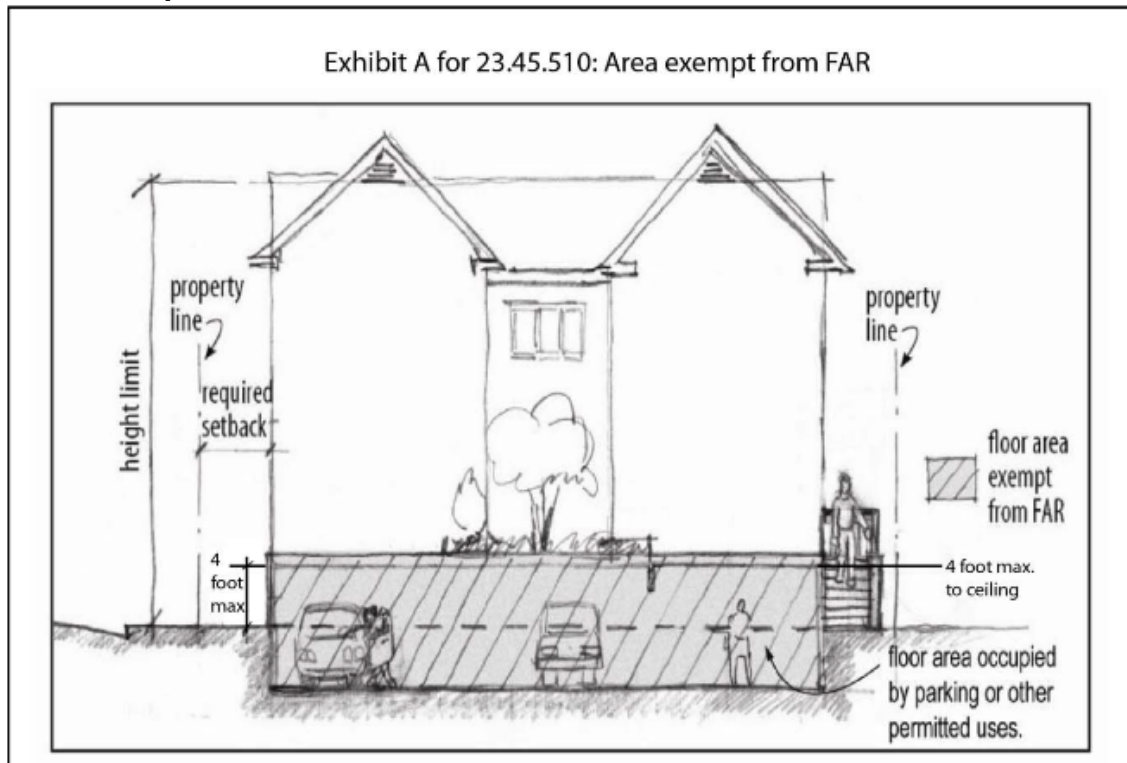
4. Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, (see Exhibit A for 23.45.510), in the following circumstances:

a. ~~((All residential structures))~~ Stacked dwelling units in LR zones ~~((except as provided in subsection 23.45.510.D.4.b))~~;

b. ~~((Single family, cottage housing, rowhouse, and townhouse developments))~~ Attached and detached dwelling units in LR zones, provided that all parking is located at the rear of the structure or is enclosed in structures with garage entrances located on the rear facade; and

c. All ~~((multifamily structures))~~ dwelling units in MR and HR zones.

Exhibit A for 23.45.510
Area exempt from FAR



5. ~~((For rowhouse and townhouse developments and apartments, f))~~ Floor area within a story, or portion of a story, that is partially above grade if all of the following conditions are met:

a. The story, or portion of the story, that is partially above grade is used for parking or other accessory uses and has no additional stories above;

b. The average height of the exterior walls enclosing the floor area does not exceed one story, measured from existing or finished grade, whichever is lower;

c. The roof area above the exempt floor area is predominantly flat, is used as amenity area, and meets the standards for amenity area at ground level in Section 23.45.522; and

d. At least 25 percent of the perimeter of the amenity area on the roof above the floor area is not enclosed by the walls of the structure.

6. Enclosed common amenity area in HR zones.

7. As an allowance for mechanical equipment, in any structure more than 85 feet in height, 3.5 percent of the gross floor area that is not otherwise exempt under this subsection 23.45.510.D.

8. In HR zones, ground floor commercial uses meeting the requirements of Section 23.45.532, if the street level of the structure containing the commercial uses has a minimum floor-to-floor height of 13 feet and a minimum depth of 15 feet.

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

10. Common walls separating individual ~~((rowhouse and townhouse))~~ attached dwelling units.

11. In the Northgate Urban Center, up to 15,000 square feet of floor area in residential use in a structure built prior to 1990 that is located on a split-zoned lot of at least 40,000 square feet in size.

12. In MR and HR zones, all gross floor area in child care centers.

13. In low-income housing, all gross floor area for accessory human service uses.

E. If TDP is transferred from a lot pursuant to Section 23.58A.042, the amount of non-exempt floor area that may be permitted is an FAR of 7, plus any net amount of TDP previously transferred to the lot, minus the sum of the existing non-exempt floor area on the lot and the amount of TDP transferred.

Section 22. Section 23.45.512 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

23.45.512 ~~((Density))~~ Minimum lot size and density limits ~~((and family-size unit requirements))~~ —LR zones

Note: This section is edited to comply with the density requirement of HB 1110. The area of certain Environmentally Critical Areas is proposed to be excluded from lots size for the purpose of calculating density.

~~((A. Density limits~~

~~1. Except according to subsection 23.45.512.A.4, the following developments must meet the density limits described in this subsection 23.45.512.A:~~

~~a. In LR1 zones, rowhouse development on interior lots and all townhouse development; and~~

~~b. All development in Lowrise zones that do not have a mandatory housing affordability suffix.~~

~~2. Development described in subsection 23.45.512.A.1))~~

~~A. Except as provided in subsection 23.44.012.E, the minimum lot size in Lowrise zones is 1,150 square feet.~~

~~B. Except as provided in subsection 23.44.012.C and 23.44.012.E, attached and detached dwelling units in LR1 zones and all units in Lowrise zones that do not have a mandatory housing affordability suffix shall not exceed a density of one dwelling unit per 1,150 square feet of lot area ((-except that apartments in LR3 zones that do not have a mandatory housing affordability suffix shall not exceed a density limit of one dwelling unit per 800 square feet)).~~

~~((3. When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.~~

~~4. Low-income housing shall have a maximum density of one dwelling unit per 400 square feet of lot area.~~

~~B. Family-sized unit requirements in LR1 zones~~

~~1. Apartment developments in LR1 zones with four or more units shall provide at least one unit with two or more bedrooms and a minimum net unit area of 850 square feet for every four units in the structure.~~

~~2. One unit with three or more bedrooms and a minimum net unit area of 1,050 square feet may be provided in place of any two units required to include two bedrooms and a minimum net unit area of 850 square feet.))~~

~~C. Exceptions to density limit~~

~~1. At least one unit is allowed on all lots existing as of June 6, 2024.~~

~~2. Nursing homes, low income housing, congregate housing, and assisted living facilities~~~~((, and accessory dwelling units that meet the standards of Section 23.45.545))~~ are exempt from the density limit ~~((set in subsection 23.45.512.A and the requirements))~~ in subsection 23.45.512.B).

~~((D))~~ 3. Dwelling unit(s) located in structures built prior to January 1, 1982, as ~~((single-family))~~ detached dwelling units that will remain in residential use are exempt from the density limit~~((s))~~ in subsection 23.45.512.B.

~~((E. If dedication of right-of-way is required, permitted density shall be calculated before the dedication is made.))~~

4. Attached dwelling units on corner lots that are 6,000 square feet or less are exempt from the density limit in subsection 23.45.512.B.

5. A lot that does not meet the minimum size necessary for four dwelling units under subsection 23.44.012.B may be developed with up to four dwelling units if the lot meets the following criteria:

a. The lot was in existence as a legal building site prior to June 6, 2024;

b. The lot has not been divided through a subdivision or short subdivision or modified by unit lot subdivision since June 6, 2024; and

c. The lot does not contain any riparian corridors; wetlands and their buffers; or submerged lands and areas within the shoreline setback; and steep slopes.

6. Notwithstanding subsection 23.44.012.D.1, a lot that does not meet the minimum size necessary for six units under subsection 23.44.012.B may be developed with up to six units if the lot meets the following criteria:

a. The lot is located within one-quarter mile walking distance of a major transit stop;

b. The lot was in existence as a legal building site prior to June 6, 2024;

c. The lot has not been divided through a subdivision or short subdivision or modified by unit lot subdivision since June 6, 2024; and

d. The lot does not contain any riparian corridors; wetlands and their buffers; or submerged lands and areas within the shoreline setback; and steep slopes.

~~((F))~~ 7. Adding units to existing structures

1. One additional dwelling unit may be added to an existing residential structure regardless of the density restrictions in subsection 23.45.512.A ~~((and~~

~~the requirements in subsection 23.45.512.B)).~~ An additional unit is allowed only if the proposed additional unit is to be located entirely within an existing structure, and no additional floor area to accommodate the new unit is proposed to be added to the existing structure.

2. For the purposes of this subsection (~~(23.45.512.F)~~ 23.45.512.C.7, "existing residential structures" are those that were established under permit as of October 31, 2001, or for which a permit has been granted and the permit has not expired as of October 31, 2001.

8. Accessory dwelling units are exempt from the density limit if they meet the following criteria:

a. The accessory dwelling units are accessory to an attached dwelling unit.

b. There is not more than one accessory dwelling unit per principal dwelling unit.

c. The gross floor area of each accessory dwelling unit is 650 square feet or less.

d. The accessory dwelling unit is located completely within the ground floor of the same structure as the principal unit.

D. Measurement of maximum density

1. When calculation of the number of dwelling units allowed results in a fraction of a unit, any fraction shall be rounded down.

2. If dedication of right-of-way is required, permitted density shall be calculated before the dedication is made.

3. In the case of unit lot subdivision, the density limit shall be applied to the parent lot as a whole.

4. Areas not counted in calculating the lot size

a. The following areas shall not be counted in calculating the area of lots for the purpose of calculating minimum lot size in subsection 23.45.512.A and maximum density in this subsection 23.45.512.B:

1) Riparian corridors;

2) Wetlands and their buffers;

- and
- 3) Submerged lands and areas within the shoreline setback;
 - 4) Designated non-disturbance area in steep slopes.

Section 23. Section 23.45.514 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.45.514 Structure height

Note: This section is being updated to reflect updated definitions for housing types, remove structure height limits for ADUs, and increase height limit for attached and detached dwelling units from 30 to 32 feet consistent with NR zones.

A. Subject to the additions and exceptions allowed as set forth in this Section 23.45.514, the height limits for structures in LR zones are as shown on Table A for 23.45.514.

Table A for 23.45.514 Structure height for LR zones (in feet)				
((Housing)) Dwelling Unit type	LR1	LR2	LR3 outside urban centers, urban villages, and Station Area Overlay Districts	LR3 in urban centers, urban villages, and Station Area Overlay Districts
((Cottage housing developments))	22	22	22	22))
((Rowhouse and townhouse developments)) <u>Attached and detached dwelling units</u>	((30)) 32	40 ¹	40 ¹	50 ¹
((Apartments)) <u>Stacked dwelling units</u>	((30)) 32	40 ¹	40 ¹	50 ²
Footnotes for Table A for 23.45.514 ¹ Except that the height limit is ((30)) 32 feet in zones without a mandatory housing affordability suffix.				

Table A for 23.45.514 Structure height for LR zones (in feet)				
((Housing)) Dwelling Unit type	LR1	LR2	LR3 outside urban centers, urban villages, and Station Area Overlay Districts	LR3 in urban centers, urban villages, and Station Area Overlay Districts
² Except that the height limit is 40 feet in zones without a mandatory housing affordability suffix.				

* * *

Section 24. Section 23.45.518 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.45.518 Setbacks ((and separations))

Note: This section is proposed to be updated to implement the requirements of HB1110 that standards for middle housing can't be more restrictive than for detached homes and to simplify the code.

A. LR zones

1. Required setbacks for the LR zones are as shown in Table A for 23.45.518 and subsection 23.45.518.A.2.

((Table A for 23.45.518 Required setbacks in LR zones measured in feet				
All LR zones	Category of residential use			
Setback	Cottage housing developments and single-family dwelling units	Rowhouse developments	Townhouse developments	Apartments

**((Table A for 23.45.518
Required setbacks in LR zones measured in feet**

All LR zones	Category of residential use			
Front	7 average; 5 minimum	5 minimum	7 average; 5 minimum	5 minimum
Rear	0 with alley; 7 if no alley	0 with alley; With no alley: 7 average; 5 minimum	7 average; 5 minimum	10 minimum with alley; 15 minimum if no alley
Side setback for facades 40 feet or less in length ¹	5	0 where abutting another rowhouse development ² , otherwise 3.5, except that on side lot lines that abut a neighborhood residential zone, the setback is 5	5	5
Side setback for facades greater than 40 feet in length ³	5 minimum	0 where abutting another rowhouse development ² , otherwise 3.5, except that on side lot lines that abut a neighborhood residential zone, the setback is 7 average; 5 minimum	7 average; 5 minimum	7 average; 5 minimum

Footnotes to Table A for 23.45.518

¹ ~~Additions to existing nonconforming structures built prior to April 11, 2011, shall be set back a sufficient distance so that the addition complies with setback standards. For any portion of a structure built before April 11, 2011, the average setback applies only to~~

**((Table A for 23.45.518
Required setbacks in LR zones measured in feet**

All LR zones	Category of residential use
<p>a new addition built after that date. If an addition is to a side wall extended vertically, the existing side wall line may be continued by the addition, provided that the average setback of 7 feet or the 5-foot minimum setback is met.</p> <p>² If the side facades of rowhouse developments on abutting lots are not joined, then a 3.5-foot setback is required, except the side setback may be reduced to zero if the abutting lot contains a rowhouse development and an easement is provided along the shared lot line of the abutting lot sufficient to leave a 3.5-foot separation between the principal structures of the abutting rowhouse developments.</p> <p>³ Portions of structures that qualify for the FAR exemption in subsection 23.45.510.D.5 are not considered part of the facade length for the purposes of determining the side setback requirement.)</p>	

**Table A for 23.45.518
Required setbacks in Lowrise zones**

<u>Front</u>	<u>7 feet average, 5 feet minimum</u>
<u>Rear</u>	<u>If rear setback abuts an alley, 0 feet Otherwise, 7 feet average, 5 feet minimum</u>
<u>Side</u>	<u>5 feet</u>

2. Upper-level setbacks in LR2 and LR3 zones

a. An upper-level setback of 12 feet from the front lot line is required for all portions of a structure above the following height:

- 1) Forty-four feet for zones with a height limit of 40 feet; and
- 2) Fifty-four feet for zones with a height limit of 50 feet.

b. An upper-level setback of 12 feet from each side or rear lot line that abuts a lot zoned ~~((single-family))~~ Neighborhood Residential is required for all portions of the structure above 34 feet in height.

c. Projections allowed in subsection 23.45.518.H are allowed in upper-level setbacks.

d. Structures allowed in subsection 23.45.518.I are not allowed in upper-level setbacks.

e. Rooftop features are not allowed in upper-level setback except as follows:

1) A pitched roof, other than a shed roof or butterfly roof, is allowed in the upper-level setback if all parts of the roof are pitched at a rate of not less than 6:12 and not more than 12:12.

2) Open railings may extend up to 4 feet above the height at which the setback begins.

3) Parapets may extend up to 2 feet above the height at which the setback begins.

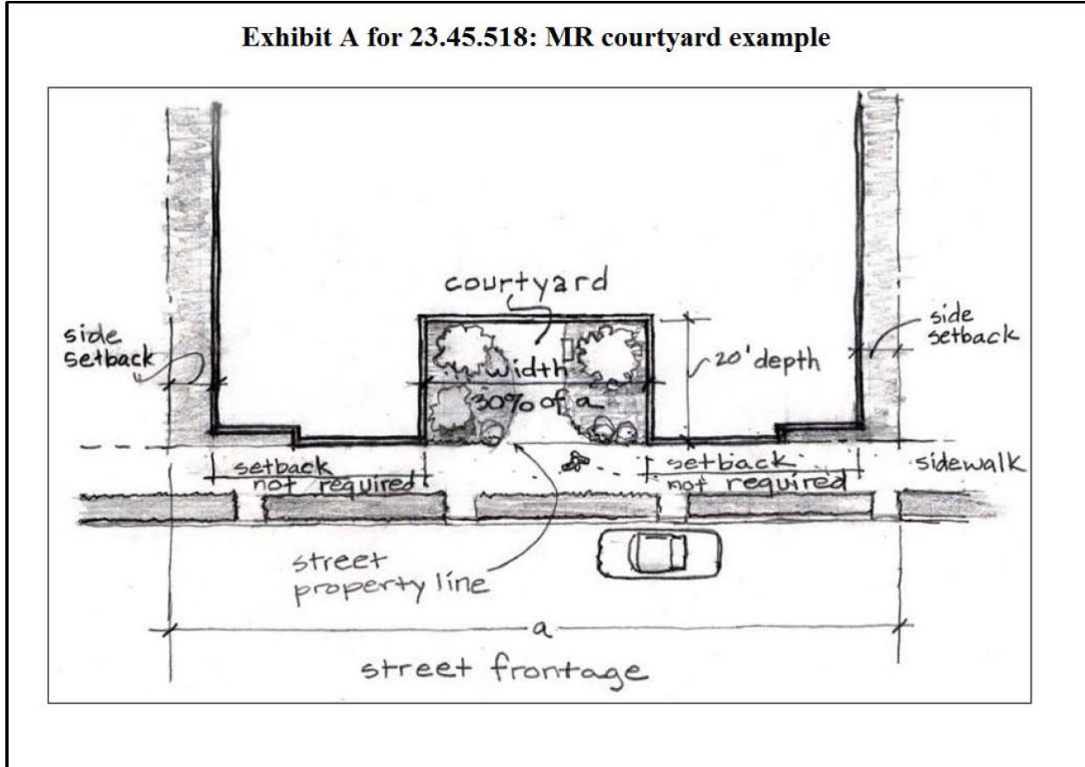
B. MR zones

1. Minimum setbacks for the MR zone are shown in Table B for 23.45.518 and subsection 23.45.518.B.2.

Table B for 23.45.518 MR setbacks measured in feet	
Setback location	Required setback amount
Front and side setback from street lot lines	7 average; 5 minimum No setback is required if a courtyard is provided that is at grade and abuts the street (see Exhibit A for 23.45.518), and the courtyard has: <ul style="list-style-type: none">• a minimum width equal to 30 percent of the width of the abutting street frontage or 20 feet, whichever is greater; and• a minimum depth of 20 feet measured from the abutting street lot line.

Table B for 23.45.518 MR setbacks measured in feet	
Setback location	Required setback amount
Rear setback	15 from a rear lot line that does not abut an alley; or 10 from a rear lot line abutting an alley.
Side setback from interior lot line	For portions of a structure: <ul style="list-style-type: none"> • 42 feet or less in height: 7 average; 5 minimum • Above 42 feet in height: 10 average; 7 minimum

**Exhibit A for 23.45.518
MR courtyard example**



2. Upper-level setbacks in MR zones

a. For lots abutting a street that is less than 56 feet in width, all portions of the structure above 70 feet in height must be set back 15 feet from the front lot line abutting that street.

b. Projections allowed in subsection 23.45.518.H are allowed in upper-level setbacks.

c. Structures allowed in subsection 23.45.518.I are not allowed in upper-level setbacks.

d. Rooftop features are not allowed in upper-level setback except as follows:

1) Open railings may extend up to 4 feet above the height at which the setback begins.

2) Parapets may extend up to 2 feet above the height at which the setback begins.

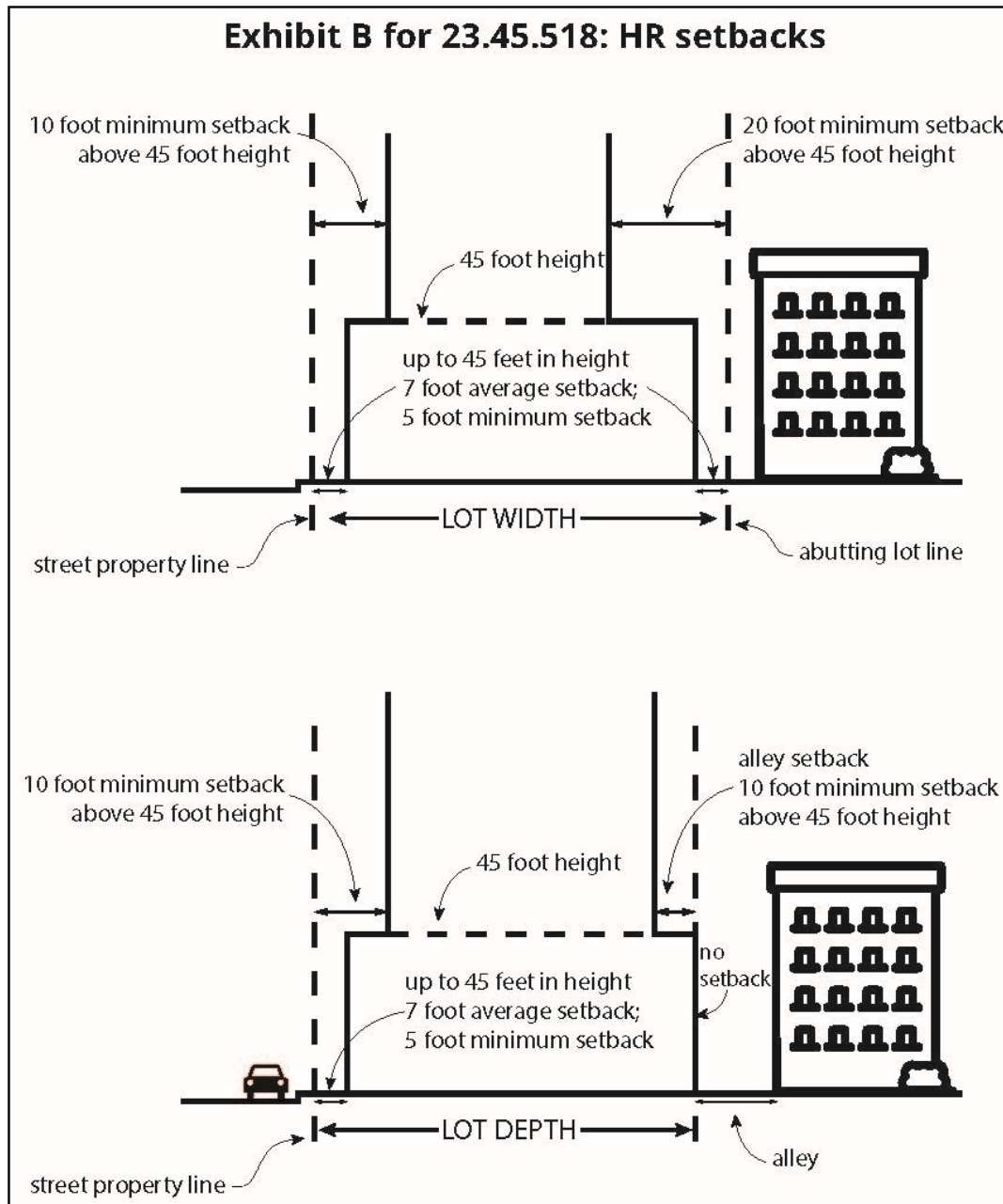
C. HR zones. Minimum setbacks for HR zones are shown in Table C for 23.45.518.

Table C for 23.45.518 HR setbacks measured in feet (see also Exhibit B for 23.45.518)	
Setbacks for structures 85 feet in height or less	
Structures 85 feet in height or less are subject to the setback provisions of the MR zone in subsection 23.45.518.B.	
Setbacks for structures greater than 85 feet in height	
Lot line abutting a street	For portions of a structure: <ul style="list-style-type: none">• 45 feet or less in height: 7 average; 5 minimum, except that no setback is required for frontages occupied by street-level uses or dwelling units with a direct entry from the street;• Greater than 45 feet in height: 10 minimum

Table C for 23.45.518 HR setbacks measured in feet (see also Exhibit B for 23.45.518)

Lot line abutting an alley	For portions of a structure: <ul style="list-style-type: none">• 45 feet or less in height: no setback required;• Greater than 45 feet in height: 10 minimum
Lot line that abuts neither a street nor alley	For portions of a structure: <ul style="list-style-type: none">• 45 feet or less in height: 7 average; 5 minimum, except that no setback is required for portions abutting an existing structure built to the abutting lot line;• Greater than 45 feet in height: 20 minimum

Exhibit B for 23.45.518
HR setbacks



D. Through lots. In the case of a through lot, each setback abutting a street ((~~except a side setback~~)) shall be a front setback. Rear setback requirements shall not apply to the through lot.

E. Other setback requirements. Additional structure setbacks may be required in order to meet the provisions of Chapter 23.53, Requirements for Streets, Alleys, and Easements.

F. ~~((Separations between multiple structures~~

~~1. In LR and MR zones, the minimum required separation between principal structures at any two points on different interior facades is 10 feet, except for cottage housing developments, and principal structures separated by a driveway or parking aisle.~~

~~2. In LR and MR zones, if principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.~~

~~3. Cottage housing developments in LR and MR zones:~~

~~a. The minimum required separation between principal structures at any two points on different interior facades is 6 feet, unless there is a principal entrance on an interior facade, in which case the minimum separation required from that facade is 10 feet.~~

~~b. Facades of principal structures shall be separated from facades of accessory structures by a minimum of 3 feet.~~

~~G.)) Front and rear setbacks ((and all separations)) on lots containing certain environmentally critical areas or buffers may be reduced pursuant to Sections 25.09.280 and 25.09.300.~~

~~((H)) G. Projections permitted in required setbacks ((or separation))~~

~~1. ((Cornices)) Architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other ((forms of weather protection)) similar features may project into required setbacks ((and separations)) a maximum of 4 feet if they are no closer than 3 feet to any lot line.~~

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

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

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

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

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

a. Are no closer than 5 feet to any lot line;

b. Are no more than 10 feet in width; and

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

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

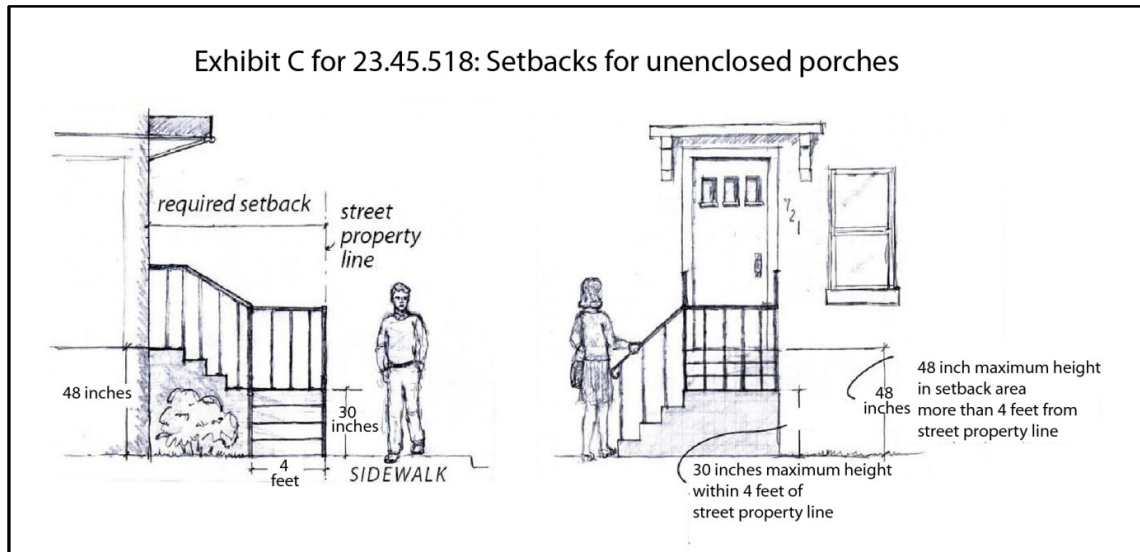
5. Unenclosed porches or steps

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

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

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

Exhibit C for 23.45.518
Setbacks for unenclosed porches



d. Permitted porches or steps may be covered, provided that no portions of the cover-structure, including any supports, are closer than 3 feet to any lot line.

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

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

- a. No closer than 5 feet to any lot line;
- b. No more than 20 feet wide; and

c. Separated from other decks and balconies on the same facade of the structure by a distance equal to at least 1/2 the width of the projection.

8. Mechanical equipment. Heat pumps and similar mechanical equipment, not including incinerators, are permitted in required setbacks if they comply with the requirements of Chapter 25.08. Any heat pump or similar equipment shall not be located within 3 feet of any lot line. Charging devices for electric cars are considered mechanical equipment and are permitted in required setbacks if not located within 3 feet of any lot line.

((†)) H. Structures in required setbacks ((or separations)), except upper-level setbacks

1. Detached garages, carports, or other accessory structures are allowed in ~~((required setbacks and))~~ required rear or side setbacks, subject to the following requirements:

a. Any accessory structure located between a principal structure and a side lot line shall provide the setback required for the principal structure;

b. Any portion of an accessory structure located more than 25 feet from a rear lot line shall be set back at least 5 feet from the side lot line;

c. Accessory structures shall be set back at least 7 feet from any lot line that abuts a street; and

d. Accessory structures shall be separated by at least 3 feet from all principal structures, including the eaves, gutters, and other projecting features of the principal structure.

2. Ramps or other devices necessary for access for the disabled and elderly that meet the Seattle Residential Code, Chapter 3, or Seattle Building Code, Chapter 11, Accessibility, are allowed in any required setback ~~((or separation))~~.

3. Uncovered, unenclosed pedestrian bridges, necessary for access and 5 feet or less in width, are allowed in any required setback ~~((or separation))~~.

4. Underground structures are allowed in any required setback ~~((or separation))~~.

5. Solar collectors are allowed in any required setback ~~((or separation))~~, pursuant to the provisions of Section 23.45.545.

6. Freestanding signs, bike racks, and similar unenclosed structures that are 6 feet or less in height above existing or finished grade, whichever is lower, are allowed in any required setback ~~((or separation))~~, provided that signs meet the provisions of Chapter 23.55, Signs.

7. Fences

a. Fences no greater than 6 feet in height are allowed in any required setback ~~((or separation))~~, except that fences in the required front setback extended to side lot lines or in street side setbacks extended to the front and rear lot lines may not exceed 4 feet in height. Fences located on top of a bulkhead or retaining wall are also limited to 4 feet. If a fence is placed on top of a new bulkhead or retaining wall used to raise grade, the maximum combined height is limited to 9.5 feet.

b. Up to 2 feet of additional height for architectural features such as arbors or trellises on the top of a fence is allowed((,)) if the architectural features are predominately open.

c. Fence height may be averaged along sloping grades for each 6-foot-long segment of the fence, but in no case may any portion of the fence exceed 8 feet in height when the height allowed by subsection ((23.45.518.I.7.a)) 23.45.518.H.7.a is 6 feet, or 6 feet in height when the height allowed by subsection ((23.45.518.I.7.a)) 23.45.518.H.7.a is 4 feet.

8. Bulkheads and retaining walls

a. Bulkheads and retaining walls used to raise grade are allowed in any required setback if they are limited to 6 feet in height, measured above existing grade. ((A guardrail no higher than 42 inches may be placed on top of a bulkhead or retaining wall existing as of January 3, 1997.))

b. Bulkheads and retaining walls used to protect a cut into existing grade may not exceed the minimum height necessary to support the cut or 6 feet measured from the finished grade on the low side, whichever is greater. ((If the bulkhead is measured from the low side and it exceeds 6 feet, an open guardrail of no more than 42 inches meeting Seattle Residential Code or Seattle Building Code requirements may be placed on top of the bulkhead or retaining wall.)) Any fence shall be set back a minimum of 3 feet from such a bulkhead or retaining wall.

~~((9. Arbors are allowed in any required setback or separation under the following conditions:~~

~~a. In each required setback or separation, an arbor may be erected with no more than a 40-square-foot footprint, measured on a horizontal roof plane inclusive of eaves, to a maximum height of 8 feet. At least 50 percent of both the sides and the roof of the arbor shall be open, or, if latticework is used, there shall be a minimum opening of 2 inches between crosspieces.~~

~~b. In each required setback abutting a street, an arbor over a private pedestrian walkway with no more than a 30-square-foot footprint, measured on the horizontal roof plane and inclusive of eaves, may be erected to a maximum height of 8 feet. At least 50 percent of the sides of the arbor shall be open, or, if latticework is used, there shall be a minimum opening of 2 inches between crosspieces.~~

~~10. Above-grade green stormwater infrastructure (GSI) features are allowed in any required setback or separation if:~~

~~a. Each above-grade GSI feature is no more than 4.5 feet tall, excluding piping;~~

~~b. Each above-grade GSI feature is no more than 4 feet wide; and~~

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

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

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

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

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

9. Above-grade stormwater management features, such as bioretention planters and cisterns, are allowed in setbacks if:

a. No feature, excluding piping, is no more than:

1) 12 feet tall if located in a portion of the rear setback that is not also a side setback; or

2) 6.5 feet tall, if located in other setbacks

b. No feature greater than 4.5 feet tall is located within 10 feet of the front lot line, excluding piping, unless it is integrated into a bulkhead that is allowed in subsection 23.44.018.H.8;

c. No feature is located within 2.5 feet of the side lot line; and

d. The total storage capacity of all above-grade cisterns is no greater than 1,250 gallons.

((12)) 10. Mechanical equipment. Heat pumps and similar mechanical equipment, not including incinerators, are allowed in any required setback if they comply with the requirements of Chapter 25.08. No heat pump or similar equipment shall be located within 3 feet of any lot line. Charging devices for electric cars are considered

mechanical equipment and are allowed in any required setbacks if not located within 3 feet of any lot line.

~~((13))~~ 11. Detached, unenclosed structures accessory to ((townhouses)) attached or detached dwelling units that are up to 8 feet in height and used exclusively for bike parking are allowed in any required setback ((or separation)).

~~((14. Detached structures accessory to townhouses that are up to 10 feet in height and used exclusively for bike parking are allowed in required separations.))~~

12. Private, permanent swimming pools, hot tubs and other similar uses are permitted in any required setback, provided that:

a. No part of any swimming pools, hot tubs and other similar uses shall project more than 18 inches above existing grade in a required front setback; and

b. No swimming pool shall be placed closer than 5 feet to any front or side lot line.

13. Guardrails or handrails no more than 42 inches are allowed on unenclosed stairs, decks, access bridges, bulkheads, and retaining walls.

* * *

Section 25. A new Section 23.45.519 is added to the Seattle Municipal Code as follows:

[23.45.519 Separations between structures](#)

Note: This section would contain standards that are currently scattered throughout the existing Setbacks and Separations section. The new standards would be simpler than the existing standards and the base separation requirement would be reduced from 10 feet to 6 feet. This lower standard is being proposed as the 10-foot requirement was inadvertently pushing new housing to locate more open space between buildings rather than in front and rear of buildings where it might be more suitable for trees and gathering spaces.

A. In LR and MR zones, the minimum required separation between principal structures is 6 feet except that if the principal structures are separated by a driveway or parking aisle, the minimum required separation between the principal structures is 2 feet greater than the required width of the driveway or parking aisle, provided that the separation is not required to be any greater than 24 feet. If principal structures are separated by a driveway or parking aisle, projections that enclose floor area may extend

a maximum of 3 feet into the required separation if they are at least 8 feet above finished grade.

B. Architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other forms of weather protection may project into required separations a maximum of 2 feet. Unenclosed structures allowed in side setbacks are allowed in the minimum separation. Garden windows, bay windows, covered porches and patios, balconies, and enclosed structures are not allowed in the required separation. Detached structures that are up to 10 feet in height and used exclusively for bike parking are allowed in required separations.

Section 26. Section 23.45.522 of the Seattle Municipal Code, last amended by Ordinance 126157, is amended as follows:

23.45.522 Amenity area

Note: This section is proposed to be updated to implement the requirements of HB1110 that standards for middle housing can't be more restrictive than for detached homes and to make them more consistent with requirements for Neighborhood Residential zones.

A. Amount of amenity area (~~required for rowhouse and townhouse developments and apartments in LR zones~~)

1. ~~The required amount of amenity area ((for rowhouse and townhouse developments and apartments))~~ in LR zones is equal to ~~((25))~~ 20 percent of the lot area.

2. ~~((A minimum of 50 percent of the required amenity area shall be provided at ground level, except that amenity area provided on the roof of a structure that meets the provisions of subsection 23.45.510.D.5 may be counted as amenity area provided at ground level.~~

3. ~~For rowhouse and townhouse developments, amenity area required at ground level may be provided as either private or common space.~~

4. ~~For apartments, amenity area required at ground level shall be provided as common space.~~

B. ~~Amenity area requirements for cottage housing developments in all multi-family zones~~

~~1. A minimum of 300 square feet of amenity area is required for each cottage.~~

~~2. A minimum of 150 square feet of amenity area is required for each carriage house.~~

~~3. The required quantity shall be allocated as follows:~~

~~a. Half of the amenity area required for each cottage, and all of the amenity area required for each carriage house, shall be provided as common amenity area; and~~

~~b. Half of the amenity area required for each cottage shall be provided as private amenity area for that unit.~~

~~4. The required common amenity area may be divided into no more than two separate areas and shall:~~

~~a. have cottages or carriage houses abutting on at least two sides;~~

~~b. be in a location central to the cottage housing development; and~~

~~c. have no horizontal dimension of less than 10 feet.~~

~~5. Carriage houses shall have stairs that provide access to the common amenity area.~~

~~C. Amount of amenity area required in MR and HR zones.) The required amount of amenity area in MR and HR zones is equal to ((5)) five percent of the total gross floor area of a structure in residential use(, except that cottage housing developments shall meet the standards in subsection 23.45.522.B.~~

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

~~1.) B. All units shall have access to either a common or private amenity area. Common amenity areas provided for stacked dwelling units shall be accessible to all stacked dwelling units.~~

~~C. In Lowrise zones, a minimum of 50 percent of the required amenity area shall be provided at ground level or within 4 feet of existing grade.~~

~~((2)) D. Enclosed amenity areas~~

~~((a)) 1. In LR zones, an amenity area shall not be enclosed within a structure.~~

~~((b)) 2. 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.))~~

E. Size

~~((4)) 1. Private amenity areas. ((a. There is no minimum dimension for private amenity areas, except that if a private amenity area is located between the structure and a side lot line that is not a side street lot line, the minimum horizontal dimension shall be measured from the side lot line and is required to be a minimum of 10 feet.)) Each private amenity area shall be at least 60 square feet in area and have a minimum width and depth of 6 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.) 2. Common amenity areas. ((for rowhouse and townhouse developments and apartments shall meet the following conditions: a. No)) Each common amenity area shall be ((less than)) at least 250 square feet in area((, and common amenity areas shall)) and have a minimum ((horizontal dimension)) width and depth of 10 feet.~~

~~((b. Common amenity areas shall be improved as follows:~~

~~1) At least 50 percent of a common amenity area provided at ground level shall be landscaped with grass, ground cover, bushes, bioretention facilities, and/or trees.~~

~~2) Elements that enhance the usability and livability of the space for residents, such as seating, outdoor lighting, weather protection, art, or other similar features, shall be provided.~~

~~c. The common amenity area required at ground level for apartments shall be accessible to all apartment units.))~~

3. Projections that do not provide floor area may extend into an amenity area if they meet the standards for projections into setbacks in subsection 23.45.518.G

and if garden windows and other similar features are at least 8 feet above finished grade. Projections that provide floor area are not allowed in amenity areas.

4. Amenity areas may be covered by weather protection.

~~((6))~~ 5. ((Parking)) Vehicular 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)). Required bike parking and solid waste container storage space cannot be located in amenity areas. Enclosed structures cannot be located in amenity areas. Pathways serving multiple dwelling units cannot be located in private amenity areas.

~~((7))~~ 6. Swimming pools, spas, ((and)) hot tubs, and similar water features may be counted toward meeting the amenity area requirement.

7. Stormwater management features, such as bioretention planters and cisterns, are allowed in amenity areas.

~~((8))~~ 9. Rooftop areas ((excluded because they are near)) located within 8 feet of minor communication utilities and accessory communication devices (, pursuant to subsection 23.57.011.C.1,) do not qualify as amenity areas: the area

F. 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.

~~((E))~~ G. No amenity area is required for ((a)) one dwelling unit added to ((to a single-family dwelling unit)) with residential structure existing as of January 1, 1982 (, or for one new dwelling unit added to a multifamily residential use existing as of October 10, 2001)), provided that no dwelling units have been added since that date.

Section 27. Section 23.45.527 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.45.527 Structure width ~~((and façade length limits))~~ in LR zones

This section is proposed to be updated to implement the requirements of HB1110 that standards for middle housing can't be more restrictive than for detached homes. The new approach would have a consistent set of structure width requirements for each zone. The facade length would be removed as it has been a major barrier to the development of stacked flats and new units on lots where homes are preserved as well as for development on lots with unusual site or topography issues.

~~((A.)) Structure width ((in LR zones)) may not exceed ((the width indicated on Table A for 23.45.527)) 90 feet in LR1 and LR2 zones and 150 feet in LR3 zones.~~

~~((Table A for 23.45.527: Maximum Structure Width in LR zones in feet~~

Zone	Width in feet by Category of Residential Use		
	Cottage Housing and Rowhouse Developments	Townhouse Developments	Apartments
LR1	No limit	60	45
LR2	No limit	90	90
LR3 outside Urban Villages, Urban Centers or Station Area Overlay Districts	No limit	120	120
LR3 inside Urban Villages, Urban Centers or Station Area Overlay Districts	No limit	150	150))

~~((B. Maximum façade length in Lowrise zones.~~

~~1. The maximum combined length of all portions of façades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.~~

~~2. For a rowhouse development on a lot that abuts the side lot line of a lot in a neighborhood residential zone, the maximum combined length of all portions of façades within 15 feet of the abutting side lot line is 40 feet.))~~

Section 28. Section 23.45.529 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.45.529 Design standards

Note: This section would be comprehensively updated in order to improve design outcomes and meet new state rules requiring clear and objective standards.

~~A. Intent. The intent of the design standards in this Section 23.45.529 is to:~~

~~1. Enhance street-facing and side facades to provide visual interest, promote new development that contributes to an attractive streetscape, and avoid the appearance of blank walls along a street or adjacent residential property;~~

~~2. Foster a sense of community by integrating new pedestrian-oriented multifamily development with the neighborhood street environment and promoting designs that allow easy surveillance of the street by area residents;~~

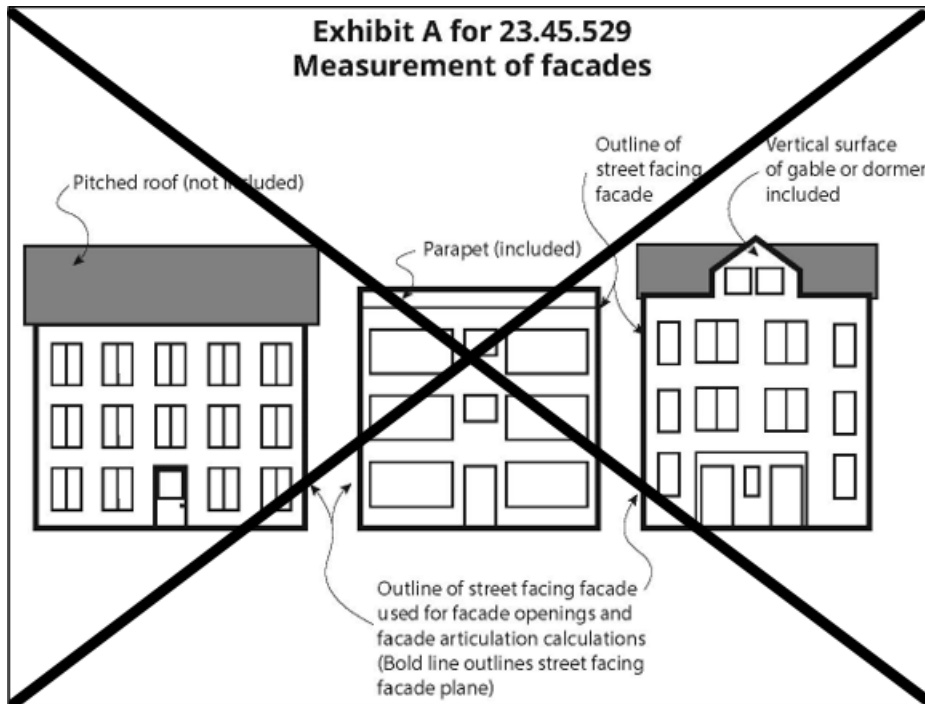
~~3. Promote livability in multifamily areas by providing a sense of openness and access to light and air; and~~

~~4. Encourage the compatibility of a variety of housing types with the scale and character of neighborhoods where new multifamily development occurs.~~

~~B. Application of provisions. The provisions of this Section 23.45.529 apply to all residential uses that do not undergo any type of design review pursuant to Chapter 23.41, except single-family dwelling units.~~

~~C. Treatment of street-facing facades. For the purposes of this subsection 23.45.529.C, a street-facing facade includes all vertical surfaces enclosing interior space, including gables and dormers, as shown in Exhibit A for 23.45.529.~~

Exhibit A for 23.45.529
Measurement of facades



1. Facade openings

a. At least 20 percent of the area of each street-facing facade shall consist of windows and/or doors, except as provided in subsection 23.45.529.C.1.b. If a front and side facade are street-facing, the two facades may be combined for the purpose of this calculation.

b. For any rowhouse or townhouse dwelling unit that has both a front and a side facade that are street-facing, the percentage of the side street-facing facade required to consist of windows and/or doors is reduced to ten percent for the portion of the facade associated with that dwelling unit. This reduction to ten percent is not allowed if the facades are combined for the purpose of this standard pursuant to subsection 23.45.529.C.1.a or if any of the exceptions in subsection 23.45.529.C.3 are applied.

c. Windows count toward the requirement for facade openings in this subsection 23.45.529.C.1 only if they are transparent. Windows composed of glass blocks or opaque glass, garage doors, and doors to utility and service areas do not count.

2. Facade articulation

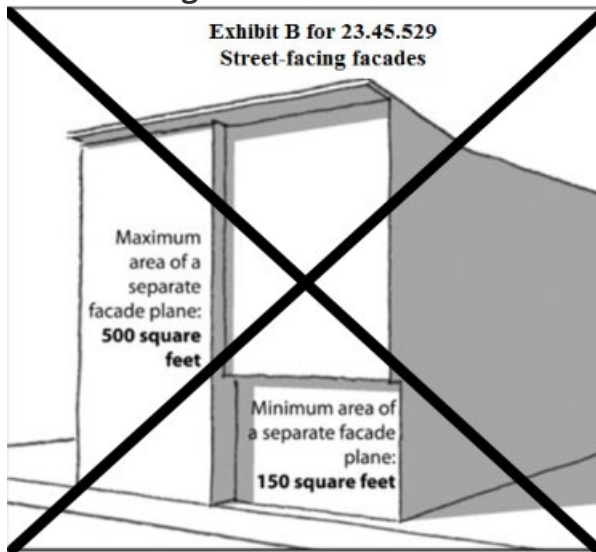
a. If a street-facing facade or portion of a street-facing facade is not vertical, the Director shall determine whether the facade is substantially vertical and required to comply with this subsection 23.45.529.C.

b. If the street-facing facade of a structure exceeds 750 square feet in area, division of the facade into separate facade planes is required (see Exhibit B for 23.45.529).

c. In order to be considered a separate facade plane for the purposes of this subsection 23.45.529.C.2, a portion of the street-facing facade shall have a minimum area of 150 square feet and a maximum area of 500 square feet, and shall project or be recessed from abutting facade planes by a minimum depth of 18 inches.

d. Trim that is a minimum of 0.75 inches deep and 3.5 inches wide is required to mark roof lines, porches, windows, and doors on all street-facing facades.

Exhibit B for 23.45.529
Street-facing facades



3. The Director may allow exceptions to the facade opening requirements in subsection 23.45.529.C.1 and the facade articulation requirements in subsection 23.45.529.C.2, if the Director determines that the street-facing facade will meet the intent of subsection 23.45.529.A.1 for all housing types, and, as applicable, the intent of subsections 23.45.529.E.2, 23.45.529.F.3, and 23.45.529.G.4 for cottage housing developments, rowhouse developments, and townhouse developments, respectively, through one or more of the following street-facing facade treatments:

a. Variations in building materials and/or color, or both, that reflect the stacking of stories or reinforce the articulation of the facade;

b. Incorporation of architectural features that add interest and dimension to the facade, such as porches, bay windows, chimneys, pilasters, columns, cornices, and/or balconies;

c. Special landscaping elements provided to meet Green Factor requirements pursuant to Section 23.45.524, such as trellises, that accommodate vegetated walls covering a minimum of 25 percent of the facade surface;

d. Special fenestration treatment, including an increase in the percentage of windows and doors to at least 25 percent of the street-facing facade(s).

D. Treatment of side facades that are not street-facing. For the purposes of this subsection 23.45.529.D, a side facade that is not street-facing includes all vertical surfaces enclosing interior space, including gables and dormers, as shown in Exhibit A for 23.45.529, if located within 10 feet of a side lot line.

1. If the side facade of a structure that is not street-facing exceeds 1,000 square feet in area, one of the following must be met:

a. A portion of the side facade with a minimum area of 250 square feet and a maximum area of 750 square feet shall project or be recessed from abutting facade planes by a minimum depth of 18 inches; or

b. The side facade shall include vertical or horizontal variations in building materials or color, covering a minimum of 25 percent of the facade surface.

2. Structures shall be designed to maintain the privacy of dwelling units by minimizing placement of proposed windows where they would directly align with windows on the side facade of a structure on an abutting lot located within 20 feet of the side property line or by use of fencing, screening, landscaping, or translucent windows to create privacy between buildings.

E. Design standards for cottage housing developments

1. Pedestrian entry. Each cottage with a street-facing facade that is located within 10 feet of the street lot line shall have a visually prominent pedestrian entry through the use of covered stoops, porches, or other architectural entry features. For cottages on corner lots that have more than one street-facing facade within 10 feet of the street lot line, a visually prominent pedestrian entry is required on only one of the street-facing facades. Access to these entrances may be through a required private amenity area that abuts the street.

~~2. Architectural expression. Cottage housing developments shall include architectural details that reduce the visual scale of the units. Each cottage shall employ one or more of the following design techniques to reduce visual scale of the units:~~

~~a. Attached covered porch;~~

~~b. Roofline features such as dormers or clerestories;~~

~~c. Bay windows;~~

~~d. Variation in siding texture and materials; and~~

~~e. Other appropriate architectural techniques demonstrated by the applicant to reduce the visual scale of cottages.~~

~~F. Design standards for rowhouse developments~~

~~1. Pedestrian entry. Each rowhouse unit shall have a pedestrian entry on the street-facing facade that is designed to be visually prominent through the use of covered stoops, porches, or other architectural entry features. For rowhouse units on corner lots, a visually prominent pedestrian entry is required on only one of the street-facing facades.~~

~~2. Front setback. Design elements to provide a transition between the street and the rowhouse units, such as landscaping, trees, fences, or other similar features, are required in the front setback.~~

~~3. Architectural expression. The street-facing facade of a rowhouse unit shall provide architectural detail or composition to visually identify each individual rowhouse unit as seen from the street. Design elements such as trim or molding, modulation, massing, color and material variation, or other similar features may be used to achieve visual identification of individual units. Rooftop features, such as dormers or clerestories, or roofline variation may be used to visually identify individual rowhouse units.~~

~~G. Design standards for townhouse developments~~

~~1. Building orientation. Townhouse developments shall maximize the orientation of individual units to the street by complying with one of the following conditions:~~

~~a. When multiple buildings are located on a lot, at least 50 percent of the townhouse units shall be located so that there is no intervening principal structure between the unit and the street, unless the intervening principal structure was~~

established under permit as of October 31, 2001, or was granted a permit on October 31, 2001, and the permit has not expired; or

b. All townhouse units without a street-facing facade shall have direct access to a common amenity area meeting the requirements of Section 23.45.522 that either abuts the street or is visible and accessible from the street by a clear pedestrian pathway.

2. Pedestrian pathway. A clear pedestrian pathway from the street to the entrance of each townhouse unit shall be provided. The pedestrian pathway may be part of a driveway, provided that the pathway is differentiated from the driveway by pavement color, texture, or similar technique. Signage identifying townhouse unit addresses and the directions to the unit entrance(s) from the street shall be provided.

3. Pedestrian entry. Each townhouse unit with a street-facing facade shall have a pedestrian entry on the street-facing facade that is designed to be a visually prominent feature through the use of covered stoops, porches, or other architectural entry features. For townhouse units on corner lots, a visually prominent pedestrian entry is required on only one of the street-facing facades.

4. Architectural expression. Architectural detail or composition shall be provided to visually identify each individual townhouse unit, as seen from the public street. Design elements such as trim or molding, modulation, massing, color and material variation, or other similar features may be used to achieve visual identification of individual units. Rooftop features, such as dormers or clerestories, or roofline variation may be used to visually identify individual townhouse units.

H. Building entry orientation standards for apartments

1. For each apartment structure, a principal shared pedestrian entrance is required that faces either a street or a common amenity area, such as a landscaped courtyard, that abuts and has direct access to the street. Additional pedestrian entrances to individual units are permitted.

2. If more than one apartment structure is located on a lot, each apartment structure separated from the street by another principal structure shall have a principal entrance that is accessible from a common amenity area with access to the street.

3. The shared entrance of each apartment structure shall have a pedestrian entry that is designed to be visually prominent, through the use of covered stoops, overhead weather protection, a recessed entry, or other architectural entry features.

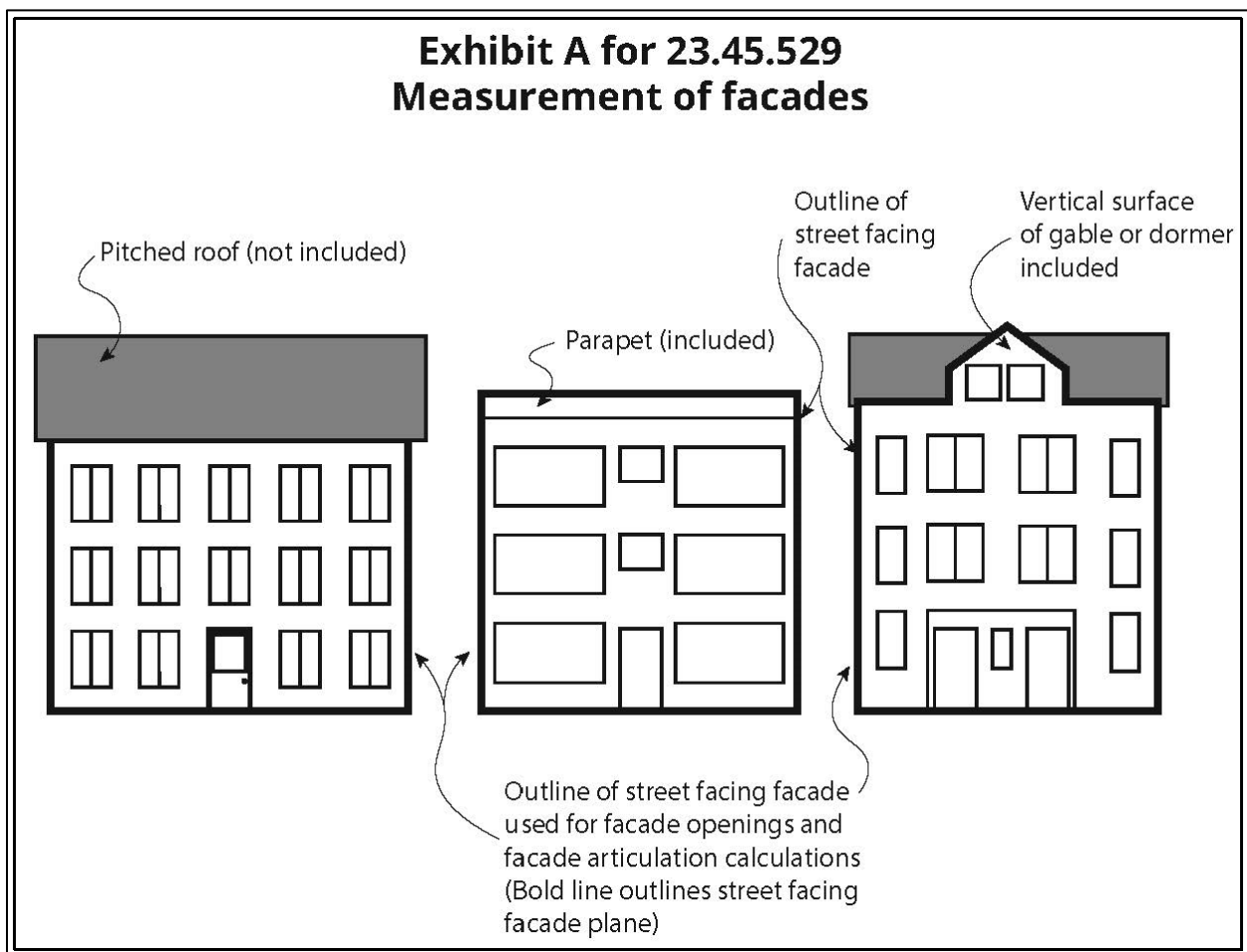
A. Application of provisions. The provisions of this Section 23.45.529 apply to all residential uses that do not undergo any type of design review pursuant to Chapter 23.41.

B. Definitions

1. For the purposes of this Section 23.45.529, a street-facing facade includes all vertical surfaces enclosing interior space, including gables and dormers, as shown in Exhibit A for 23.45.529.

Exhibit A for 23.45.529

Measurement of facades



2. For the purposes of this Section 23.45.529, requirements for street-facing facades shall only apply to structures located within 40 feet of a street lot line or a vehicle access easement serving ten or more residential units. For structures located within 40 feet of a vehicle access easement serving ten or more residential units but not within 40 feet of street lot line, the street-facing facade shall be the facade that faces the vehicle

access easement. If multiple facades face vehicle access easements, the applicant may decide which facade facing a vehicle access easement is considered the street-facing facade.

C. Access. Each unit shall have pedestrian access at least 3 feet in width to the sidewalk or, if no sidewalk exists, the front lot line. This access may be shared or private. This access may be over a driveway and may cross any required setbacks or interior separation. The pedestrian access may be part of a driveway.

D. Entrances. Each structure with a street-facing facade shall have a pedestrian entry on that street-facing facade meeting the following:

1. For stacked dwelling units, at least one pedestrian entry shall be required for the structure as a whole.

2. For attached and detached dwelling units, each individual dwelling with a street-facing facade within 40 feet of the street lot line shall have at least one pedestrian entry on the street-facing facade.

3. For structures or dwelling units on corner lots, a pedestrian entry is required on only one of the street-facing facades.

4. Required pedestrian entry on street-facing facades shall have weather protection, such as a covered porch, canopy, recessed entry or similar feature, measuring at least 3 feet by 3 feet in width and depth for attached and detached dwelling units and at least 6 feet in width and 4 feet in depth for stacked units.

5. For projects with multiple attached or detached dwelling units that are located on a corner lot, at least one pedestrian entry shall be located facing each street.

6. Exception. For attached and detached dwelling units, the pedestrian entry may be located on a wall perpendicular to the street-facing facade provided that the pedestrian entry abuts a covered porch or recessed entry that also abuts the street-facing facade.

E. Windows and doors. At least 20 percent of the area of each street-facing facade shall consist of windows and/or doors. If front and side facades are street-facing, the two facades shall be combined for the purpose of this calculation. Windows count toward the requirement for facade openings in this subsection 23.45.529.E only if they are transparent. Windows composed of garage doors and doors to utility and service areas do not count.

F. Materials. At least 60 percent of the area of each street-facing facade shall consist of materials that meet any combination of the following elements:

1. Windows and/or doors meeting the standards of subsection 23.45.529.E;

2. Bricks or other masonry materials that are no more than 12 inches in either height or width or brick or stone veneers that provide a similar appearance;

3. Wood slats no more than 16 inches in either height or width;

4. Overlapping boards, shingles, shakes, or similar elements that are no more than 16 inches in either height or width and a minimum of ½ inch in thickness; or

5. Contain indentations or projections with a minimum of ½ inch in depth and a minimum of ½ inch in width every 16 inches or less.

G. The Director may as a type 1 decision allow exceptions to the materials requirements in subsection 23.45.529.F if the Director determines that the design of the street-facing facade including materials, windows, and modulation will meet the intent of subsection 23.44.029.D to provide visual interest and prevent large, uninterrupted wall faces.

H. Projects must meet two of the following options:

1. Window treatment. At least 80 percent of windows on each street-facing facade are either:

a. Recessed by at least 2 inches behind the surface of the siding; or

b. Are surrounded by trim that is at least 3 inches wide.

2. Building projections

a. For attached and detached units, the street-facing facade of each dwelling unit located within 40 feet of a street lot line includes at least one projection of at least 2 feet in depth, 8 feet in width, and 18 feet in height.

b. For stacked units, street-facing facades must meet one of the following standards:

1) Have separate projections at least 2 feet in depth, 8 feet in width, and 8 feet in height spaced no more than 12 feet apart and no more than 12 feet from the edge of the building, measured vertically;

2) Have separate projections at least 2 feet in depth, 8 feet in width, and 18 feet in height spaced no more than 30 feet apart and no more than 30 feet from the edge of the building, measured vertically; or

3) Have separate projections or recessions at least 5 feet in depth, 8 feet in width, and 28 feet in height spaced no more than 40 feet apart and no more than 30 feet from the edge of the building, measured vertically.

c. All projections used to qualify for this standard must be at least 5 feet from other projections used to qualify for this standard.

d. As a Type 1 decision, the Director, may modify any of the standards of this subsection 23.45.529.H.2 where the street-facing facades of the buildings include

projections that are similar to the standards of this Section 23.45.529 and would meet the objective of providing visual interest in the building.

3. Balconies, porches, and canopies.

a. For stacked dwelling units, at least 50 percent of street-facing units shall have balconies, covered porches, or canopies.

b. For attached dwelling units, all street-facing units shall have a balcony, covered porch, or canopy on the street-facing facade.

c. Each balcony, porch, and canopy used to meet this requirement must be at least 30 square feet and must be accessible from the unit. If a canopy is provided to meet this requirement, the canopy may not be more than 15 feet above finished grade and at least 30 square feet of hardscaped surface must be provided at ground level underneath the canopy. Roof decks do not count toward meeting this requirement.

4. Windows meeting higher percentage. At least 35 percent of the area of each street-facing facade and at least 25 percent of each street-level, street-facing facade shall consist of windows and/or doors meeting the standards of 23.45.529.E. If a front and side facade are street-facing, the two facades shall be combined for the purpose of this calculation.

5. Materials meeting a higher standard. At least 75 percent of the area of each street-facing facade shall consist of materials that meet any combination of the following elements:

a. Windows and/or doors meeting the standards of subsection 23.45.529.E; or

b. Bricks or other masonry materials that are no more than 16 inches in either height or width or brick or stone veneers that provide a similar appearance.

Section 29. Section 23.45.531 of the Seattle Municipal Code, enacted by Ordinance 123495, is repealed:

~~[\(\(23.45.531 Development standards for cottage housing developments and carriage house structures](#)~~

~~A. Size limit for dwelling units.~~

~~1. The maximum gross floor area of each cottage in a cottage housing development is 950 square feet.~~

~~2. The maximum gross floor area of a carriage house is 600 square feet.~~

~~B. Size limit for garages. The maximum gross floor area for a shared garage structure in a cottage housing development is 1,200 square feet, and the garage shall contain no more than four parking spaces.~~

~~C. Carriage house structures. A carriage house structure is permitted in a cottage housing development subject to the following standards:~~

~~1. The maximum number of dwelling units permitted in carriage house structures is one-third of the total number of units in the cottage housing development on the lot.~~

~~2. The maximum gross floor area of the ground floor of a carriage house structure is 1,200 square feet.~~

~~D. Existing single-family dwelling units in a cottage housing development. Existing single-family dwelling units that are non-conforming with respect to the standards for a cottage housing development are permitted to remain, provided that the extent of the nonconformity shall not be increased.))~~

Section 30. Section 23.45.545 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.45.545 Standards for ~~((certain accessory uses))~~ [solar collectors](#)

Note: Standards in this section have been moved to the uses and setbacks sections consistent with other zones. Provisions for solar greenhouses, greenhouses, and solariums have been removed as they is rarely used and there is not a clear public benefit to allowing these portions of buildings to intrude into setbacks.

~~A. ((Private, permanent swimming pools, hot tubs and other similar uses are permitted in any required setback, provided that:~~

~~1. No part of any swimming pools, hot tubs and other similar uses shall project more than 18 inches above existing grade in a required front setback; and~~

~~2. No swimming pool shall be placed closer than 5 feet to any front or side lot line.~~

~~B. Solar greenhouses, greenhouses and solariums~~

~~1. Solar greenhouses, greenhouses and solariums, in each case that are attached to and integrated with the principal structure and no more than 12 feet in height are permitted in a required rear setback, subject to subsection 23.45.545.B.3, and may extend a maximum of 6 feet into required front and side setbacks, subject to subsection 23.45.545.B.2.~~

~~2. An attached solar greenhouse, greenhouse or solarium, in a required setback, shall be no closer than 3 feet from side lot lines and 8 feet from front lot lines.~~

~~3. A solar greenhouse, greenhouse or solarium allowed pursuant to subsection 23.45.545.B.1 shall not be closer than 5 feet to the rear lot line, except that it may abut an alley if it is no taller than 10 feet along the rear lot line, is of no greater average height than 12 feet for a depth of 15 feet from the rear lot line, and is no wider than 50 percent of lot width for a depth of 15 feet from the rear lot line.~~

((€)) Solar collectors

1. Solar collectors are permitted in required setbacks, subject to the following:

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

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

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

3. Solar collectors on roofs. Solar collectors that are located on a roof are permitted as follows:

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

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

c. If the solar collectors would cause an existing structure to become nonconforming, or increase an existing nonconformity, the Director may permit the solar collectors as a special exception pursuant to Chapter 23.76. Solar collectors may be permitted under this subsection (~~(23.45.545.C.3.c)~~ 23.45.545.A.3.c even if the structure exceeds the height limits established in this subsection (~~(23.45.545.C.3)~~ 23.45.545.A, if the following conditions are met:

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

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

~~((D. [Reserved.]~~

E) B. Nonconforming solar collectors. The Director may permit the installation of solar collectors that meet minimum energy standards and that increase an existing nonconformity as a special exception pursuant to Chapter 23.76. Such an installation may be permitted even if it exceeds the height limits established in this Section 23.45.545 and Section 23.45.514 when the following conditions are met:

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

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

~~((F. Open wet moorage facilities for residential uses are permitted as an accessory use pursuant to Chapter 23.60A, Shoreline District, if only one slip per residential unit is provided.~~

~~G. Bed and breakfast uses. A bed and breakfast use may be operated under the following conditions:~~

~~1. The bed and breakfast use has a valid business license tax certificate issued by the Department of Finance and Administrative Services;~~

~~2. All operators of bed and breakfast uses who use a short-term rental platform for listing the bed and breakfast shall have a valid short-term rental operator's license issued by the Department of Finance and Administrative Services.~~

~~3. The bed and breakfast use shall be operated by the primary resident of the dwelling unit where the bed and breakfast is located or the resident operator;~~

~~4. There shall be no evidence of a bed and breakfast use visible from the exterior of the dwelling unit other than a sign permitted by subsection 23.55.022.D.1; and~~

~~5. A bed and breakfast use may be located in a dwelling unit or an accessory dwelling unit.~~

~~H. Heat recovery incinerators, located on the same lot as the principal use, may be permitted by the Director as accessory administrative conditional uses, pursuant to Section 23.45.506.~~

~~I. Accessory dwelling units are allowed in single-family, rowhouse and townhouse units, as follows:~~

~~1. One accessory dwelling unit is allowed for each single-family, rowhouse, or townhouse unit that is a "principal unit." A "principal unit" is a dwelling unit that is not an accessory dwelling unit.~~

~~2. The height limit for a detached accessory dwelling unit is 20 feet, except that the ridge of a pitched roof on a detached accessory dwelling unit may extend up to 3 feet above the 20-foot height limit. All parts of the roof above the height limit shall be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 20-foot height limit.~~

~~3. The maximum gross floor area of an accessory dwelling unit is 650 square feet, provided that the total gross floor area of the accessory dwelling unit does not exceed 40 percent of the total gross floor area in residential use on the lot or unit lot, if present, exclusive of garages, storage sheds, and other non-habitable spaces.~~

~~4. An accessory dwelling unit shall be located completely within the same structure as the principal unit or in an accessory structure located between the single-family, rowhouse, or townhouse unit and the rear lot line.~~

~~5. The entrance to an accessory dwelling unit provided within the same structure as the principal unit shall be provided through one of the following configurations:~~

~~a. Through the primary entry to the principal unit; or~~

~~b. Through a secondary entry on a different facade than the primary entry to the principal unit; or~~

~~c. Through a secondary entry on the same facade as the primary entry to the principal unit that is smaller and less visually prominent than the entry to the principal unit, and does not have a prominent stoop, porch, portico or other entry feature.~~

~~6. Exterior stairs. Exterior stairs providing access to an accessory dwelling unit may not exceed 4 feet in height, except for exterior stairs providing access to an accessory dwelling unit located above a garage.~~

~~7. Parking. Parking is not required for an accessory dwelling unit.~~

~~8. In the Shoreline District, accessory dwelling units in single-family, rowhouse, and townhouse units shall be as provided in Chapter 23.60A, and where allowed in the Shoreline District, are also subject to the provisions in this subsection 23.45.545.I.~~

~~J. Urban farms are subject to the standards in Section 23.42.051 and the conditional use requirements in subsection 23.45.504.C.8.)~~

Section 31. Section 23.45.550 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

23.45.550 Alternative Standards for development of affordable units on property owned or controlled by a religious organization

Note: This section is being updated to reflect a new state requirement that allows additional density for lots with 2 or more affordable units.

~~((In lieu of meeting development standards contained in subsections 23.45.510.B and 23.45.510.C (floor area), subsections 23.45.512.A and 23.45.512.B (density), and subsections 23.45.514.A and 23.45.514.B (height), a proposed development that meets the requirements of Section 23.42.055 may elect to meet the alternative development standards in this Section 23.45.550.))~~

A. Development on a lot that meets the requirements of Section 23.42.055 may elect to meet the following development standards in lieu of the standards in subsections 23.45.510.C (floor area), subsections 23.45.512.A and 23.45.512.B (density), and subsections 23.45.514.A and 23.45.514.B (height):

((A) 1. Floor area

((4)) a. Development permitted pursuant to Section 23.42.055 is subject to the FAR limits as shown in Table A for 23.45.550.

Table A for 23.45.550 FAR limits for development permitted pursuant to Section 23.42.055		
Zone	Base FAR	Maximum additional exempt FAR ¹
LR1	1.5	0.3
LR2	1.8	0.3
LR3 outside urban centers and urban villages	2.5	0.5
LR3 inside urban centers and urban villages	3.25	0.5
MR	5.0	0.5
HR	16	1.0
Footnote to Table A for 23.45.550 ¹ Gross floor area for uses listed in subsection 23.45.550.B.2 are exempt from FAR calculations up to this amount.		

((2)) b. In addition to the FAR exemptions in subsection 23.45.510.D, an additional FAR exemption up to the total amount specified in Table A for 23.45.550 is allowed for any combination of the following floor area:

((a-)) 1) Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;

((b-)) 2) Floor area of a religious facility; and

((c-)) 3) Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and

~~((d.))~~ 4) Any floor area in a development located within 1/4 mile (1,320 feet) of a transit stop or station served by a frequent transit route as defined in subsection 23.54.015.B.4.

~~((3))~~ c. Split-zoned lots

~~((a.))~~ 1) On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that:

~~((1))~~ a) At least 65 percent of the total lot area is in the zone with the highest FAR limit;

~~((2))~~ b) No portion of the lot is located in a ~~((neighborhood residential))~~ Neighborhood Residential zone; and

~~((3))~~ c) A minimum setback of 10 feet applies for any lot line that abuts a lot in a ~~((neighborhood residential))~~ Neighborhood Residential zone.

~~((b.))~~ 2) For the purposes of this subsection ~~((23.45.550.A.3))~~ 23.45.550.A.1.c, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

~~((B))~~ 2. Maximum height

~~((1))~~ a. Development permitted pursuant to Section 23.42.055 is subject to the height limits as shown in Table B for 23.45.550.

Table B for 23.45.550 Structure height for development permitted pursuant to Section 23.42.055	
Zone	Height limit (in feet)
LR1	40
LR2	50
LR3 outside urban centers and urban villages	55

Table B for 23.45.550 Structure height for development permitted pursuant to Section 23.42.055	
Zone	Height limit (in feet)
LR3 inside urban centers and urban villages	65
MR	95
HR	480

~~((2))~~ b. Split-zoned lots

~~((a-))~~ 1) On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that:

~~((1))~~ a) At least 65 percent of the total lot area is in the zone with the highest height limit;

~~((2))~~ b) No portion of the lot is located in a ~~((neighborhood residential))~~ Neighborhood Residential zone; and

~~((3))~~ c) A minimum setback of 10 feet applies for any lot line that abuts a lot in a ~~((neighborhood residential))~~ Neighborhood Residential zone.

~~((b-))~~ 2) For the purposes of this subsection 23.45.550.B.2, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

~~((c))~~ 3. Density limits. Development permitted pursuant to this Section 23.45.550 is not subject to the standards of subsection ~~((s-23.45.512.A and))~~ 23.45.512.B.

B. Proposed development on a lot that does not meet the requirements of Section 23.42.055 but meets the following criteria may elect to build up to six dwelling units in lieu of the standards in subsection 23.44.012.B (density):

1. The lot was created prior to June 6, 2024; and the lot has not been divided by subdivision or short subdivision or modified by unit lot subdivision since June 6, 2024; and

2. The lot has at least two dwelling units which are low-income housing units.

Changes to Other Sections

Section 32. Table A for Section 23.47A.004 of the Seattle Municipal Code, which section was last amended by Ordinance 127099, is amended as follows:

23.47A.004 Permitted and prohibited uses

Note: This section is proposed to be updated to reflect updates to the definition of residential and human service uses.

* * *

Table A for 23.47A.004 Uses in Commercial zones						
		Permitted and prohibited uses by zone ¹				
Uses		NC1	NC2	NC3	C1	C2
A. AGRICULTURAL USES						
	A.1. Animal husbandry	A	A	A	A	P
	A.2. Aquaculture	10	25	P	P	P
	A.3. Community garden	P	P	P	P	P
	A.4. Horticulture	10	25	P	P	P
	A.5. Urban farm ²	P	P	P	P	P
B. CEMETERIES		X	X	X	X	X
C. COMMERCIAL USES ³						

Table A for 23.47A.004 Uses in Commercial zones						
		Permitted and prohibited uses by zone ¹				
Uses		NC1	NC2	NC3	C1	C2
	C.1. Animal shelters and kennels	X	X	X	X	P
	C.2. Eating and drinking establishments					
	C.2.a. Drinking establishments	CU-10	CU-25	P	P	P
	C.2.b. Restaurants	10	25	P	P	P
	C.3. Entertainment uses					
	C.3.a. Cabarets, adult ⁴	X	P	P	P	P
	C.3.b. Motion picture theaters, adult	X	X	X	X	X
	C.3.c. Panorams, adult	X	X	X	X	X
	C.3.d. Sports and recreation, indoor	10	25	P	P	P
	C.3.e. Sports and recreation, outdoor	X	X	X ⁵	P	P
	C.3.f. Theaters and spectator sports facilities	X	25	P	P	P
	C.4. Food processing and craft work ²	10	25	25	P	P
	C.5. Laboratories, research and development	10	25	P	P	P
	C.6. Lodging uses	X ⁶	CU-25 ⁶	P	P	P
	C.7. Medical services ⁷	10 ⁸	25	P	P	P
	C.8. Offices	10	25	P	35 ⁹	35 ⁹
	C.9. Sales and services, automotive					

Table A for 23.47A.004 Uses in Commercial zones						
		Permitted and prohibited uses by zone ¹				
Uses		NC1	NC2	NC3	C1	C2
	C.9.a. Retail sales and services, automotive	10 ¹⁰	25 ¹⁰	P ¹⁰	P	P
	C.9.b. Sales and rental of motorized vehicles	X	25	P	P	P
	C.9.c. Vehicle repair, major automotive	X	25	P	P	P
	C.10. Sales and services, general ²					
	C.10.a. Retail sales and services, general ²	10	25	P	P	P
	C.10.b. Retail sales, multipurpose	10 ¹¹	50	P	P	P
	C.11. Sales and services, heavy					
	C.11.a. Commercial sales, heavy	X	X	25	P	P
	C.11.b. Commercial services, heavy	X	X	X	P	P
	C.11.c. Retail sales, major durables	10	25	P	P	P
	C.11.d. Retail sales and services, non-household	10	25	P	P	P
	C.11.e. Wholesale showrooms	X	X	25	25	P
	C.12. Sales and services, marine					
	C.12.a. Marine service stations	10	25	P	P	P
	C.12.b. Sales and rental of large boats	X	25	P	P	P

Table A for 23.47A.004 Uses in Commercial zones						
		Permitted and prohibited uses by zone ¹				
Uses		NC1	NC2	NC3	C1	C2
	C.12.c. Sales and rental of small boats, boat parts and accessories	10	25	P	P	P
	C.12.d. Vessel repair, major	X	X	X	S	S
	C.12.e. Vessel repair, minor	10	25	P	P	P
D. HIGH-IMPACT USES		X	X	X	X	X
E. <u>HUMAN SERVICE AND ((INSTITUTIONS)) INSTITUTIONAL USES</u>						
	E.1. <u>Human service and ((Institutions)) Institutional use</u> not listed below	10	25	P	P	P
	E.2. Major institutions subject to the provisions of Chapter 23.69	P	P	P	P	P
	E.3. Religious facilities	P	P	P	P	P
	E.4. Schools, elementary or secondary	P	P	P	P	P
	E.5. Child care centers	P	P	P	P	P
F. LIVE-WORK UNITS ¹²		P	P	P	P	P
G. MANUFACTURING USES						
	G.1. Manufacturing, light ²	X	10	25	P	P
	G.2. Manufacturing, general	X	X	X	P	P
	G.3. Manufacturing, heavy	X	X	X	X	X
H. PARKS AND OPEN SPACE		P	P	P	P	P

Table A for 23.47A.004 Uses in Commercial zones						
		Permitted and prohibited uses by zone ¹				
Uses		NC1	NC2	NC3	C1	C2
I. PUBLIC FACILITIES						
	I.1. Jails					
	I.1.a. Youth Service Centers	X	X	P ¹³	X	X
	I.1.b. All other jails	X	X	X	X	X
	I.2. Work-release centers	CCU-10	CCU-25	CCU	CCU	CCU
J. RESIDENTIAL USES ¹⁴		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u> ¹⁵
	((J.1. Residential uses not listed below	P	P	P	P	CU ¹⁵
	J.2. Caretaker's quarters	P	P	P	P	P
	J.3. Congregate residence	P	P	P	P	CU ¹⁵
	J.4. Low-income housing	P	P	P	P	P))
K. STORAGE USES						
	K.1. Mini-warehouses	X	X	25	40	P
	K.2. Storage, outdoor	X	X	X ¹⁶	P	P
	K.3. Warehouses	X	X	25	25	P
L. TRANSPORTATION FACILITIES						
	L.1. Cargo terminals	X	X	X	S	P
	L.2. Parking and moorage					

Table A for 23.47A.004 Uses in Commercial zones						
		Permitted and prohibited uses by zone ¹				
Uses		NC1	NC2	NC3	C1	C2
	L.2.a. Boat moorage	S	S	S	S	S
	L.2.b. Dry boat storage	X	25	P	P	P
	L.2.c. Parking, flexible-use ¹⁷	X	25	P	P	P
	L.2.d.i. Park and ride facilities on surface parking lots ¹⁸	X	CU-25	CU	CU	CU
	L.2.d.ii. Park and ride facilities in parking garages	X	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹
	L.2.e. Towing services	X	X	X	P	P
	L.3. Passenger terminals	X	X	25	P	P
	L.4. Rail transit facilities	P	P	P	P	P
	L.5. Transportation facilities, air					
	L.5.a. Airports (land-based)	X	X	X	X	X
	L.5.b. Airports (water-based)	X	X	X	X	S
	L.5.c. Heliports	X	X	X	X	X
	L.5.d. Helistops	X	X	CCU	CCU	CU
	L.6. Vehicle storage and maintenance					
	L.6.a. Bus bases	X	X	X	CCU	CCU
	L.6.b. Railroad switchyards	X	X	X	X	X

Table A for 23.47A.004 Uses in Commercial zones						
		Permitted and prohibited uses by zone ¹				
Uses		NC1	NC2	NC3	C1	C2
	L.6.c. Railroad switchyards with a mechanized hump	X	X	X	X	X
	L.6.d. Transportation services, personal	X	X	P	P	P
M. UTILITY USES						
	M.1. Communication utilities, major ²⁰	X	X	X	CCU	CCU
	M.2. Communication utilities, minor ²⁰	P	P	P	P	P
	M.3. Power plants	X	X	X	X	X
	M.4. Recycling	X	X	X	P	P/CU ²¹
	M.5. Sewage treatment plants	X	X	X	X	X
	M.6. Solid waste management	X	X	X	X	X
	M.7. Utility services uses	10	25	P	P	P
<p>((KEY)) <u>Key to Table A for 23.47A.004</u> A = Permitted as an accessory use only CU = Administrative Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to Section 23.47A.010) CCU = Council Conditional Use (business establishment limited to the multiple of 1,000 square feet of any number following a hyphen, pursuant to Section 23.47A.010) P = Permitted S = Permitted in shoreline areas only X = Prohibited CU-25 = Conditionally permitted; use is limited to 25,000 square feet, pursuant to Section 23.47A.010 10 = Permitted, business establishments limited to 10,000 square feet, pursuant to Section 23.47A.010 20 = Permitted, business establishments limited to 20,000 square feet, pursuant to Section 23.47A.010</p>						

Table A for 23.47A.004 Uses in Commercial zones					
	Permitted and prohibited uses by zone ¹				
Uses	NC1	NC2	NC3	C1	C2
25 = Permitted, business establishments limited to 25,000 square feet, pursuant to Section 23.47A.010					
35 = Permitted, business establishments limited to 35,000 square feet, pursuant to Section 23.47A.010					
40 = Permitted, business establishments limited to 40,000 square feet, pursuant to Section 23.47A.010					
50 = Permitted, business establishments limited to 50,000 square feet, pursuant to Section 23.47A.010					
<p>Footnotes to Table A for 23.47A.004</p> <p>¹ In pedestrian-designated zones, a portion of the street-level street-facing facade of a structure along a designated principal pedestrian street may be limited to certain uses as provided in subsection 23.47A.005.D. In pedestrian-designated zones, drive-in lanes are prohibited (Section 23.47A.028).</p> <p>² In addition to the provisions in this Chapter 23.47A, uses that entail major cannabis activity are subject to the requirements of Section 23.42.058.</p> <p>³ For commercial uses with drive-in lanes, see Section 23.47A.028.</p> <p>⁴ Subject to subsection 23.47A.004.H.</p> <p>⁵ Permitted at Seattle Center.</p> <p>⁶ Bed and breakfasts in existing structures are permitted outright with no maximum size limit.</p> <p>⁷ Medical services over 10,000 square feet within 2,500 feet of a medical Major Institution Overlay boundary require conditional use approval, unless they are included in a Major Institution Master Plan or dedicated to veterinary services.</p> <p>⁸ Medical service uses that are located in an urban center or urban village, which are in operation at such location before August 1, 2015, and that routinely provide medical services on a reduced fee basis to individuals or families having incomes at or below 200 percent of the poverty guidelines updated periodically in the Federal Register by the U.S. Department of Health and Human Services under the authority of 42 USC 9902(2), are limited to 20,000 square feet. This provision does not apply to medical service uses that are subject to a Major Institution Master Plan.</p> <p>⁹ Office uses in C1 and C2 zones are permitted up to the greater of 1 FAR or 35,000 square feet as provided in subsection 23.47A.010.D. Office uses in C1 and C2 zones are permitted outright with no maximum size limit if they meet the standards identified in subsection 23.47A.010.D.</p>					

Table A for 23.47A.004 Uses in Commercial zones					
	Permitted and prohibited uses by zone ¹				
Uses	NC1	NC2	NC3	C1	C2
<p>¹⁰ Gas stations and other businesses with drive-in lanes are not permitted in pedestrian-designated zones (Section 23.47A.028). Elsewhere in NC zones, establishing a gas station may require a demonstration regarding impacts under Section 23.47A.028.</p> <p>¹¹ Grocery stores meeting the conditions of subsection 23.47A.010.E are permitted up to 23,000 square feet in size.</p> <p>¹² Subject to subsection 23.47A.004.G.</p> <p>¹³ Permitted pursuant to subsection 23.47A.004.D.7.</p> <p>¹⁴ Residential uses may be limited to 20 percent of a street-level street-facing facade pursuant to subsection 23.47A.005.C.</p> <p>¹⁵ Residential uses are conditional uses in C2 zones ((under)) <u>subject to</u> subsection 23.47A.006.A.3, except that low-income housing is allowed outright or as otherwise provided ((above in Table A for 23.47A.004 or)) in subsection 23.47A.006.A.3.</p> <p>¹⁶ Permitted at Seattle Center; see Section 23.47A.011.</p> <p>¹⁷ Flexible-use parking is subject to Section 23.54.026. In pedestrian-designated zones, surface parking is prohibited adjacent to principal pedestrian streets pursuant to subsection 23.47A.032.B.2.</p> <p>¹⁸ Permitted as surface parking only on surface parking lots existing as of January 1, 2017. In pedestrian-designated zones, surface parking is prohibited adjacent to principal pedestrian streets pursuant to subsection 23.47A.032.B.2.</p> <p>¹⁹ Permitted outright, except prohibited in the SAOD.</p> <p>²⁰ See Chapter 23.57, Communications regulations, for regulation of communication utilities.</p> <p>²¹ A recycling use that is located on the same development site as a solid waste transfer station may be permitted by administrative conditional use, subject to the requirements of subsection 23.47A.006.A.7.</p>					

Section 33. Subsection 23.53.006.F of the Seattle Municipal Code, which section was last amended by Ordinance 127099, is amended as follows:

23.53.006 Pedestrian access and circulation

Note: This section is being amended to remove references to single-family dwelling units and to implement state requirements limited street improvements for accessory dwelling units.

* * *

F. Exceptions. The following exceptions to pedestrian access and circulation requirements and standards apply:

1. Projects exempt from requirements. Pedestrian access and circulation improvements are not required for the following types of projects:

- a. Change of use;
- b. Alterations to existing structures;
- c. Additions to existing structures that are exempt from environmental review;
- d. Construction of a detached structure that does not contain a dwelling unit and is accessory to ((a single-family)) an existing dwelling unit in any zone, if the property owner enters into a no-protest agreement, as authorized by chapter 35.43 RCW, to future pedestrian access and circulation improvements and that agreement is recorded with the King County Recorder;
- e. Construction of ~~((a single-family))~~ one dwelling unit on a lot in any zone, if the property owner enters into a no-protest agreement, as authorized by chapter 35.43 RCW, to future pedestrian access and circulation improvements and that agreement is recorded with the King County Recorder, and if at least one of the following conditions is met:
 - 1) The lot is on a block front where there are no existing pedestrian access and circulation improvements within 100 feet of the lot; or
 - 2) Construction of pedestrian access and circulation improvements is not necessary because, for example, the existing right-of-way has suitable width and surface treatment for pedestrian use; or the existing right-of-way has a limited amount of existing and potential vehicular traffic; or the Director anticipates limited, if any, additional development near the lot because the development near the lot is at or near zoned capacity under current zoning designations;
- f. Construction of accessory dwelling units;

((f)) g. Expansions of surface parking, outdoor storage, outdoor sales and outdoor display of rental equipment of less than 20 percent of the parking, storage, sales or display area, or number of parking spaces;

((g)) h. In ~~((MML zone))~~ IG1 and IG2 zones, and on lots in IB zones that are not directly across the street from or abutting a lot in a residential or commercial zone, the addition of:

- 1) Fewer than ten artist's studio dwellings;
- 2) Less than 750 square feet of gross floor area of major and minor vehicle repair uses and multipurpose retail sales; and
- 3) Less than 4,000 square feet of gross floor area of non-residential uses not listed in subsection ~~((23.53.006.F.1.g.2))~~ 23.53.006.F.1.h.2; and

((h)) i. Construction of a new ~~(non-residential))~~ nonresidential structure of up to 4,000 square feet of gross floor area if the structure is at least 50 feet from any lot line abutting an existing street that does not have pedestrian access and circulation improvements.

2. Waiver or modification of pedestrian access and circulation requirements. The Director, in consultation with the Director of Transportation, may waive or modify pedestrian access and circulation requirements when one or more of the following conditions are met. The waiver or modification shall provide the minimum relief necessary to accommodate site conditions while maximizing pedestrian access and circulation.

a. Location in an environmentally critical area or buffer makes installation of a sidewalk, curb, and/or curb ramp structurally impracticable or technically infeasible;

b. The existence of a bridge, viaduct, or structure such as a substantial retaining wall in proximity to the project site makes installation of a sidewalk, curb, and/or curb ramp structurally impracticable or technically infeasible;

c. Sidewalk, curb, and/or curb ramp construction would result in undesirable disruption of existing drainage patterns, or disturbance to or removal of natural features such as significant trees or other valuable and character-defining mature vegetation; or

d. Sidewalk, curb, and/or curb ramp construction would preclude vehicular access to the lot, for example on project sites where topography would render driveway access in excess of the maximum 15 percent slope.

3. Notwithstanding any provision of Section 23.76.026, the applicant for a Master Use Permit or a building permit to which the Land Use Code in effect prior to October 30, 2009 applies may, by written election, use the exemptions in subsections 23.53.006.F.1 and 23.53.006.F.2.

Section 34. Section 23.53.025 of the Seattle Municipal Code, last amended by Ordinance 126682, is amended as follows:

23.53.025 Access easement standards

Note: This section is being edited to meet new state requirement implemented by HB 1110 to treat detached units similarly to attached units.

If access by easement has been approved by the Director, the easement shall meet the following standards. Surfacing of easements, pedestrian walkways required within easements, and turnaround dimensions shall meet the requirements of the Right-of-Way Improvements Manual.

A. Vehicle access easements serving one or two ~~((single-family))~~ dwelling units ~~((or one multifamily residential use with a maximum of two units))~~ shall meet the following standards:

1. Easement width shall be a minimum of 10 feet.
2. No maximum easement length shall be set. If easement length is more than 150 feet, a vehicle turnaround shall be provided.
3. ~~((Curbcut))~~ Curb cut width from the easement to the street shall be the minimum necessary for safety and access.

B. Vehicle access easements serving at least three but fewer than ~~((five single-family))~~ ten dwelling units shall meet the following standards:

1. Easement width shall be a minimum of 10 feet.
2. The easement shall provide a hard-surfaced roadway at least 10 feet wide.

3. No maximum easement length shall be set. If the easement is over 600 feet long, a fire hydrant may be required by the Director.

4. A turnaround shall be provided unless the easement extends from street to street.

5. ~~((Curbcut))~~ Curb cut width from the easement to the street shall be the minimum necessary for safety and access.

C. ~~((Vehicle access easements serving at least five but fewer than ten single-family dwelling units, or at least three but fewer than ten multifamily dwelling units~~

1. ~~Easement width, surfaced width, length, turn around, and curbcut width shall be as required in subsection 23.53.025.B.~~

2. ~~No single-family structure shall be closer than 5 feet to the easement, except that structural features allowed to extend into required yards under subsection 23.44.014.C.6 are also allowed to extend into the 5-foot setback from an easement.~~

D.) ~~Vehicle~~ ~~((Access Easements Serving Ten))~~ access easements serving ten or more ~~((Residential))~~ dwelling ~~((Units.))~~ units shall meet the following standards:

1. Easement width shall be a minimum of 32 feet;

2. The easement shall provide a surfaced roadway at least 24 feet wide, except in the MPC-YT zone, where the minimum surfaced roadway width is 20 feet;

3. No maximum length shall be set. If the easement is over 600 feet long, a fire hydrant may be required by the Director;

4. A turnaround shall be provided unless the easement extends from street to street;

5. ~~((Curbcut))~~ Curb cut width from the easement to the street shall be the minimum necessary for safety access;

6. No ~~((single-family structure))~~ detached dwelling unit shall be located closer than ~~((10))~~ 5 feet to an easement, except that architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other similar features shall not be located closer than 3 feet to a required easement;

7. One pedestrian walkway shall be provided, extending the length of the easement.

E. ~~(Vehicle Access Easements Serving Nonresidential or Live-work Uses.~~

1.) For nonresidential or live-work uses providing fewer than ten ~~((10))~~ parking spaces, the easement shall meet the requirements of subsection ~~((C))~~ 23.53.025.C.

~~((2))~~ E. For nonresidential or live-work uses providing ten ~~((10))~~ or more parking spaces, the easement shall meet the requirements of subsection ~~((D))~~ 23.53.025.D.

~~((F))~~ G. Pedestrian ~~((Access Easements))~~ access easements. Where a lot proposed for a residential use abuts an alley but does not abut a street and the provisions of the zone require access by vehicles from the alley, or where the alley access is an exercised option, an easement providing pedestrian access to a street from the lot shall be provided meeting the following standards:

1. Easement width shall be a minimum of five ~~((5))~~ feet;
2. Easements serving one ~~((1))~~ or two ~~((2))~~ dwelling units shall provide a paved pedestrian walkway at least ~~((three-))~~3(~~(+))~~ feet wide;
3. Easements serving three ~~((3))~~ or more dwelling units shall provide a paved pedestrian walkway at least ~~((five-))~~5(~~(+))~~ feet wide;
4. Easements over ~~((one hundred-))~~100(~~(+))~~ feet in length shall provide lighting at intervals not to exceed ~~((fifty-))~~50(~~(+))~~ feet. Lighting placement shall not exceed ~~((fifteen-))~~15(~~(+))~~ feet in height;
5. Pedestrian access easements shall not exceed ~~((two hundred-))~~200(~~(+))~~ feet in length.

~~((G))~~ H. Vertical ~~((Clearance Above Easements))~~ clearance above easements. When an easement serves fewer than ten ~~((10))~~ residential units and crosses a residentially zoned lot, portions of structures may be built over the easement provided that a minimum vertical clearance of ~~((sixteen and one-half (16 1/2))~~ 16.5 feet is maintained above the surface of the easement roadway and a minimum turning path radius in accordance with Section 23.54.030.D ~~((C))~~ is maintained. ~~((See))~~ Exhibit A for 23.53.025 ~~((A)).~~

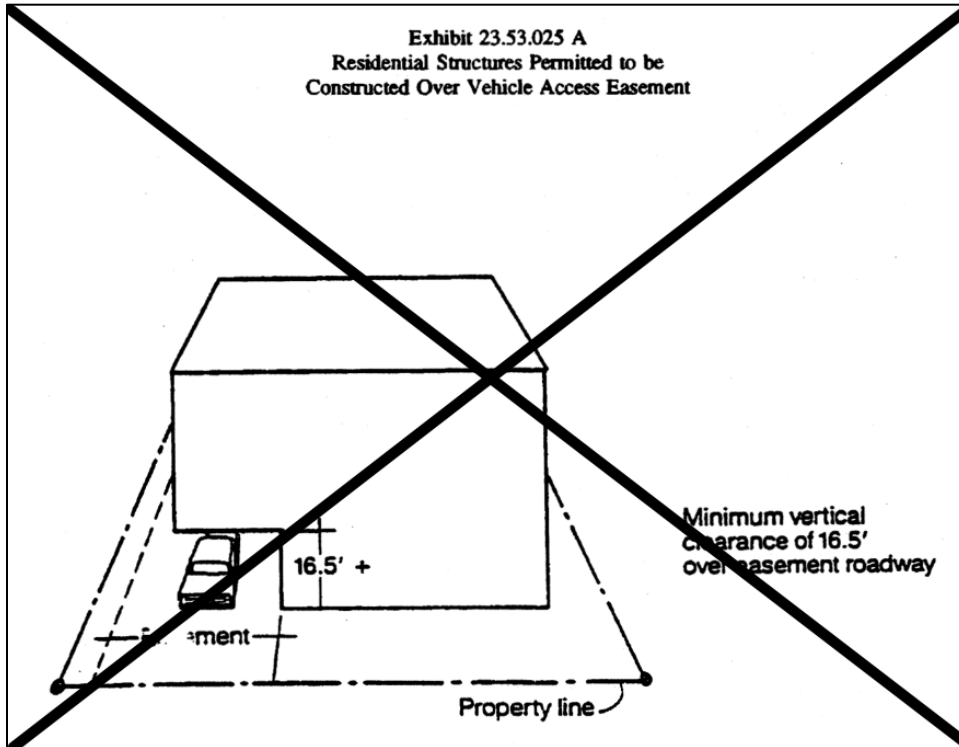
~~((H))~~ I. Exceptions ~~((From Access Easement Standards))~~ from access easement standards. The Director, in consultation with the Fire Chief, may modify the requirements for easement width and surfacing for properties located in environmentally critical areas or their buffers when it is determined that:

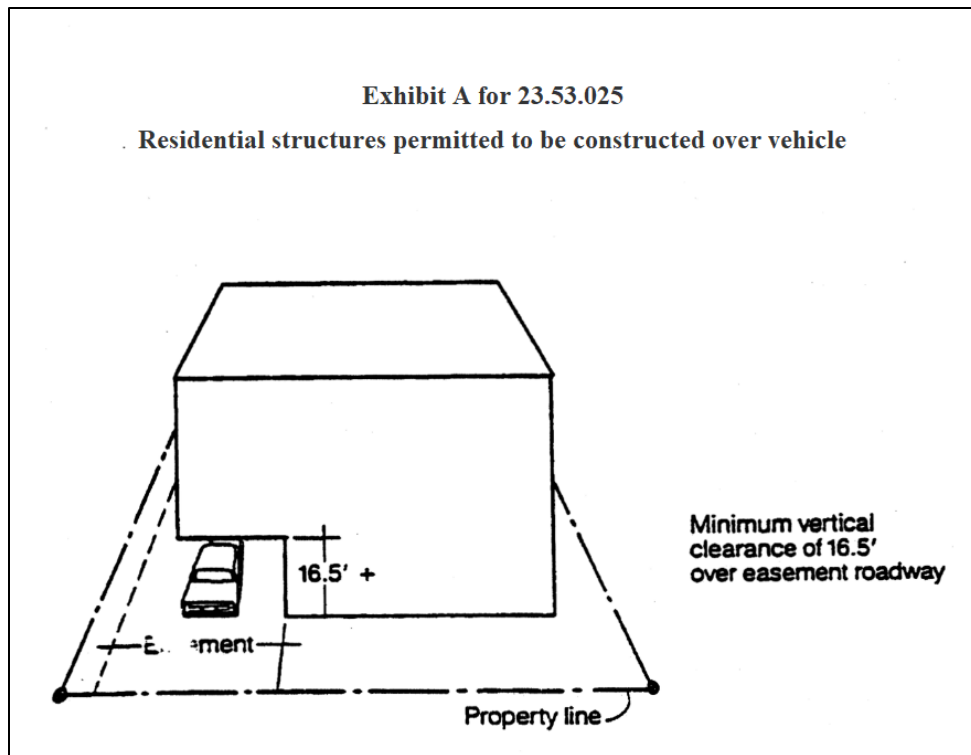
1. Such modification(s) would reduce adverse effects to identified environmentally critical areas or buffers; and

2. Adequate access and provisions for fire protection can be provided for structures served by the easement.

Exhibit A for 23.53.025

Residential structures permitted to be constructed over vehicle access easement





Section 35. Section 23.54.015 of the Seattle Municipal Code, which was last amended by Ordinance 127099, is amended as follows:

23.54.015 Required vehicular parking and maximum vehicular parking limits

Note: This section is being updated to implement exempt areas near light rail and bus rapid transit stops from parking requirements, reduce the parking requirements for residential use in other areas, and reflect updated definitions for residential uses. Some of these changes are required under HB 1110 but other changes being proposed to provide flexibility to accommodate different housing types.

A. Required parking. The minimum number of off-street motor vehicle parking spaces required for specific uses is set forth in Table A for 23.54.015 for (~~non-residential~~) nonresidential uses other than institutional uses, Table B for 23.54.015 for residential uses, and Table C for 23.54.015 for institutional uses, except as otherwise provided in this Chapter 23.54. Required parking is based upon gross floor area of a use within a structure minus gross floor area in parking uses, and the square footage of a use when located outside of an enclosed structure, or as otherwise specified. Maximum parking limits for specific uses and specific areas are set forth in subsection 23.54.015.C. Exceptions to motor vehicle parking requirements set forth in this Section 23.54.015 are provided in: subsections 23.54.015.B and 23.54.015.C; and in Section 23.54.020 unless otherwise specified. This Chapter 23.54 does not apply to parking for construction activity, which is regulated by Section 23.42.044.

B. Required parking for specific zones and areas

1. Parking in downtown zones is regulated by Chapters 23.49 and 23.66, and not by this Section 23.54.015.

2. Parking in the MPC-YT zone is regulated by Section 23.75.180 and not by this Section 23.54.015.

3. Parking for major institution uses in the Major Institution Overlay District is regulated by Sections 23.54.015 and 23.54.016.

4. The Director shall adopt by rule a map of frequent transit service areas based on proximity to a transit station or stop served by a frequent transit route. The determination whether a proposed development site is in a scheduled frequent transit service area shall be based on the frequent transit service area map adopted by rule that exists on the date a project vests according to the standards of Section 23.76.026, provided that a rule that takes effect on a date after the project vests may be applied to determine whether the site is in a scheduled frequent transit service area, at the election of the project applicant in accordance with subsection 23.76.026.E.

C. Maximum parking limits for specific zones or areas

1. In the Stadium Transition Area Overlay District certain uses are subject to a maximum parking ratio pursuant to subsection 23.74.010.A.1.b. When there are multiple uses on a lot, the total parking requirement for all uses subject to a maximum ratio cannot exceed the aggregate maximum for those uses under Section 23.74.010.

2. In all commercial zones, except C2 zones outside of urban villages, no more than 145 spaces per lot may be provided as surface parking or as flexible-use parking.

3. In all multifamily zones, commercial uses are limited to no more than ten parking spaces per business establishment.

4. In the Northgate Overlay District, the Director may permit parking to exceed applicable maximum parking limits as a Type I decision pursuant to Chapter 23.76 if:

a. The parking is provided in a structure according to a joint-use parking agreement with King County Metro Transit; and

b. It can be demonstrated to the satisfaction of the Director through a parking demand study that the spaces are only needed to meet evening and weekend demand or as overflow on less than ten percent of the weekdays in a year, and the spaces shall otherwise be available for daytime use by the general public.

5. Notwithstanding the minimum parking requirements set out in Table A for 23.54.015, in the Industry and Innovation zones, the maximum parking ratio for all uses is one space per 1,000 square feet of gross floor area.

D. Parking waivers for (~~non-residential~~) nonresidential uses

1. In all commercial zones, no parking is required for the first 1,500 square feet of each business establishment or the first 15 fixed seats for motion picture and performing arts theaters.

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

a. Structures or portions of structures occupied by restaurants with drive-in lanes,

b. Motion picture theaters,

c. Offices, or

d. Institution uses, including Major Institution uses. When two or more uses with different parking ratios occupy a structure, the 2,500 square foot waiver is prorated based on the area occupied by the (~~non-residential~~) nonresidential uses for which the parking waiver is permitted.

E. Fleet vehicles. Notwithstanding any other provisions of this (~~section~~) Section 23.54.015, off-street parking shall be provided for all fleet vehicles and those parking spaces will not be counted toward the parking requirements of Table A for 23.54.015, Table B for 23.54.015, or Table C for 23.54.015.

F. Use and reuse of schools. For non-school uses permitted to locate in a former or existing public school, parking requirements will be determined by school use pursuant to criteria adopted according to Chapter 23.78, Establishment of Criteria for Joint Use or Reuse of Schools.

G. New (~~non-residential~~) nonresidential uses in existing structures in commercial and industrial zones. Up to 20 required parking spaces are waived for a new (~~non-residential~~) nonresidential use established in an existing structure or the expansion of an existing (~~non-residential~~) nonresidential use entirely within an existing structure. Existing required parking shall remain. For purposes of this Section 23.54.015, "existing structure" means a structure that was established under permit, or for which a building permit has been granted and has not expired, at least two years prior to the application to establish the new use or expand the use. Parking spaces required for loading and unloading of passengers are not eligible for the waiver under this subsection 23.54.015.G.

H. Uses not shown on parking tables. In the case of a use not shown on Table A for 23.54.015, Table B for 23.54.015, or Table C for 23.54.015, the requirements for off-street parking will be determined by the Director based on the requirements for the most comparable use. Where, in the judgment of the Director, none of the uses on Table A for 23.54.015, Table B for 23.54.015, and Table C for 23.54.015 are comparable to a proposed use, the Director may base his or her determination as to the amount of parking required for the proposed use on detailed information provided by the applicant. The information required may include, but not be limited to, a description of the physical structure(s), identification of potential users, and analysis of likely parking demand.

I. Uses in multiple parking table categories. If an entire use or structure, or the same portion of a use or structure, falls under more than one category in Table A for 23.54.015, Table B for 23.54.015, or Table C for 23.54.015 then, unless otherwise specified, the category requiring the smallest number of parking spaces applies except as expressly set forth on such tables.

J. Existing parking deficits. Existing legal parking deficits of legally established uses are allowed to continue even if a change of use occurs. This subsection 23.54.015.J will not be construed to permit a parking deficit caused by the failure to satisfy conditions of a reduced parking requirement for any use or structure.

Table A for 23.54.015 Required parking for ((non-residential)) <u>nonresidential</u> uses other than institutions		
Use		Minimum parking required
I. General ((non-residential)) <u>nonresidential</u> uses (other than institutions)		
A.	AGRICULTURAL USES ¹	1 space for each 2,000 square feet
B.	COMMERCIAL USES	
	B.1. Animal shelters and kennels	1 space for each 2,000 square feet
	B.2. Eating and drinking establishments	1 space for each 250 square feet
	B.3. Entertainment uses, general, except as noted below ²	For public assembly areas: 1 space for each 8 fixed seats, or 1 space for each 100

Table A for 23.54.015**Required parking for ((non-residential)) nonresidential uses other than institutions**

Use			Minimum parking required
			square feet of public assembly area not containing fixed seats
	B.3.a.	Adult cabarets	1 space for each 250 square feet
	B.3.b.	Sports and recreation uses ³	1 space for each 500 square feet
	B.4.	Food processing and craft work	1 space for each 2,000 square feet
	B.5.	Laboratories, research and development	1 space for each 1,500 square feet
	B.6.	Lodging uses	1 space for each 4 rooms; For bed and breakfast facilities in neighborhood residential and multifamily zones, 1 space for each dwelling unit, plus 1 space for each 2 guest rooms
	B.7.	Medical services	1 space for each 500 square feet
	B.8.	Offices	1 space for each 1,000 square feet
	B.9.	Sales and services, automotive	1 space for each 2,000 square feet
	B.10.	Sales and services, general, except as noted below	1 space for each 500 square feet
	B.10.a.	Pet daycare centers ⁴	1 space for each 10 animals or 1 space for each staff member, whichever is greater, plus 1 loading and unloading space for each 20 animals
	B.11.	Sales and services, heavy	1 space for each 2,000 square feet

Table A for 23.54.015**Required parking for (~~non-residential~~) nonresidential uses other than institutions**

Use			Minimum parking required
	B.12.	Sales and services, marine	1 space for each 2,000 square feet
C.	HIGH IMPACT USES		1 space for each 2,000 square feet
D.	LIVE-WORK UNITS		0 spaces for units with 1,500 square feet or less; 1 space for each unit greater than 1,500 square feet; 1 space for each unit greater than 2,500 square feet, plus the parking that would be required for any nonresidential activity classified as a principal use
E.	MANUFACTURING USES		1 space for each 2,000 square feet
F.	STORAGE USES		1 space for each 2,000 square feet
G.	TRANSPORTATION FACILITIES		
	G.1.	Cargo terminals	1 space for each 2,000 square feet
	G.2.	Parking and moorage	
		G.2.a.	Flexible-use parking None
		G.2.b.	Towing services None
		G.2.c.	Boat moorage 1 space for each 2 berths
		G.2.d.	Dry storage of boats 1 space for each 2,000 square feet
	G.3.	Passenger terminals	1 space for each 100 square feet of waiting area
	G.4.	Rail transit facilities	None

Table A for 23.54.015

Required parking for ~~((non-residential))~~ nonresidential uses other than institutions

Use			Minimum parking required
	G.5.	Transportation facilities, air	1 space for each 100 square feet of waiting area
	G.6.	Vehicle storage and maintenance uses	1 space for each 2,000 square feet
H.	UTILITIES		1 space for each 2,000 square feet

II. ~~((Non-residential))~~ Nonresidential use requirements for specific areas

I.	((Non-residential)) <u>Nonresidential</u> uses in urban centers or the Station Area Overlay District ⁵	No minimum requirement
J.	((Non-residential)) <u>Nonresidential</u> uses in urban villages that are not within an urban center or the Station Area Overlay District, if the ((non-residential)) <u>nonresidential</u> use is located within a frequent transit service area ⁵	No minimum requirement
K.	((Non-residential)) <u>Nonresidential</u> uses permitted in MR and HR zones pursuant to Section 23.45.504	No minimum requirement
L.	((Non-residential)) <u>Nonresidential</u> uses permitted in II zones	No minimum requirement

Footnotes for Table A for 23.54.015

¹ No parking is required for urban farms or community gardens in residential zones.

² Required parking for spectator sports facilities or exhibition halls must be available when the facility or exhibition hall is in use. A facility shall be considered to be "in use" during the period beginning three hours before an event is scheduled to begin and ending one hour after a scheduled event is expected to end. For sports events of

Table A for 23.54.015

Required parking for ~~((non-residential))~~ nonresidential uses other than institutions

Use

Minimum parking required

variable or uncertain duration, the expected event length shall be the average length of the events of the same type for which the most recent data are available, provided it is within the past five years. During an inaugural season, or for nonrecurring events, the best available good faith estimate of event duration will be used. A facility will not be deemed to be "in use" by virtue of the fact that administrative or maintenance personnel are present. The Director may reduce the required parking for any event when projected attendance for a spectator sports facility is certified to be 50 percent or less of the facility's seating capacity, to an amount not less than that required for the certified projected attendance, at the rate of one space for each ten fixed seats of certified projected attendance. An application for reduction and the certification shall be submitted to the Director at least 15 days prior to the event. When the event is one of a series of similar events, such certification may be submitted for the entire series 15 days prior to the first event in the series. If the Director finds that a certification of projected attendance of 50 percent or less of the seating capacity is based on satisfactory evidence such as past attendance at similar events or advance ticket sales, the Director shall, within 15 days of such submittal, notify the facility operator that a reduced parking requirement has been approved, with any conditions deemed appropriate by the Director to ensure adequacy of parking if expected attendance should change. The parking requirement reduction may be applied for only if the goals of the facility's Transportation Management Plan are otherwise being met. The Director may revoke or modify a parking requirement reduction approval during a series, if projected attendance is exceeded.

³ For indoor sports and recreation uses that exceed 25,000 square feet in size in a Manufacturing Industrial Center, the minimum requirement is ~~((4))~~ one space for each 2,000 square feet.

⁴ The amount of required parking is calculated based on the maximum number of staff or animals the center is designed to accommodate.

⁵ The general minimum requirements of Part I of Table A for 23.54.015 are superseded to the extent that a use, structure, or development qualifies for either a greater or a lesser minimum parking requirement (which may include no requirement) under any other provision. To the extent that a ~~((non-residential))~~ nonresidential use fits within more than one line in Table A for 23.54.015, the least of the applicable minimum parking requirements applies. The different parking requirements listed for certain categories of ~~((non-residential))~~ nonresidential uses shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.

Table B for 23.54.015 Required parking for residential uses		
Use		Minimum parking required
I. General residential uses		
((A.	Adult family homes	1 space for each dwelling unit))
((B)) <u>A.</u>	Artist's studio/dwellings ^{1,2,3}	1 space for each <u>2</u> dwelling units
((C)) <u>B.</u>	Assisted living facilities ^{1,2,3}	1 space for each 4 assisted living units; plus 1 space for each 2 staff members on-site at peak staffing time; plus 1 barrier-free passenger loading and unloading space
((D)) <u>C.</u>	Caretaker's quarters ^{1,2,3}	1 space for each <u>2</u> dwelling units
((E)) D.	Congregate residences ^{1,2,3}	1 space for each 4 sleeping rooms
((F.	Cottage housing developments ⁻¹	1 space for each dwelling unit
G.	Floating homes	1 space for each dwelling unit))
((H)) <u>E.</u>	Mobile home parks ^{1,2,3}	1 space for each <u>2</u> mobile home lots as defined in Chapter 22.904
((I.	Multifamily residential uses, except as otherwise provided in this Table B for 23.54.015^{-1,2}	1 space per dwelling unit, or 1 space for each 2 small efficiency dwelling units))
J.	Nursing homes	1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 space for each 6 beds))

Table B for 23.54.015 Required parking for residential uses		
Use		Minimum parking required
((K))E.	((Single-family dwelling units)) Housing^{1, 2, 3, 4}	1 space for each <u>2</u> dwelling units
II. Residential use requirements for specific areas		
((L)) G.	All residential uses within urban centers or within the Station Area Overlay District ²	No minimum requirement
((M)) H.	All residential uses ((in commercial, RSL, and multifamily zones)) within urban villages that are not within urban center or the Station Area Overlay District if the residential use is located within a frequent transit service area <u>or within ½ mile of a major transit stop</u> ²⁽⁽⁴⁾⁾	No minimum requirement
I.	<u>All residential uses within ½ mile of a major transit stop</u> ²	<u>No minimum requirement</u>
((N.	Multifamily residential uses within the University of Washington parking impact area shown on Map A for 23.54.015- ²	1 space per dwelling unit for dwelling units with fewer than 2 bedrooms; plus 1.5 spaces per dwelling units with 2 or more bedrooms; plus 0.25 spaces per bedroom for dwelling units with 3 or more bedrooms))
O.	Multifamily dwelling units, within the Alki area shown on Map B for 23.54.015- ²	1.5 spaces for each dwelling unit

**Table B for 23.54.015
Required parking for residential uses**

Use	Minimum parking required
<p>P. Congregate residences located within one-half mile walking distance of a major transit stop</p>	<p>No minimum requirement))</p>

Footnotes to Table B for 23.54.015

¹ For each moderate-income unit and each low-income unit, no minimum amount of parking is required.

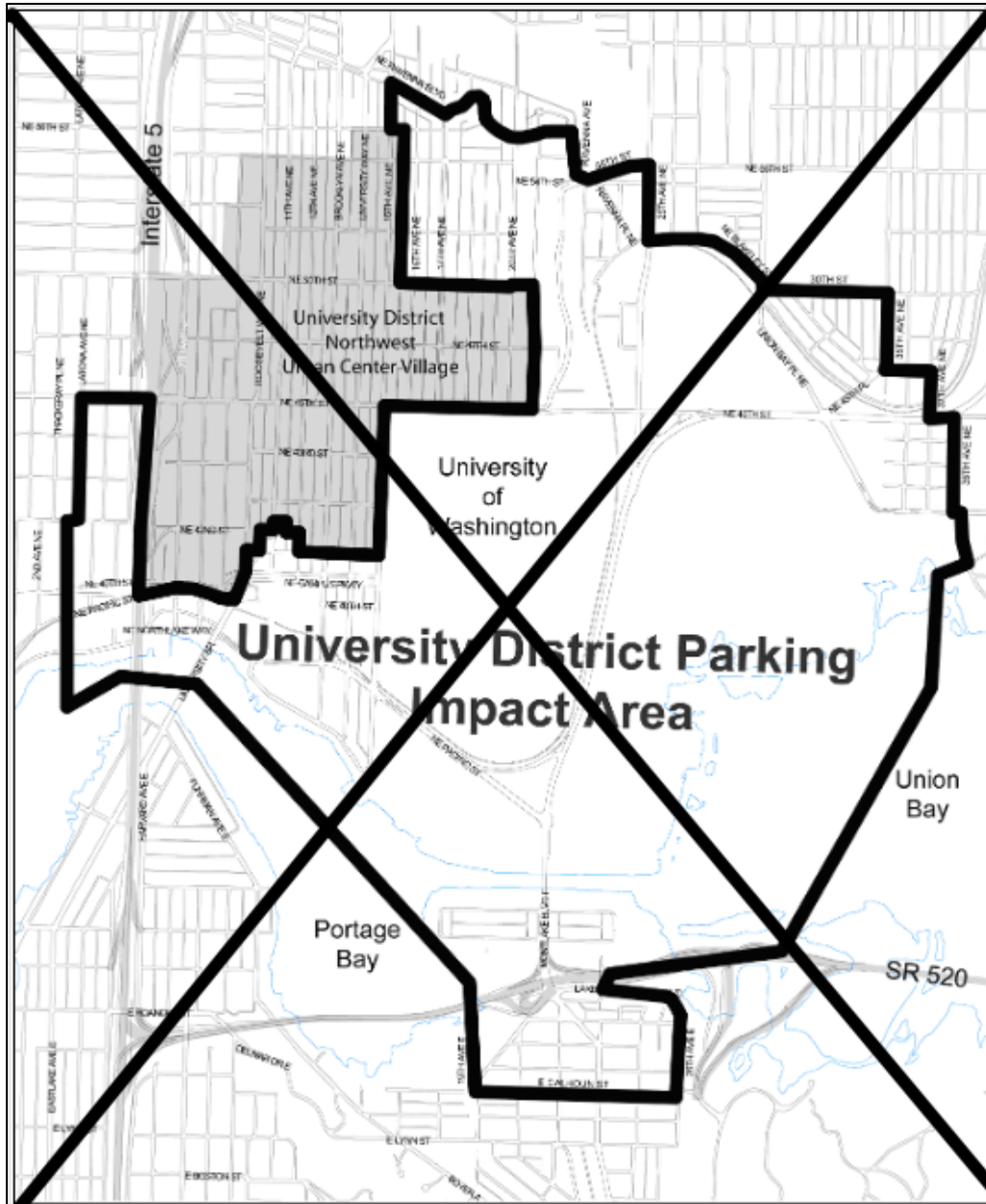
² The minimum amount of parking prescribed by Part I of Table B for 23.54.015 does not apply if a use, structure, or development qualifies for a ((greater or a)) lesser amount of minimum parking, including no parking, under any other provision of this Section 23.54.015. If more than one provision in this Table B for 23.54.015 is applicable, the provision requiring the least amount of minimum parking applies((, except that if item O in Part II of Table B for 23.54.015 applies, it shall supersede any other requirement in Part I or Part II of this Table B for 23.54.015)).

³ A reduction or waiving of parking requirements may be permitted if the Director finds that the reduction or waiver is necessary in order to protect a Tier 2 tree as defined in Chapter 25.11.

⁴ No parking is required for ((single-family residential uses)) accessory dwelling units or for principle dwelling units on lots in any residential zone that are less than 3,000 square feet in size or less than 30 feet in width where access to parking is permitted through a required ((yard or)) setback abutting a street according to the standards of subsections ((23.44.016.B.2)) 23.44.036.D.2, 23.45.536.C.2, or 23.45.536.C.3.

((⁴ Except as provided in Footnote 4, the minimum amounts of parking prescribed by Part I of Table B for 23.54.015 apply within 1,320 feet of the Fautleroy Ferry Terminal.))

((Map A for 23.54.015: University District Parking Impact Area))



((Map B for 23.54.015: Alki Area Parking Overlay))

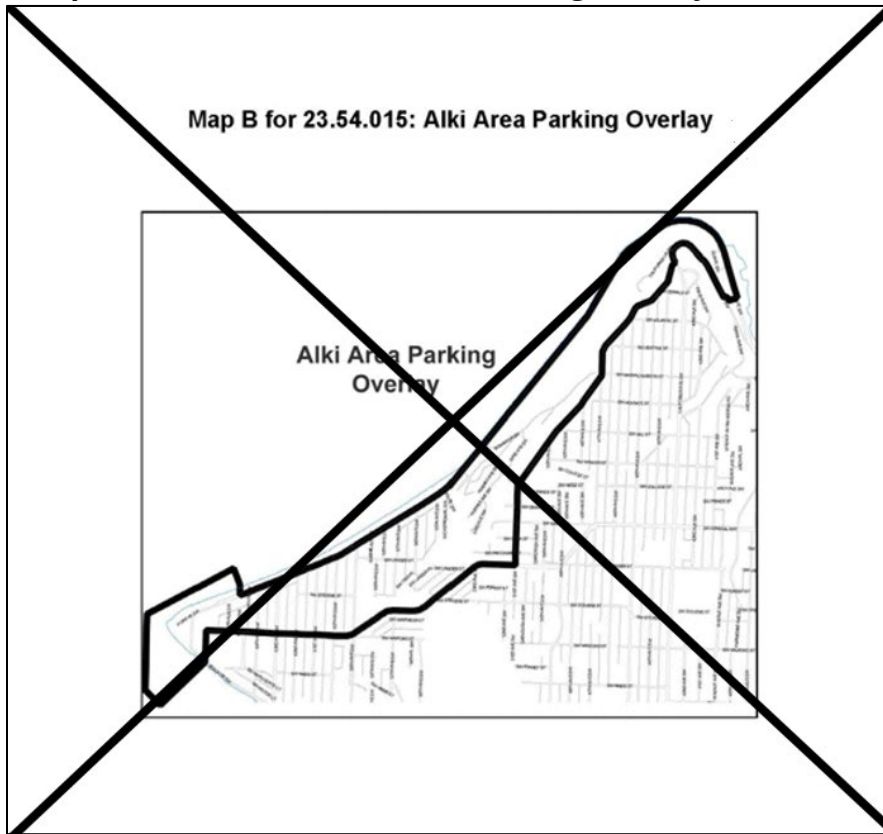


Table C for 23.54.015 Required parking for public uses and institutions	
Use	Minimum parking required
I. General public uses and institutions	
A. Adult care centers ^{1, 2, 3}	1 space for each 10 adults (clients) or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 adults (clients)

**Table C for 23.54.015
Required parking for public uses and institutions**

Use		Minimum parking required
B.	Child care centers ^{2, 3, 4, ((+2)) 5}	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children
C.	Colleges	A number of spaces equal to 15 percent of the maximum number of students that the facility is designed to accommodate; plus 30 percent of the number of employees the facility is designed to accommodate; plus 1 space for each 100 square feet of spectator assembly area in outdoor spectator sports facilities
D.	Community centers owned and operated by the Seattle Department of Parks and Recreation (SPR) ^{1, 6}	1 space for each 555 square feet; or for family support centers, 1 space for each 100 square feet
E.	Community clubs, and community centers not owned and operated by SPR ^{1, ((5)) 7, 8}	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms containing fixed seats; plus 1 space for each 350 square feet of all other indoor areas
F.	Community farms ^{((5)) 8}	1 space plus 1 space for each 10,000 square feet of site area, or 10 spaces, whichever is less
G.	Hospitals	1 space for each 2 staff doctors; plus 1 additional space for each 5 employees

**Table C for 23.54.015
Required parking for public uses and institutions**

Use		Minimum parking required
		other than staff doctors; plus 1 space for each 6 beds
H.	Institutes for advanced study, except in ((neighborhood residential)) <u>Neighborhood Residential</u> zones	1 space for each 1,000 square feet of offices and similar spaces; plus 1 space for each 10 fixed seats in all auditoria and public assembly rooms; or 1 space for each 100 square feet of public assembly area not containing fixed seats
I.	Institutes for advanced study in ((neighborhood residential)) <u>Neighborhood Residential</u> zones (existing) ¹	3.5 spaces for each 1,000 square feet of office space; plus 10 spaces for each 1,000 square feet of additional building footprint to house and support conference center activities; or 37 spaces for each 1,000 square feet of conference room space, whichever is greater
J.	Libraries ^{1, ((5)) 8,9}	1 space for each 80 square feet of floor area of all auditoria and public meeting rooms containing fixed seats; plus 1 space for each 500 square feet of floor area of all other areas
K.	Museums ¹	1 space for each 80 square feet of all auditoria and public assembly rooms, not containing fixed seats; plus 1 space for every 10 fixed seats for floor area containing fixed seats; plus 1 space for each 250 square feet of other gross floor area open to the public

**Table C for 23.54.015
Required parking for public uses and institutions**

Use		Minimum parking required
L.	Private clubs	1 space for each 80 square feet of floor area of all auditoria and public assembly rooms not containing fixed seats; or 1 space for every 8 fixed seats for floor area containing fixed seats; or if no auditorium or assembly room, 1 space for each 350 square feet, excluding ball courts
M.	Religious facilities ¹	1 space for each 80 square feet of all auditoria and public assembly rooms
N.	Schools, private elementary and secondary ¹	1 space for each 80 square feet of all auditoria and public assembly rooms, or if no auditorium or assembly room, 1 space for each staff member
O.	Schools, public elementary and secondary ^{7, ((9)) 10, 11}	1 space for each 80 square feet of all auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms containing fixed seats, for new public schools on a new or existing public school site
P.	Vocational or fine arts schools	1 space for each 2 faculty that the facility is designed to accommodate; plus 1 space for each 2 full-time employees other than faculty that the facility is designed to accommodate; plus 1 space for each 5 students, based on the maximum number of students that the school is designed to accommodate

**Table C for 23.54.015
Required parking for public uses and institutions**

Use	Minimum parking required
II. General public uses and institutions for specific areas	
Q. General public uses, institutions and Major Institution uses, except hospitals, in urban centers or the Station Area Overlay District ^{((4+)) 12}	No minimum requirement
R. General public uses and institutions, except hospitals, including institutes for advanced study in ((neighborhood residential)) <u>Neighborhood Residential</u> zones, within urban villages that are not within the Station Area Overlay District, if the use is located within a frequent transit service area	No minimum requirement

Footnotes to Table C for 23.54.015

¹ When this use is permitted in a ~~((neighborhood residential))~~ Neighborhood Residential zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when the use is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.570.

² The amount of required parking is calculated based on the maximum number of staff, children, or clients that the center is designed to accommodate on site at any one time.

³ As a Type I decision, the Director, in consultation with the Director of the Seattle Department of Transportation, may allow adult care and child care

**Table C for 23.54.015
Required parking for public uses and institutions**

Use	Minimum parking required
	<p>centers to provide loading and unloading spaces on street, if not prevented by current or planned transportation projects adjacent to their property, when no other alternative exists.</p> <p>⁴ A child care facility, when co-located with an assisted living facility, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload spaces.</p> <p>⁵ ((When this use is permitted outright in a neighborhood residential or multifamily zone, the Director may reduce the parking and loading requirements of Section 23.54.015 and the requirements of Section 23.44.016 or Section 23.45.536 on a case-by-case basis if the applicant can demonstrate that the modification is necessary due to the specific features, activities, or programs of the institution and links the reduction to the features of the institution that justify the reduction. Such modifications shall be valid only under the conditions specified, and if those conditions change, the standard requirement shall be satisfied.)) <u>The Director may reduce the minimum parking requirements for a child care center in any zone if a portion of its parking demand can be accommodated in nearby on-street parking</u></p> <p>⁶ When family support centers are located within community centers owned and operated by the Department of Parks and Recreation, the Director may lower the combined parking requirement by up to a maximum of 15 percent, pursuant to subsection 23.54.020.1.</p> <p>⁷ Indoor gymnasiums are not considered ball courts, nor are they considered auditoria or public assembly rooms unless they contain bleachers (fixed seats). If the gymnasium contains bleachers, the parking requirement for the gymnasium is one parking space for every eight fixed seats. Each 20 inches of width of bleachers is counted as one fixed seat for the purposes of determining parking requirements. If the gymnasium does not contain bleachers and is in a school, there is no parking requirement for the gymnasium. If the gymnasium does not contain bleachers and is in a community center, the parking requirement is one space for each 350 square feet.</p> <p>⁸ <u>When this use is permitted outright in a Neighborhood Residential or multifamily zone, the Director may reduce the parking and loading requirements of Section 23.54.015 and the requirements of Section 23.44.016 or Section 23.45.536 on a case-by-case basis if the applicant can demonstrate that the modification is necessary due to the specific features, activities, or</u></p>

**Table C for 23.54.015
Required parking for public uses and institutions**

Use

Minimum parking required

programs of the institution and links the reduction to the features of the institution that justify the reduction. Such modifications shall be valid only under the conditions specified, and if those conditions change, the standard requirement shall be satisfied.

²When a library is permitted in a multifamily or commercial zone as a conditional use, the Director may modify the parking requirements of Section 23.54.015 and the requirements of Section 23.45.536 or Sections 23.47A.030 and 23.47A.032 on a case-by-case basis if the applicant can demonstrate that the modification is necessary due to the specific features, activities, or programs of the institution and links the reduction to the features of the institution that justify the reduction. Such modifications shall be valid only under the conditions specified, and if those conditions change, the standard requirement shall be satisfied.

⁽⁹⁾¹⁰ For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements are determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown in this Table C for 23.54.015 for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is ~~((40))~~ ten percent or less than that for the existing auditorium or other place of assembly, then no additional parking is required.

⁽⁴⁰⁾¹¹ Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

⁽⁴⁴⁾¹² The general requirements of lines A through P of this Table C for 23.54.015 for general public uses and institutions, and requirements of subsection 23.54.016.B for Major Institution uses, are superseded to the extent that a use, structure, or development qualifies for either a greater or a lesser parking requirement (which may include no requirement) under any other provision. To the extent that a general public use, institution, or Major Institution use fits within more than one line in this Table C for 23.54.015, the least of the applicable parking requirements applies. The different parking requirements listed for certain categories of general public uses or institutions

Table C for 23.54.015

Required parking for public uses and institutions

Use

Minimum parking required

shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this Title 23.
⁽¹²⁾ The Director may reduce the minimum parking requirements for a child care center in any zone if a portion of its parking demand can be accommodated in nearby on-street parking.)

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

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

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

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

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

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

d. If short-term bicycle parking facilities are not clearly visible from the street or sidewalk or adjacent on-street bicycle facilities, install directional signage in adequate amounts and in highly visible locations in a manner that promotes easy wayfinding for bicyclists.

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

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

g. Where practicable, long-term bicycle parking shall include a variety of rack types to accommodate different types of bicycles.

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

i. Provide full weather protection for all required long-term bicycle parking.

3. Location of bicycle parking

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

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

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

4. Long-term bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for full weather protection. If the required, covered long-term bicycle parking is located inside the

building that contains small efficiency dwelling units or congregate residence sleeping rooms, the space required to provide the required long-term bicycle parking shall be exempt from floor area ratio (FAR) limits. Covered long-term bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

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

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

a. On the lot; or

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

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

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

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

9. Bicycle parking spaces within dwelling units or on balconies do not count toward the bicycle parking requirement, except if the bike parking spaces are located:

a. In a private garage; or

b. Within the ground floor of a dwelling unit in a townhouse or rowhouse development.

**Table D for 23.54.015
Parking for bicycles¹**

USE		Bike parking requirements	
		Long-term	Short-term
A. COMMERCIAL USES			
A.1.	Eating and drinking establishments	1 per 5,000 square feet	1 per 1,000 square feet
A.2.	Entertainment uses other than theaters and spectator sports facilities	1 per 10,000 square feet	Equivalent to 5 percent of maximum building capacity rating
	A.2.a. Theaters and spectator sports facilities	1 per 10,000 square feet	Equivalent to 8 percent of maximum building capacity rating ²
A.3.	Lodging uses	3 per 40 rentable rooms	1 per 20 rentable rooms plus 1 per 4,000 square feet of conference and meeting rooms
A.4.	Medical services	1 per 4,000 square feet	1 per 2,000 square feet
A.5.	Offices and laboratories, research and development	1 per 2,000 square feet	1 per 10,000 square feet
A.6.	Sales and services, general	1 per 4,000 square feet	1 per 2,000 square feet

**Table D for 23.54.015
Parking for bicycles¹**

USE		Bike parking requirements	
		Long-term	Short-term
A.7.	Sales and services, heavy	1 per 4,000 square feet	1 per 10,000 square feet of occupied floor area; 2 spaces minimum
B. INSTITUTIONS			
B.1.	Institutions not listed below	1 per 4,000 square feet	1 per 10,000 square feet
B.2.	Child care centers	1 per 4,000 square feet	1 per 20 children. 2 spaces minimum
B.3.	Colleges	1 per 5,000 square feet	1 per 2,500 square feet
B.4.	Community clubs or centers	1 per 4,000 square feet	1 per 1,000 square feet
B.5.	Hospitals	1 per 4,000 square feet	1 per 10,000 square feet
B.6.	Libraries	1 per 4,000 square feet	1 per 2,000 square feet
B.7.	Museums	1 per 4,000 square feet	1 per 2,000 square feet
B.8.	Religious facilities	1 per 4,000 square feet	1 per 2,000 square feet
B.9.	Schools, primary and secondary	3 per classroom	1 per classroom

**Table D for 23.54.015
Parking for bicycles¹**

USE		Bike parking requirements	
		Long-term	Short-term
B.10.	Vocational or fine arts schools	1 per 5,000 square feet	1 per 2,500 square feet
C. MANUFACTURING USES		1 per 4,000 square feet	1 per 20,000 square feet
D. RESIDENTIAL USES ³			
D.1	Congregate residences ⁴	1 per sleeping room	1 per 20 sleeping rooms. 2 spaces minimum
D.2	Multifamily structures other than townhouse and rowhouse developments ^{4,5}	1 per dwelling unit	1 per 20 dwelling units
D.3	Single-family residences	None	None
D.4	Townhouse and rowhouse developments ⁵	1 per dwelling unit	None
E. TRANSPORTATION FACILITIES			
E.1.	Park and ride facilities on surface parking lots	At least 20 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

**Table D for 23.54.015
Parking for bicycles¹**

USE		Bike parking requirements	
		Long-term	Short-term
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 percent of projected AM peak period daily ridership ⁶	Spaces for 2 percent 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 D for 23.54.015.

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 serving seniors or persons with disabilities, or that are licensed by the State and provide supportive services for seniors or persons with disabilities, as a Type I decision, the Director shall have the discretion to reduce the amount of required bicycle parking to as few as zero if it can be demonstrated that residents are less likely to travel by bicycle.

⁵ In low-income housing, there is no minimum required long-term bicycle parking requirement for each unit subject to affordability limits no higher than 30 percent of median income and long-term bicycle parking requirements may be waived by the Director as a Type I decision for each unit subject to affordability limits greater than 30 percent of median income and no higher than 80 percent of median income if a reasonable alternative is provided (e.g., in-unit vertical bike storage).

⁶ The Director, in consultation with the Director of Transportation, may require more bicycle parking spaces based on the following factors: area topography; pattern and volume of expected bicycle users; nearby residential and employment density; proximity to the Urban Trails system and other existing and planned bicycle facilities;

Table D for 23.54.015 Parking for bicycles⁴		
USE	Bike parking requirements	
	Long-term	Short-term
projected transit ridership and expected access to transit by bicycle; and other relevant transportation and land use information.)		

Section 36. Section 23.54.020 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

[23.54.020 Parking quantity exceptions](#)

Note: This section is being updated to reflect new state requirements contained in SB 6015.

The motor vehicle parking quantity exceptions set forth in this Section 23.54.020 apply in all zones except downtown zones, which are regulated by Section 23.49.019, and Major Institution zones, which are regulated by Section 23.54.016.

A. Adding ~~((Units))~~ units to ~~((Existing Structures))~~ existing structures in Multifamily and Commercial ~~((Zones.))~~ zones

1. For the purposes of this Section 23.54.020, "existing structures" means those structures that were established under permit, or for which a permit has been granted and has not expired as of the applicable date, as follows:

- a. In multifamily zones, August 10, 1982;
- b. In commercial zones, June 9, 1986.

2. In locations in a multifamily or commercial zone where there is a minimum parking requirement, one dwelling unit may either be added to an existing structure or may be built on a lot that contains an existing structure without additional parking if both of the following requirements are met:

- a. Either the existing parking provided on the lot meets development standards, or the lot area is not increased and existing parking is screened and landscaped to the greatest extent practical; and

b. Any additional parking shall meet all development standards for the zone.

3. In locations in a multifamily or commercial zone where there is a minimum parking requirement, the Director may authorize a reduction or waiver of the parking requirement as a Type I decision when dwelling units are proposed to be added either to an existing structure or on a lot that contains an existing structure, in addition to the exception permitted in subsection 23.54.020.A.2, if the conditions in subsection ~~(§)~~ 23.54.020.A.3.a ~~((and b))~~ below are met, and either of the conditions in subsections ~~((23.54.020.A.3.c or d))~~ 23.54.020.A.3.b or 23.54.020.A.3.c below are met:

a. The only use of the structure will be residential; and

b. ~~((The lot is not located in either the University District Parking Overlay Area (Map A for 23.54.015) or the Alki Area Parking Overlay (Map B for 23.54.015); and~~

~~€.)~~ The topography of the lot or location of existing structures makes provision of an off-street parking space physically infeasible in a conforming location; or

~~((d))~~ c. The lot is located in a residential parking zone (RPZ) and a current parking study is submitted showing a utilization rate of less than 75 percent for on-street parking within 400 feet of all lot lines.

B. Tandem Parking in Multifamily Structures. ~~((4.))~~ Off-street parking required for multifamily structures may be provided as tandem parking, as defined in Section 23.54.030. ~~((A tandem parking space counts as one and one-half parking spaces, except as provided in subsection 23.54.020.B.2 below, and must meet the minimum size requirements of subsection 23.54.030.A.~~

~~2. When a minimum of at least one parking space per dwelling unit in a multifamily structure is required, the total number of parking spaces provided, counting each tandem parking space as one space, may not be less than the total number of dwelling units.)~~ A tandem parking space counts at a rate of one space for every 20 linear feet of depth excluding any necessary provisions for maneuvering.

* * *

Section 37. Section 23.54.030 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.54.030 Parking space and access standards

Note: This section would be updated to comply with parking space dimensions required by SB 6015 and reflect new definitions for building types. This section is also proposed to be separated into multiple sections consistent with modern code drafting sections.

All parking spaces provided, whether required by Section 23.54.015 or not, and required barrier-free parking, shall meet the standards of this Section 23.54.030.

A. Parking space dimensions

1. "Large vehicle" means the minimum size of a large vehicle parking space shall be ~~((8-5))~~ 8 feet in width and 19 feet in length.

2. "Medium vehicle" means the minimum size of a medium vehicle parking space shall be 8 feet in width and 16 feet in length.

3. "Small vehicle" means the minimum size of a small vehicle parking space shall be 7.5 feet in width and 15 feet in length.

4. "Barrier-free parking" means a parking space meeting the following standards:

a. Parking spaces shall not be less than 8 feet in width and shall have an adjacent access aisle not less than 5 feet in width. Van-accessible parking spaces shall have an adjacent access aisle not less than 8 feet in width. Where two adjacent spaces are provided, the access aisle may be shared between the two spaces. Boundaries of access aisles shall be marked so that aisles will not be used as parking space.

b. A minimum length of 19 feet or when more than one barrier-free parking space is provided, at least one shall have a minimum length of 19 feet, and other spaces may be the lengths of small, medium, or large spaces in approximate proportion to the number of each size space provided on the lot.

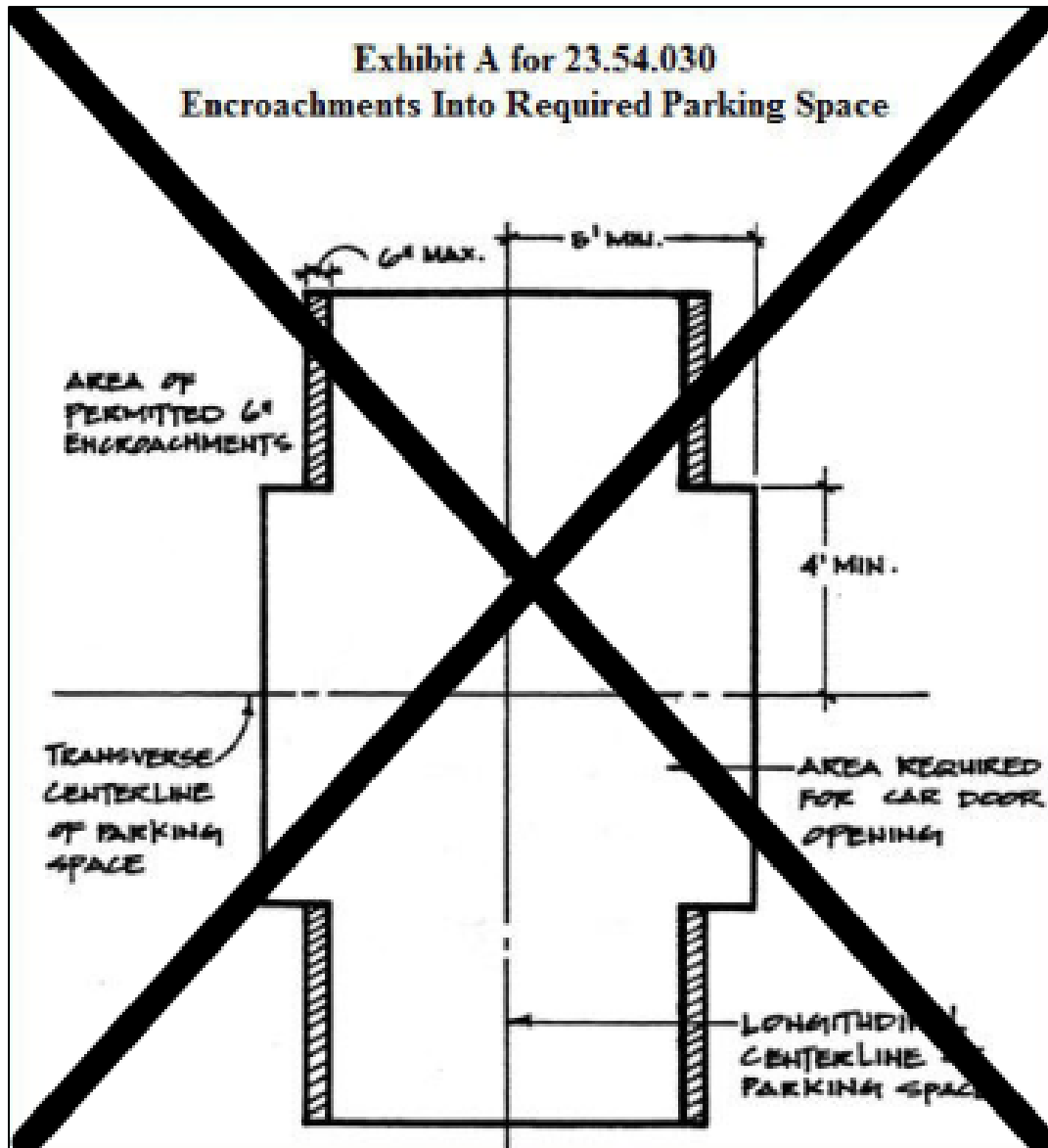
5. "Tandem parking" means a parking space equal to the width and two times the length of the vehicle size standards in subsections 23.54.030.A.1, 23.54.030.A.2, and 23.54.030.A.3 for the size of the vehicle to be accommodated.

6. No wall, post, guardrail, or other obstruction, or lot line, is permitted within the area for car door opening. Columns or other structural elements may encroach into the parking space a maximum of 6 inches on a side, except in the area for car door opening 5 feet from the longitudinal centerline, or 4 feet from the transverse centerline of a parking space (see Exhibit A for 23.54.030).

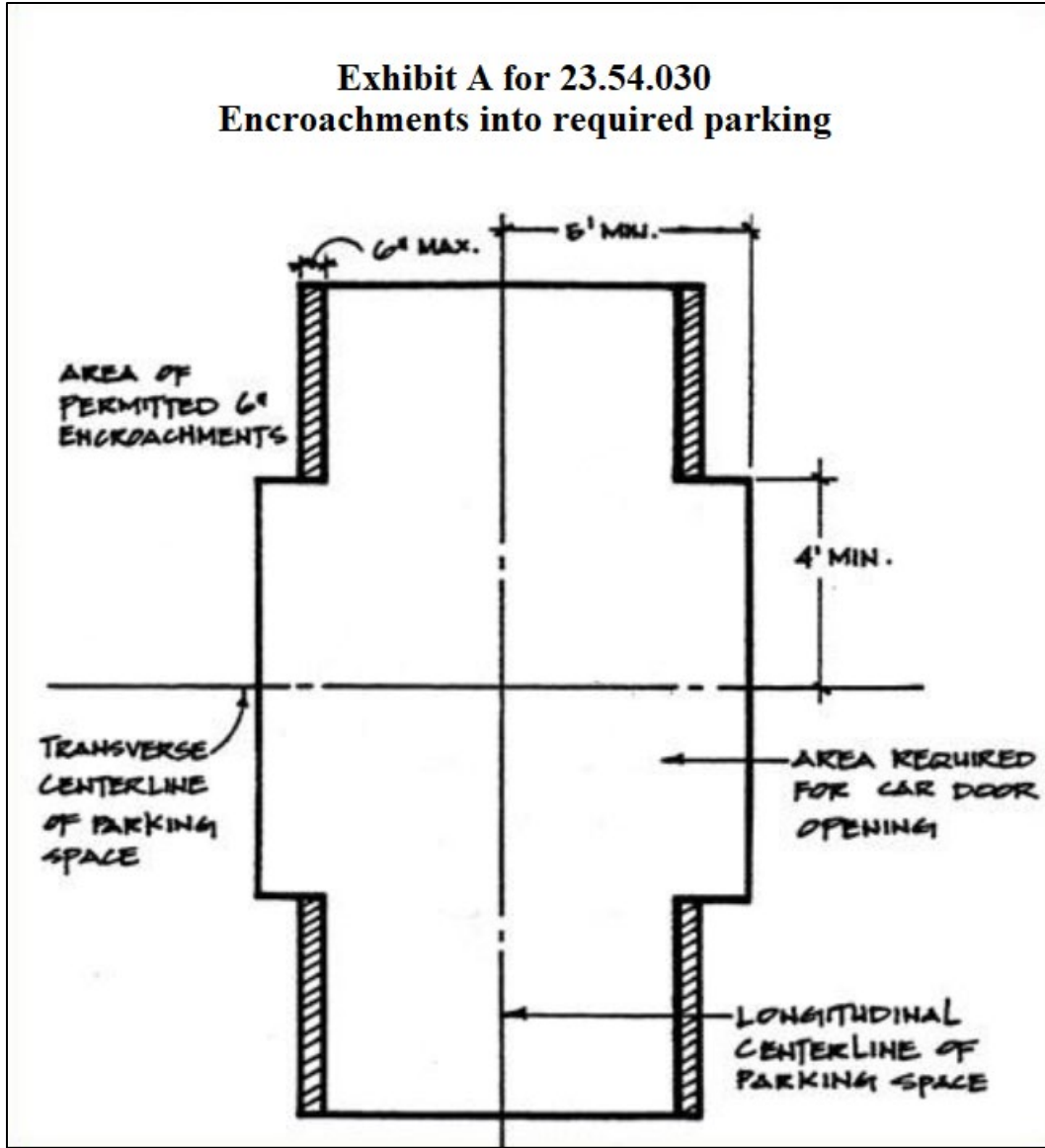
7. If the parking space is next to a lot line and the parking space is parallel to the lot line, the minimum width of the space is 9 feet.

Exhibit A for 23.54.030

Encroachments ((Into Required Parking Space)) into required parking space



**Exhibit A for 23.54.030
Encroachments into required parking**



B. Parking space requirements. The required size of parking spaces shall be determined by whether the parking is for a residential, live-work, or ~~((non-residential)) nonresidential~~ use. In structures containing residential uses and also containing either ~~((non-residential)) nonresidential~~ uses or live-work units, parking that is clearly set aside and reserved for residential or live-work use shall meet the standards of subsection 23.54.030.B.1. Parking for all other uses within the structure shall meet the standards of subsection 23.54.030.B.2. All uses shall provide barrier-free accessible parking if required by the Seattle Building Code or the Seattle Residential Code.

1. Residential uses

a. When five or fewer parking spaces are provided, the minimum required size of a parking space shall be for a medium vehicle, as described in subsection 23.54.030.A.2, except as provided in subsection 23.54.030.B.1.d.

b. When more than five parking spaces are provided, a minimum of 60 percent of the parking spaces shall be striped for medium vehicles. The minimum size for a medium parking space shall also be the maximum size. Forty percent of the parking spaces may be striped for any size category in subsection 23.54.030.A, provided that when parking spaces are striped for large vehicles, the minimum required aisle width shall be as shown for medium vehicles.

c. Assisted living facilities. Parking spaces shall be provided as in subsections 23.54.030.B.1.a and 23.54.030.B.1.b, except that a minimum of two spaces shall be striped for a large vehicle.

d. (~~Townhouse unit.~~) For an individual garage serving (~~a townhouse~~) an individual dwelling unit, the minimum required size of a parking space shall be for a medium vehicle, as described in subsection 23.54.030.A.

2. (~~Non-residential~~) Nonresidential uses

a. When ten or fewer parking spaces are provided, a maximum of 25 percent of the parking spaces may be striped for small vehicles. A minimum of 75 percent of the spaces shall be striped for large vehicles.

b. When between 11 and 19 parking spaces are provided, a minimum of 25 percent of the parking spaces shall be striped for small vehicles. The minimum required size for these small parking spaces shall also be the maximum size. A maximum of 65 percent of the parking spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall be striped for large vehicles.

c. When 20 or more parking spaces are provided, a minimum of 35 percent of the parking spaces shall be striped for small vehicles. The minimum required size for small parking spaces shall also be the maximum size. A maximum of 65 percent of the parking spaces may be striped for small vehicles. A minimum of 35 percent of the spaces shall be striped for large vehicles.

d. The minimum vehicle clearance shall be at least 6 feet 9 inches on at least one floor, and there shall be at least one direct entrance that is at least 6 feet 9 inches in height for all parking garages accessory to (~~non-residential~~) nonresidential uses and live-work units and for all flexible-use parking garages.

3. Live-work uses. The first required parking space shall meet the parking standards for residential use. Additional required parking for a live-work use shall meet the parking standards for ~~(non-residential)~~ nonresidential use.

C. Backing ~~((Distances))~~ distances and ~~((Moving Other Vehicles.))~~ moving other vehicles

1. Adequate ingress to and egress from all parking spaces shall be provided without having to move another vehicle, except in the case of multiple spaces provided for a single~~((family))~~ dwelling unit ~~((or an accessory dwelling unit associated with a single-family dwelling,))~~ or in the case of tandem parking authorized under ~~((Section))~~ subsection 23.54.020.B.

2. Except for lots with fewer than three parking spaces, ingress to and egress from all parking spaces shall be provided without requiring backing more than 50 feet.

D. Driveways. Driveway requirements for residential and nonresidential uses are described below. When a driveway is used for both residential and nonresidential parking, it shall meet the standards for nonresidential uses described in subsection 23.54.030.D.2.

1. Residential uses~~((,-))~~

a. Driveway width. Driveways less than 100 feet in length that serve 30 or fewer parking spaces shall be a minimum of 10 feet in width for one-way or two-way traffic.

b. Except for driveways serving one ~~((single-family))~~ dwelling unit, driveways more than 100 feet in length that serve 30 or fewer parking spaces shall either:

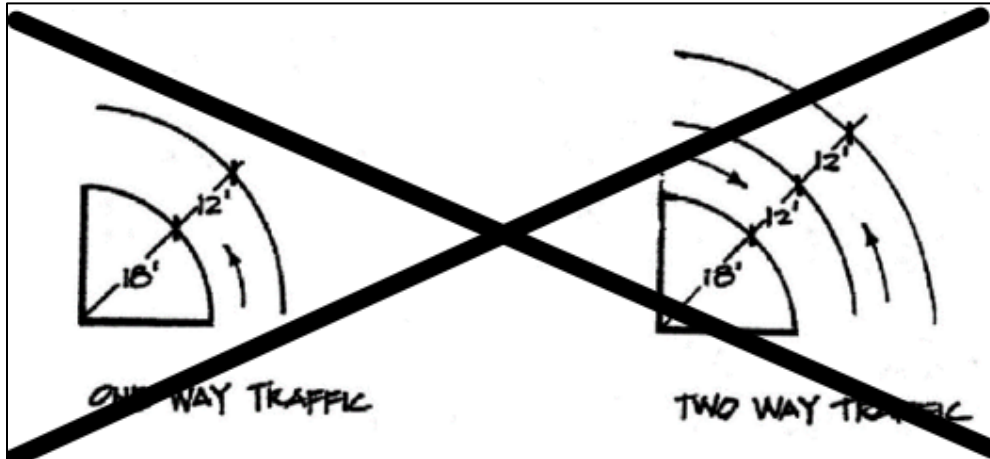
1) be a minimum of 16 feet wide, tapered over a 20 foot distance to a 10 foot opening at the lot line; or

2) be a minimum of 10 feet wide and provide a passing area at least 20 feet wide and 20 feet long. The passing area shall begin 20 feet from the lot line, with an appropriate taper to meet the 10 foot opening at the lot line. If a taper is provided at the other end of the passing area, it shall have a minimum length of 20 feet.

c. Driveways of any length that serve more than 30 parking spaces shall be at least 10 feet wide for one-way traffic and at least 20 feet wide for two-way traffic.

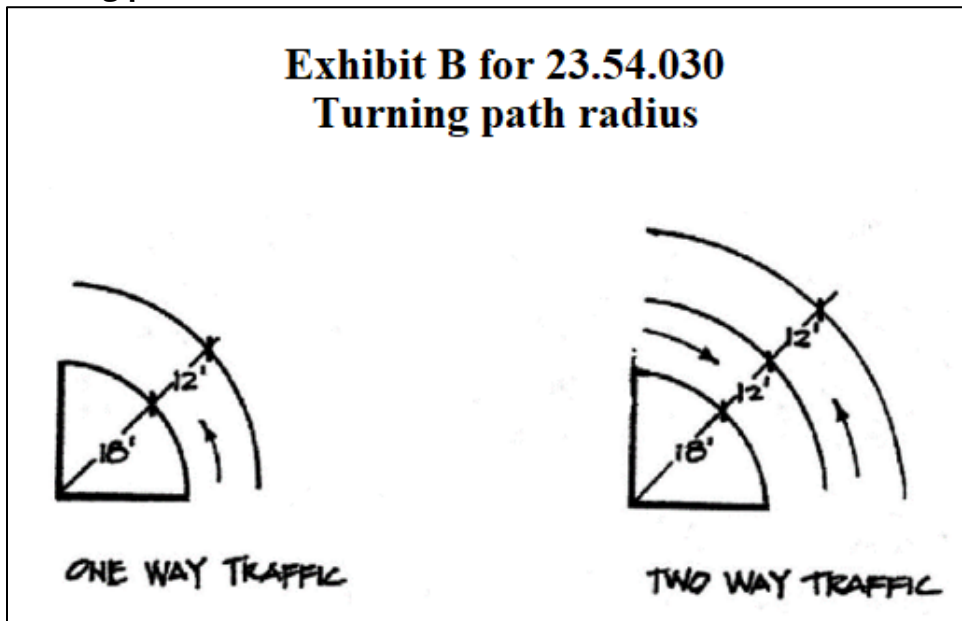
d. Driveways for two attached (~~rowhouse or townhouse~~) dwelling units may be paired so that there is a single curb cut providing access. The maximum width of the paired driveway is 18 feet.

e. Driveways with a turning radius of more than 35 degrees shall conform to the minimum turning path radius shown in Exhibit B for 23.54.030.



~~((Exhibit B for 23.54.030: Turning Path Radius))~~

Exhibit B for 23.54.030
Turning path radius



f. Vehicles may back onto a street from a parking area serving five or fewer vehicles, provided that either:

1) The street is not an arterial as defined in Section 11.18.010;
or

2) For a lot with one (~~single-family~~) dwelling unit, the Director may permit backing onto an arterial based on a safety analysis that addresses visibility, traffic volume, and other relevant issues.

g. Nonconforming driveways. The number of parking spaces served by an existing driveway that does not meet the standards of this subsection 23.54.030.D.1 shall not be increased. This prohibition may be waived by the Director after consulting with the Director of the Seattle Department of Transportation, based on a safety analysis.

2. Nonresidential (~~Uses~~) uses

a. Driveway (~~Widths~~) widths

1) The minimum width of driveways for (~~one-way~~) one-way traffic shall be 12 feet and the maximum width shall be 15 feet.

2) The minimum width of driveways for (~~two-way~~) two-way traffic shall be 22 feet and the maximum width shall be 25 feet.

b. Driveways shall conform to the minimum turning path radius shown in Exhibit B for 23.54.030.

c. For driveways that provide access to a solid waste management use the Director may allow both a maximum driveway width greater than the limits set in subsection 23.54.030.D.2.a and appropriate turning path radii, as determined necessary for truck maneuvering.

3. Driveway slope for all uses. No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15 percent, except as provided in this subsection 23.54.030.D.3. The maximum 15 percent slope shall apply in relation to both the current grade of the right-of-way to which the driveway connects, and to the proposed finished grade of the right-of-way if it is different from the current grade. The ends of a driveway shall be adjusted to accommodate an appropriate crest and sag. The Director may permit a driveway slope of more than 15 percent if it is found that:

a. The topography or other special characteristic of the lot makes a 15 percent maximum driveway slope infeasible;

b. The additional amount of slope permitted is the least amount necessary to accommodate the conditions of the lot; and

c. The driveway is still useable as access to the lot.

E. Parking aisles

1. Parking aisles shall be provided according to the requirements of Table A for 23.54.030 and Exhibit C for 23.54.030.

Table A for 23.54.030						
Parking aisle dimensions						
A	B	C	D	E	F	G
<u>Parking Angle (in degrees)</u>	<u>Stall Width</u>	<u>Stall Length (in feet)</u>	<u>Aisle Width (in feet)¹</u>	<u>Curb Depth Per Car (in feet)</u>	<u>Unit Width (in feet)²</u>	<u>Curb Length Per Car (in feet)</u>
0°	<u>Small</u>	<u>18</u>	<u>10</u>	<u>7.5</u>	<u>25</u>	<u>18</u>
	<u>Medium</u>	<u>20</u>	<u>10</u>	<u>8</u>	<u>26</u>	<u>20</u>
	<u>Large</u>	<u>24</u>	<u>12</u>	<u>8</u>	<u>28</u>	<u>24</u>
45°	<u>Small</u>	<u>15</u>	<u>11</u>	<u>15.91</u>	<u>42.82</u>	<u>10.61</u>
	<u>Medium</u>	<u>16</u>	<u>13</u>	<u>16.97</u>	<u>46.94</u>	<u>11.3</u>
	<u>Large</u>	<u>19</u>	<u>13</u>	<u>19.09</u>	<u>51.18</u>	<u>11.3</u>
60°	<u>Small</u>	<u>15</u>	<u>13</u>	<u>16.74</u>	<u>46.48</u>	<u>8.66</u>
	<u>Medium</u>	<u>16</u>	<u>15</u>	<u>17.86</u>	<u>50.72</u>	<u>9.24</u>
	<u>Large</u>	<u>19</u>	<u>17.5</u>	<u>20.45</u>	<u>58.41</u>	<u>9.24</u>
75°	<u>Small</u>	<u>15</u>	<u>16.5</u>	<u>16.43</u>	<u>49.36</u>	<u>7.76</u>
	<u>Medium</u>	<u>16</u>	<u>18.5</u>	<u>17.52</u>	<u>53.55</u>	<u>8.25</u>
	<u>Large</u>	<u>19</u>	<u>20</u>	<u>20.42</u>	<u>60.84²</u>	<u>8.25</u>
90°	<u>Small</u>	<u>15</u>	<u>20</u>	<u>15</u>	<u>50</u>	<u>7.5</u>
	<u>Medium</u>	<u>16</u>	<u>22</u>	<u>16</u>	<u>54</u>	<u>8</u>
	<u>Large</u>	<u>19</u>	<u>24³</u>	<u>19</u>	<u>62.0²</u>	<u>8</u>

Footnotes for Table A for 23.54.030

¹ Required aisle width is for one-way traffic only. If two-way traffic is proposed, then the minimum aisle width shall be 20 feet or greater.

² 60 feet may be substituted for required unit width on lots where the available width is in 60-foot whole multiples, provided that the minimum width of the parking stalls shall be 9 feet

³ For lots 44 feet in width or less, the Director may reduce the aisle width to as low as 20 feet if large parking spaces are provided at 90 degrees as long as the spaces are 9 feet wide.

A Parking Angle	B Stall Width	C Stall Length	D Aisle Width ¹	E Curb Depth Per Car	F Unit Width ²	G Curb Length Per Car
0°	7.5	18.0	10.0	7.5	25.0	18.0
	8.0	20.0	10.0	8.0	26.0	20.0
	8.5	24.0	12.0	8.5	29.0	24.0
45°	7.5	15.0	11.0	15.91	42.82	10.61
	8.0	16.0	13.0	16.97	46.90	11.3
	8.5	19.0	13.0	19.44	51.88	12.02
60°	7.5	15.0	13.0	16.74	46.45	8.66
	8.0	16.0	15.0	17.86	50.72	9.24
	8.5	19.0	17.5	20.70	57.90	9.82
75°	7.5	15.0	16.5	16.43	49.36	7.76
	8.0	16.0	18.5	17.52	53.54	8.25
	8.5	19.0	20.0	20.55	61.10 ²	8.80
90°	7.5	15.0	20.0	15.0	50.0	7.5
	8.0	16.0	22.0	16.0	54.0	8.0
	8.5	19.0 ²	24.0 ²	19.0	62.0 ³	8.5

¹ Required aisle width is for one-way traffic only. If two-way traffic is proposed, then the minimum aisle width shall be 20 feet or greater.

² When lot width is less than 43 feet, 40 feet may be substituted for a two-way aisle and a single row of cars at 90° to the aisle, provided that the minimum width of the parking stalls shall be 9½ feet.

³ 60 feet may be substituted for required unit width on lots where the available width is in 60-foot whole multiples, provided that the minimum width of the parking stalls shall be 9½ feet.

The following equations may be used to compute dimensions for parking angles other than those provided in the chart above:

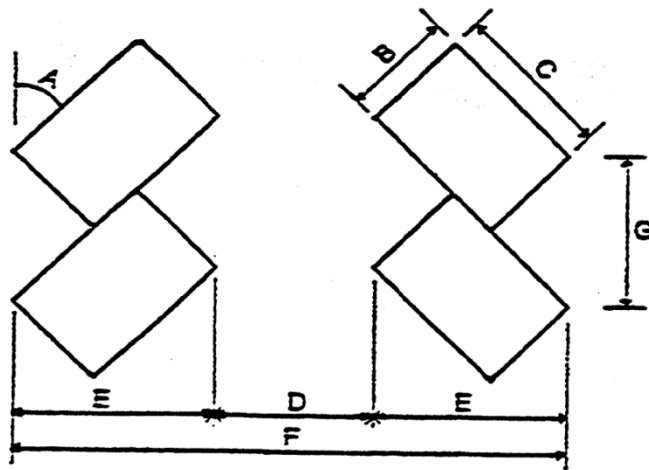
$$E = C \sin A + B \cos A$$

$$G = B / \sin A$$

NOTE: Aisle widths shall be provided as required for the next greater parking angle shown in the chart above.

((Exhibit C for 23.54.030: Parking Aisle Dimensions))

Exhibit C for 23.54.030
Parking aisle dimension measurement



The following equations may be used to compute dimensions for parking angles other than those provided in the chart above:

$$E = C \sin A + B \cos A$$

$$G = B / \sin A$$

NOTE: Aisle widths shall be provided as required for the next greater parking angle shown in the chart above.

2. Minimum aisle widths shall be provided for the largest vehicles served by the aisle.

3. Turning and maneuvering areas shall be located on private property, except that alleys may be credited as aisle space.

4. Aisle slope shall not exceed 17 percent provided that the Director may permit a greater slope if the criteria in subsections 23.54.030.D.3.a, 23.54.030.D.3.b, and 23.54.030.D.3.c are met.

~~((F. Curb cuts. The number of permitted curb cuts is determined by whether the parking served by the curb cut is for residential or nonresidential use, and by the zone in which the use is located. If a curb cut is used for more than one use or for one or more live-work units, the requirements for the use with the largest curb cut requirements shall apply.~~

1. Residential uses

a. Number of curb cuts

1) For lots not located on a principal arterial as designated by the Seattle Department of Transportation, curb cuts are permitted according to Table A for 23.54.030:

Table A for 23.54.030 Curb cuts for lots not located on a principal arterial or easement frontage	
Street or easement frontage of the lot	Number of curb cuts permitted
80 feet or less	1
Greater than 80 feet up to 160 feet	2
Greater than 160 feet up to 240 feet	3
Greater than 240 feet up to 320 feet	4
For lots with frontage in excess of 320 feet, the pattern established above continues.	

2) For lots on principal arterials as designated by the Seattle Department of Transportation, curb cuts are permitted according to Table B for 23.54.030:

Table B for 23.54.030 Curb cuts for principal arterial street frontage	
Street or easement frontage of the lot	Number of curb cuts permitted
160 feet or less	1
Greater than 160 feet up to 320 feet	2
Greater than 320 feet up to 480 feet	3
For lots with street frontage in excess of 480 feet, the pattern established above continues.	

~~3) On a lot that has both principal arterial and non-principal arterial street frontage, the total number of curb cuts on the principal arterial is calculated using only the length of the street lot line on the principal arterial.~~

~~4) If two adjoining lots share a common driveway, the combined frontage of the two lots will be considered as one in determining the maximum number of permitted curb cuts.~~

~~b. Curb cut width. Curb cuts shall not exceed a maximum width of 10 feet except that:~~

~~1) For lots on principal arterials as designated by the Seattle Department of Transportation, the maximum curb cut width is 23 feet;~~

~~2) One curb cut greater than 10 feet but in no case greater than 20 feet in width may be substituted for each two curb cuts permitted by subsection 23.54.030.F.1.a;~~

~~3) A greater width may be specifically permitted by the development standards in a zone;~~

~~4) If subsection 23.54.030.D requires a driveway greater than 10 feet in width, the curb cut may be as wide as the required width of the driveway; and~~

~~5) A curb cut may be less than the maximum width permitted but shall be at least as wide as the minimum required width of the driveway it serves.~~

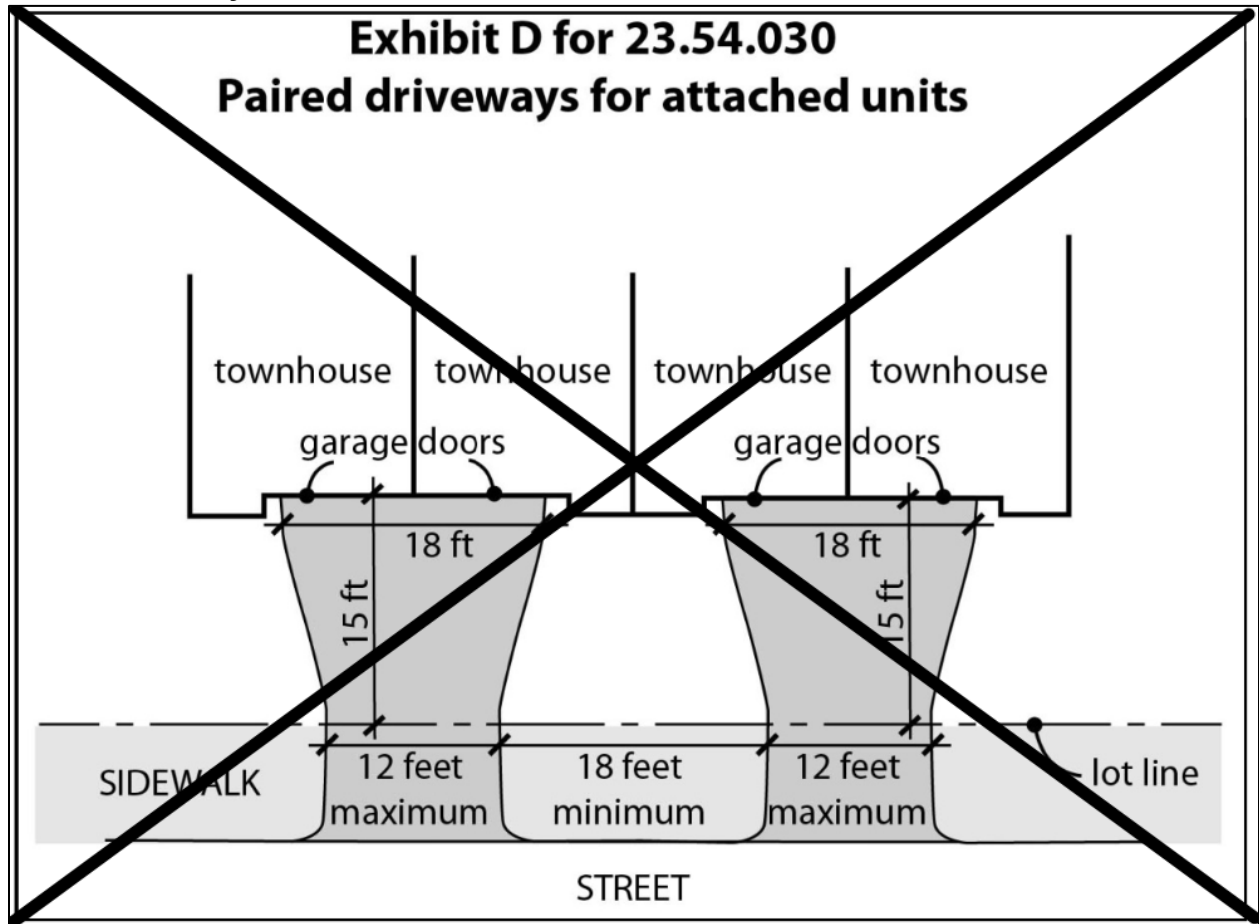
~~c. Distance between curb cuts~~

~~1) The minimum distance between any two curb cuts located on a lot is 30 feet, except as provided in subsection 23.54.030.F.1.c.2).~~

~~2) For rowhouse and townhouse developments, the minimum distance between curb cuts is 18 feet (See Exhibit D for 23.54.030). For located on abutting lots, the minimum distance between curb cuts is 18 feet.~~

Exhibit D for 23.54.030

Paired driveways for attached units



2. Nonresidential uses in all zones except industrial zones

a. Number of curb cuts

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

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.	

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

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

4) In downtown zones, a maximum of two curb cuts for one-way traffic at least 40 feet apart, or one curb cut for two-way traffic, are permitted on each street front where access is permitted by subsection 23.49.019.H. No curb cut shall be located within 40 feet of an intersection. These standards may be modified by the Director as a Type I decision on lots with steep slopes or other special conditions, to the minimum extent necessary to provide vehicular and pedestrian safety and facilitate a smooth flow of traffic.

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

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

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

b. Curb cut widths

1) For one-way traffic, the minimum width of curb cuts is 12 feet, and the maximum width is 15 feet.

2) For two-way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined.

3) For public schools, the maximum width of a curb cut is 25 feet. Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79.

4) For fire and police stations, the Director may allow curb cuts up to, and no wider than, the minimum width necessary to provide access for official emergency vehicles that have limited maneuverability and that must rapidly respond to emergencies. Curb cuts for fire and police stations are considered curb cuts for two-way traffic.

5) If one of the following conditions applies, the Director may require a curb cut of up to 30 feet in width, if it is found that a wider curb cut is necessary for safe access:

i. The abutting street has a single lane on the side that abuts the lot; or

ii. The curb lane abutting the lot is less than 11 feet wide; or

iii. The proposed development is located on an arterial with an average daily traffic volume of over 7,000 vehicles; or

iv. Off-street loading berths are required according to Section 23.54.035.

c. The entrances to all garages accessory to nonresidential uses or live-work units and the entrances to all flexible-use parking garages shall be at least 6 feet 9 inches high.

3. All uses in industrial zones

a. ~~Number and location of curb cuts. The number and location of curb cuts will be determined by the Director.~~

b. ~~Curb cut width. Curb cut width in Industrial zones shall be as follows:~~

~~1) Except as set forth in subsection 23.54.030.F.3.b.4, if the curb cut provides access to a parking area or structure, it must be a minimum of 15 feet wide and a maximum of 30 feet wide.~~

~~2) If the curb cut provides access to a loading berth, the maximum width may be increased to 50 feet.~~

~~3) Within the minimum and maximum widths established by this subsection 23.54.030.F.3, the Director shall determine the size of the curb cuts.~~

~~4) If the curb cut provides access to a solid waste management use, the Director may determine the maximum width of the curb cut.~~

4. Curb cuts for access easements

a. ~~If a lot is crossed by an access easement serving other lots, the curb cut serving the easement may be as wide as the easement roadway.~~

b. ~~The curb cut serving an access easement shall not be counted against the number or amount of curb cuts permitted to a lot if the lot is not itself served by the easement.~~

~~5. Curb cut flare. A flare with a maximum width of 2.5 feet is permitted on either side of curb cuts in any zone.~~

~~6. Replacement of unused curb cuts. When a curb cut is no longer needed to provide access to a lot, the curb and any planting strip must be replaced.~~

~~7. Curb cuts are not allowed on streets if alley access to a lot is feasible but has not been provided.~~

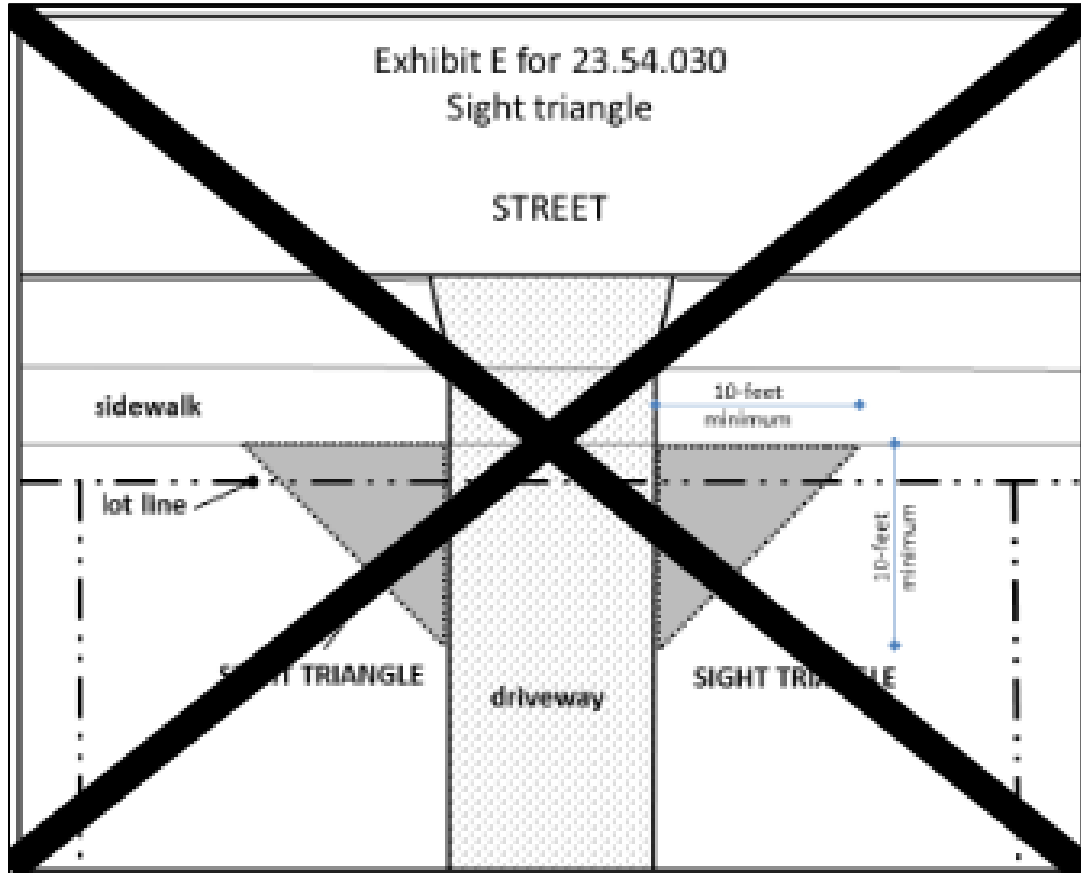
G. Sight triangle

~~1. For exit-only driveways and easements, and two way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided, and shall be kept clear of any obstruction for a distance of~~

10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk, as depicted in Exhibit E for 23.54.030.

Exhibit E for 23.54.030

Sight triangle



2. For two way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified.

3. The sight triangle shall also be kept clear of obstructions in the vertical spaces between 32 inches and 82 inches from the ground.

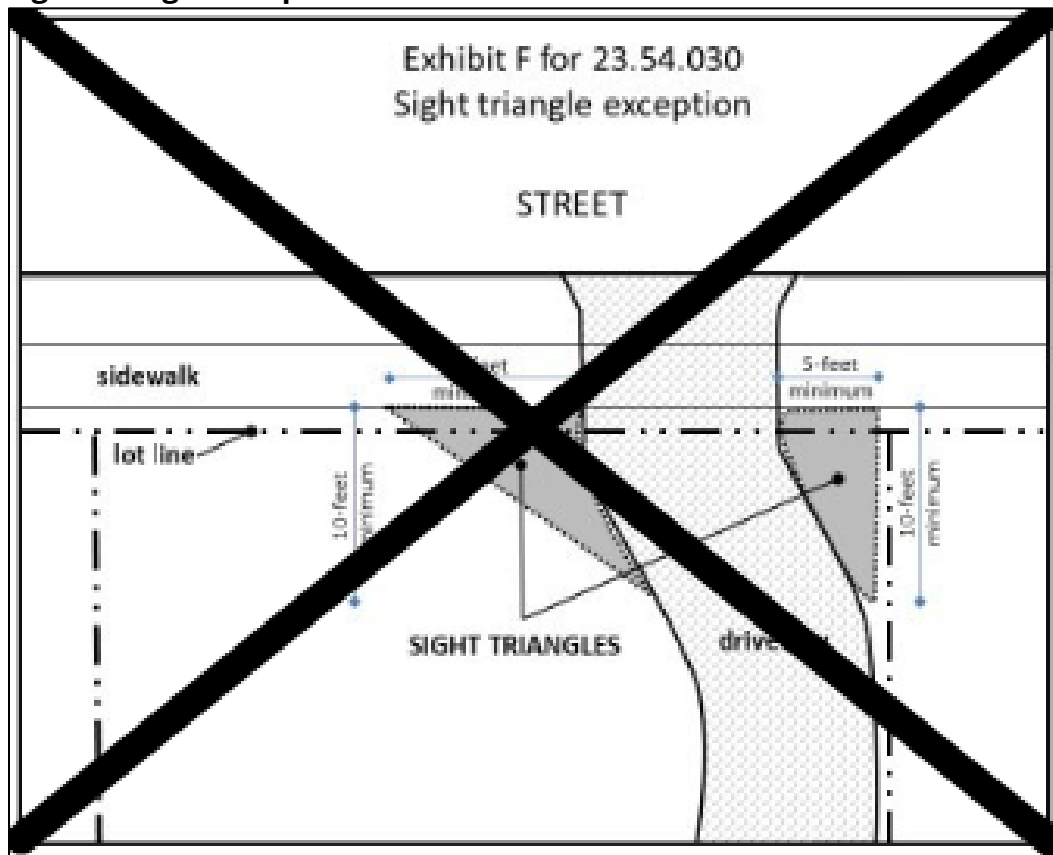
4. When the driveway or easement is less than 10 feet from the lot line, the sight triangle may be provided as follows:

a. An easement may be provided sufficient to maintain the sight triangle. The easement shall be recorded with the King County Recorder; or

b. The driveway may be shared with a driveway on the neighboring lot; or

c. The driveway or easement may begin 5 feet from the lot line, as depicted in Exhibit F for 23.54.030.

**Exhibit F for 23.54.030
Sight triangle exception**



5. An exception to the sight triangle requirement may be made for driveways serving lots containing only residential uses and fewer than three parking spaces, when providing the sight triangle would be impractical.

6. In all Downtown, Industrial, Commercial 1, and Commercial 2 zones, the sight triangle at a garage exit may be provided by mirrors and/or other approved safety measures.

7. Sight triangles are not required for one-way entrances into a parking garage or surface parking area.

8. Sight triangles are not required when access to parking is provided from an alley.)

~~((H))~~ E. Attendant ~~((Parking-In))~~ downtown zones, any off-street parking area or structure providing more than ~~((5))~~ five parking spaces where automobiles are parked solely by attendants employed for that purpose shall have parking spaces at least 8 feet in width, and 15 feet in length. Subsections ~~((A, B, C, D and E of this Section 23.54.030))~~ 23.54.030.A, 23.54.030.B, 2054.030.C, 23.54.030.D, and 23.54.030.E shall not apply, except that the grade curvature of any area used for automobile travel or storage shall not exceed that specified in subsection 23.54.030.D.3. Should attendant operation be discontinued, the provisions of subsections ~~((23.54.030 A, B, C, D and E))~~ 23.54.030.A, 23.54.030.B, 2054.030.C, 23.54.030.D, and 23.54.030.E shall apply to the parking.

~~((I))~~ G. Off-street ~~((Bus Parking))~~ bus parking. Bus parking spaces, when required, shall be 13 feet in width and 40 feet in length. Buses parked en masse shall not be required to have adequate ingress and egress from each parking space.

~~((J))~~ H. The Director may, as a Type I decision, modify any required dimension or distribution percentage of parking spaces identified in subsections 23.54.030.A or 23.54.030.B to allow more efficient use of a surface parking area or parking garage, when the parking area or parking garage provides adequate and safe circulation.

~~((K. Pedestrian access to garage. For new structures that include a garage, in a zone where flexible-use parking is permitted, at least one pedestrian access walkway or route shall be provided between a garage and a public right-of-way, which may be an alley, including a side-hinged door for pedestrian use. A fire exit door, or other access through lobbies, may serve this purpose if the access route and doors are accessible for ingress and egress by garage users.~~

~~L. Electric vehicle (EV) charging infrastructure. New parking spaces provided on a lot when a new building is constructed shall be "EV-ready" as specified in this subsection 23.54.030.L. The required number of EV-ready parking spaces shall be determined by whether the parking is for a residential or nonresidential use. Parking that is clearly set aside and reserved for residential use shall meet the standards of subsection 23.54.030.L.1; parking for all other uses within the structure shall meet the standards of subsection 23.54.030.L.2.~~

~~1. Residential uses~~

~~a. Private parking for individual residential units. When parking for any individual dwelling unit is provided in a private garage, carport, or parking area, separate from any parking facilities serving other units, at least one parking space in that garage, carport, or parking area shall be EV-ready.~~

~~b. Surface parking for multiple residences. When parking for multifamily residential uses is provided in a surface parking area serving multiple residences, the number of parking spaces that shall be EV-ready shall be as follows:~~

~~1) When between one and six parking spaces are provided, each of those parking spaces shall be EV-ready;~~

~~2) When between seven and 25 parking spaces are provided, a minimum of six of those parking spaces shall be EV-ready; and~~

~~3) When more than 25 parking spaces are provided, a minimum of 20 percent of those parking spaces shall be EV-ready.~~

~~c. Parking garages for multiple residences. When parking for multifamily residential uses is provided in a parking garage serving multiple residences, a minimum of 20 percent of those parking spaces shall be EV-ready.~~

~~d. Other residential uses. When parking is provided for all other residential uses, a minimum of 20 percent of those spaces shall be EV-ready.~~

~~2. Nonresidential uses. When parking is provided for nonresidential uses, a minimum of ten percent of those spaces shall be EV-ready.~~

~~3. Rounding. When calculating the number of required EV-ready parking spaces, any fraction or portion of an EV-ready parking space required shall be rounded up to the nearest whole number.~~

~~4. Reductions~~

~~a. The Director may, in consultation with the Director of Seattle City Light, reduce the requirements of this subsection 23.54.030.L as a Type I decision where there is substantial evidence substantiating that the added electrical load that can be attributed to meeting the requirements will:~~

~~1) Alter the local utility infrastructure design requirements on the utility side of the legal point of service, so as to require on-property power transformation; or~~

~~2) Require an upgrade to an existing residential electrical service.~~

~~b. In cases where the provisions of subsection 23.54.030.L.4.a have been met, the maximum quantity of EV charging infrastructure required to be installed shall be reduced to the maximum service size that would not require the changes to~~

~~transformation or electrical service in subsection 23.54.030.L.4.a. The Director may first reduce the required level of EV infrastructure at EV-ready parking spaces from 40-amp to 20-amp circuits. If necessary, the Director may also then reduce the number of required EV-ready parking spaces or otherwise reduce the level of EV infrastructure at EV-ready parking spaces.~~

~~c. The Director may establish by rule the procedures and documentation required for a reduction.~~

~~5. All EV charging infrastructure shall be installed in accordance with the Seattle Electrical Code. Where EV-ready surface parking spaces are located more than 4 feet from a building, raceways shall be extended to a pull box or stub in the vicinity of the designated space and shall be protected from vehicles.~~

~~6. Accessible parking. Where new EV-ready parking spaces and new accessible parking are both provided, parking facilities shall be designed so that at least one accessible parking space shall be EV-ready.~~

~~7. Nothing in this subsection 23.54.030.L shall be construed to modify the minimum number of off-street motor vehicle parking spaces required for specific uses or the maximum number of parking spaces allowed, as set forth in Section 23.54.015 or elsewhere in this Title 23.~~

~~8. This Section 23.54.030 does not require EV supply equipment, as defined by Article 100 of the Seattle Electrical Code, to be installed.))~~

Section 38. A new Section 23.54.031 is added to the Seattle Municipal Code as follows:

23.54.031 Curb cuts

Note: This new section is being created to move existing rules from Section 23.54.030 into a new section in order to break up a very large section. It would not change existing rules.

The number of permitted curb cuts is determined by whether the parking served by the curb cut is for residential or nonresidential use, and by the zone in which the use is located. If a curb cut is used for more than one use or for one or more live-work units, the requirements for the use with the largest curb cut requirements shall apply.

A. Residential uses

1. Number of curb cuts

a. For lots not located on a principal arterial as designated by the Seattle Department of Transportation, curb cuts are permitted according to Table A for 23.54.031:

Table A for 23.54.031 Curb cuts for lots not located on a principal arterial or easement frontage	
Street or easement frontage of the lot	Number of curb cuts permitted
80 feet or less	1
Greater than 80 feet up to 160 feet	2
Greater than 160 feet up to 240 feet	3
Greater than 240 feet up to 320 feet	4
For lots with frontage in excess of 320 feet, the pattern established above continues.	

b. For lots on principal arterials as designated by the Seattle Department of Transportation, curb cuts are permitted according to Table B for 23.54.031:

Table B for 23.54.031 Curb cuts for principal arterial street frontage	
Street or easement frontage of the lot	Number of curb cuts permitted
160 feet or less	1
Greater than 160 feet up to 320 feet	2
Greater than 320 feet up to 480 feet	3

Table B for 23.54.031 Curb cuts for principal arterial street frontage	
Street or easement frontage of the lot	Number of curb cuts permitted
For lots with street frontage in excess of 480 feet, the pattern established above continues.	

c. On a lot that has both principal arterial and non-principal arterial street frontage, the total number of curb cuts on the principal arterial is calculated using only the length of the street lot line on the principal arterial.

d. If two adjoining lots share a common driveway, the combined frontage of the two lots will be considered as one in determining the maximum number of permitted curb cuts.

2. Curb cut width. Curb cuts shall not exceed a maximum width of 10 feet except that:

a. For lots on principal arterials as designated by the Seattle Department of Transportation, the maximum curb cut width is 23 feet;

b. One curb cut greater than 10 feet but in no case greater than 20 feet in width may be substituted for each two curb cuts permitted by subsection 23.54.031.A.1;

c. A greater width may be specifically permitted by the development standards in a zone;

d. If subsection 23.54.030.D requires a driveway greater than 10 feet in width, the curb cut may be as wide as the required width of the driveway; and

e. A curb cut may be less than the maximum width permitted but shall be at least as wide as the minimum required width of the driveway it serves.

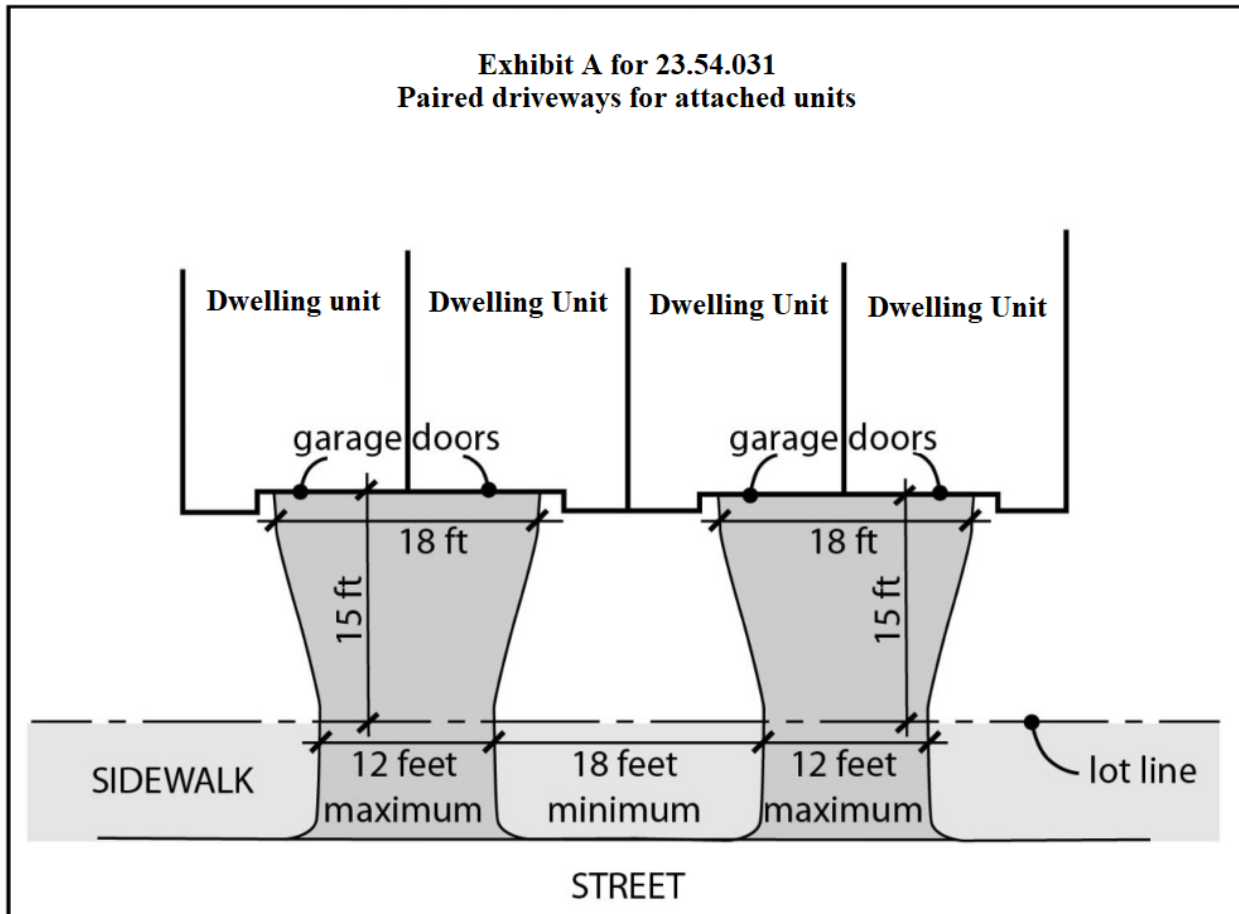
3. Distance between curb cuts

a. The minimum distance between any two curb cuts located on a lot is 30 feet, except as provided in subsection 23.54.031.A.3.b.

b. For attached dwelling units, the minimum distance between curb cuts is 18 feet (See Exhibit A for 23.54.031). For attached dwelling units located on abutting lots, the minimum distance between curb cuts is 18 feet.

Exhibit A for 23.54.031

Paired driveways for attached units



B. Nonresidential uses in all zones except industrial zones

1. Number of curb cuts

a. In all residential zones, RC zones, and within the Major Institution Overlay District, two-way curb cuts are permitted according to Table C for 23.54.031:

Table C for 23.54.031 Number of curb cuts in residential zones, RC zones and the Major Institution Overlay District	
Street frontage of the lot	Number of curb cuts permitted
80 feet or less	1
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.	

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

c. The Director shall, as a Type I decision, determine the number and location of curb cuts in C1 and C2 zones and the location of curb cuts in SM zones.

d. In downtown zones, a maximum of two curb cuts for one-way traffic at least 40 feet apart, or one curb cut for two-way traffic, are permitted on each street front where access is permitted by subsection 23.49.019.H. No curb cut shall be located within 40 feet of an intersection. These standards may be modified by the Director as a Type I decision on lots with steep slopes or other special conditions, to the minimum extent necessary to provide vehicular and pedestrian safety and facilitate a smooth flow of traffic.

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

f. In NC zones, curb cuts shall be provided according to subsection 23.47A.032.A, or, when subsection 23.47A.032.A does not specify the maximum number of curb cuts, according to subsection 23.54.031.B.1.a.

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

2. Curb cut widths

a. For one-way traffic, the minimum width of curb cuts is 12 feet, and the maximum width is 15 feet.

b. For two-way traffic, the minimum width of curb cuts is 22 feet, and the maximum width is 25 feet, except that the maximum width may be increased to 30 feet if truck and auto access are combined.

c. For public schools, the maximum width of a curb cut is 25 feet. Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79.

d. For fire and police stations, the Director may allow curb cuts up to, and no wider than, the minimum width necessary to provide access for official emergency vehicles that have limited maneuverability and that must rapidly respond to emergencies. Curb cuts for fire and police stations are considered curb cuts for two-way traffic.

e. If one of the following conditions applies, the Director may require a curb cut of up to 30 feet in width, if it is found that a wider curb cut is necessary for safe access:

1) The abutting street has a single lane on the side that abuts the lot; or

2) The curb lane abutting the lot is less than 11 feet wide; or

3) The proposed development is located on an arterial with an average daily traffic volume of over 7,000 vehicles; or

4) Off-street loading berths are required according to Section 23.54.035.

3. The entrances to all garages accessory to nonresidential uses or live-work units and the entrances to all flexible-use parking garages shall be at least 6 feet 9 inches high.

C. All uses in industrial zones

1. Number and location of curb cuts. The number and location of curb cuts will be determined by the Director.

2. Curb cut width. Curb cut width in Industrial zones shall be as follows:

a. Except as set forth in subsection 23.54.031.C.2.d, if the curb cut provides access to a parking area or structure, it must be a minimum of 15 feet wide and a maximum of 30 feet wide.

b. If the curb cut provides access to a loading berth, the maximum width may be increased to 50 feet.

c. Within the minimum and maximum widths established by this subsection 23.54.031.C, the Director shall determine the size of the curb cuts.

d. If the curb cut provides access to a solid waste management use, the Director may determine the maximum width of the curb cut.

D. Curb cuts for access easements

1. If a lot is crossed by an access easement serving other lots, the curb cut serving the easement may be as wide as the easement roadway.

2. The curb cut serving an access easement shall not be counted against the number or amount of curb cuts permitted to a lot if the lot is not itself served by the easement.

E. Curb cut flare. A flare with a maximum width of 2.5 feet is permitted on either side of curb cuts in any zone.

F. Replacement of unused curb cuts. When a curb cut is no longer needed to provide access to a lot, the curb and any planting strip must be replaced.

G. Curb cuts are not allowed on streets if alley access to a lot is feasible but has not been provided.

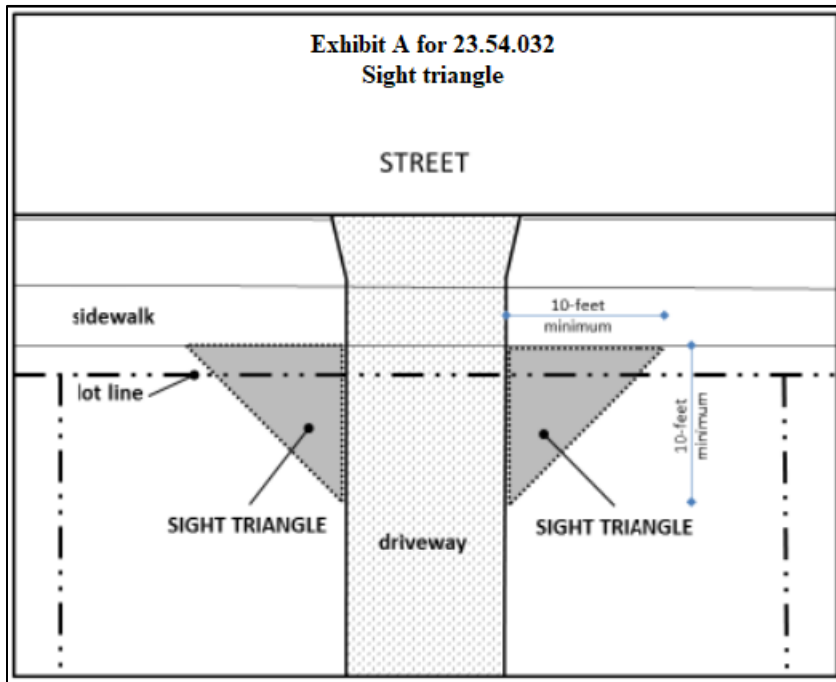
Section 39. A new Section 23.54.032 is added to the Seattle Municipal Code as follows

23.54.032 Sight Triangles

Note: This new section is being created to move existing rules from Section 23.54.030 into a new section in order to break up a very large section. It would not change existing rules.

A. For exit-only driveways and easements, and two way driveways and easements less than 22 feet wide, a sight triangle on both sides of the driveway or easement shall be provided and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk or curb intersection if there is no sidewalk, as depicted in Exhibit A for 23.54.032.

Exhibit A for 23.54.032 Sight triangle



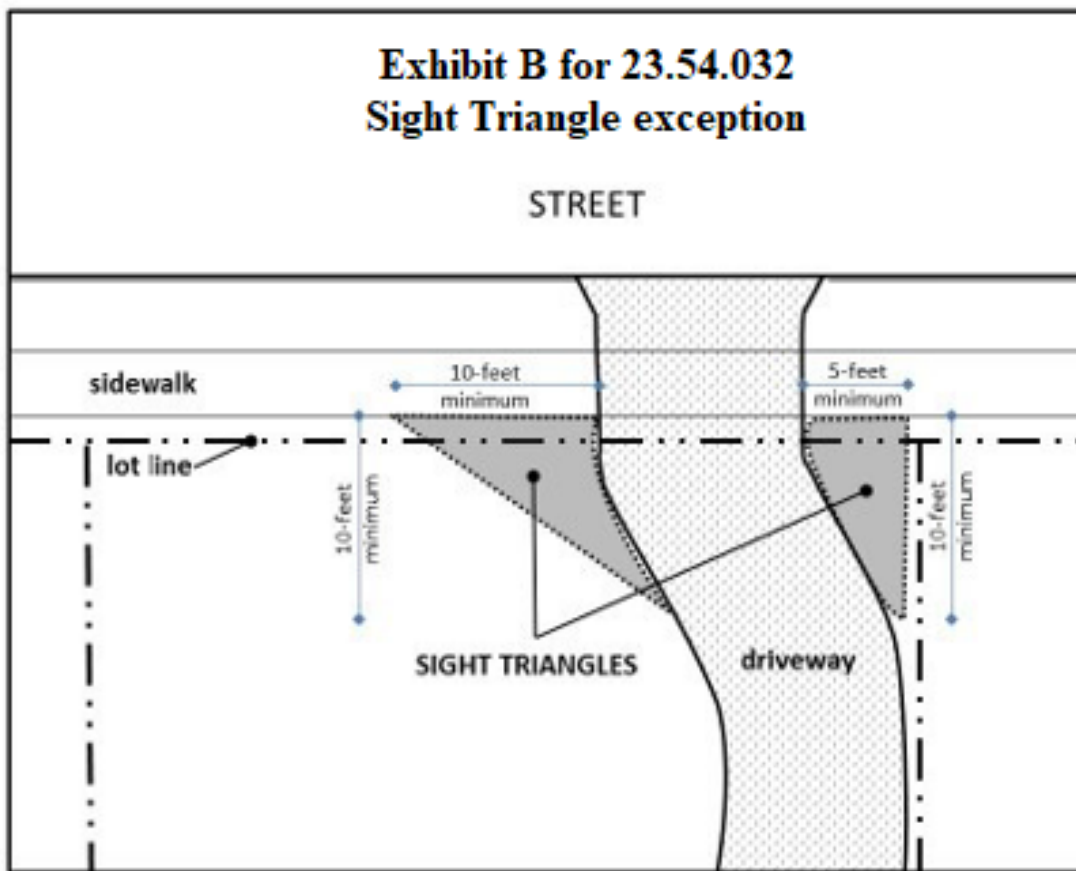
B. For two-way driveways or easements 22 feet wide or more, a sight triangle on the side of the driveway used as an exit shall be provided, and shall be kept clear of any obstruction for a distance of 10 feet from the intersection of the driveway or easement with a driveway, easement, sidewalk, or curb intersection if there is no sidewalk. The entrance and exit lanes shall be clearly identified.

C. The sight triangle shall also be kept clear of obstructions in the vertical spaces between 32 inches and 82 inches from the ground.

D. When the driveway or easement is less than 10 feet from the lot line, the sight triangle may be provided as follows:

1. An easement may be provided sufficient to maintain the sight triangle. The easement shall be recorded with the King County Recorder; or
2. The driveway may be shared with a driveway on the neighboring lot; or
3. The driveway or easement may begin 5 feet from the lot line, as depicted in Exhibit B for 23.54.032.

**Exhibit B for 23.54.032
Sight triangle exception**



E. An exception to the sight triangle requirement may be made for driveways serving lots containing only residential uses and fewer than three parking spaces, when providing the sight triangle would be impractical.

F. In all Downtown, Industrial, Commercial 1, and Commercial 2 zones, the sight triangle at a garage exit may be provided by mirrors and/or other approved safety measures.

G. Sight triangles are not required for one-way entrances into a parking garage or surface parking area.

H. Sight triangles are not required when access to parking is provided from an alley.

Section 40. A new Section 23.54.033 is added to the Seattle Municipal Code as follows:

[23.54.033 Pedestrian access to garage](#)

Note: This new section is being created to move existing rules from Section 23.54.030 into a new section in order to break up a very large section. It would not change existing rules.

For new structures that include a garage, in a zone where flexible-use parking is permitted, at least one pedestrian access walkway or route shall be provided between a garage and a public right-of-way, which may be an alley, including a side-hinged door for pedestrian use. A fire exit door, or other access through lobbies, may serve this purpose if the access route and doors are accessible for ingress and egress by garage users.

Section 41. A new Section 23.54.034 is added to the Seattle Municipal Code as follows:

[23.54.034 Electric vehicle \(EV\) charging infrastructure](#)

Note: This new section is being created to move existing rules from Section 23.54.030 into a new section in order to break up a very large section. The updated section includes changes to make it consistent with recent changes to the Seattle Electrical Code.

New parking spaces provided on a lot when a new building is constructed shall be "EV-ready" as specified in this Section 23.54.034. The required number of EV-ready parking spaces shall be determined by whether the parking is for a residential or nonresidential use. Parking that is clearly set aside and reserved for residential use shall meet the standards of subsection 23.54.034.A; parking for all other uses within the structure shall meet the standards of subsection 23.54.034.B.

A. Residential uses

1. Private parking for individual dwelling units. When parking for any individual dwelling unit is provided in a private garage, carport, or parking area, separate from any parking facilities serving other units, at least one parking space in that garage, carport, or parking area shall be EV-ready.

2. Surface parking for multiple dwelling units. When parking for multiple dwelling units is provided in a surface parking area serving multiple dwelling units, the number of parking spaces that shall be EV-ready shall be as follows:

a. For up to 25 provided parking spaces, the first 12 shall be EV-ready.

b. When more than 25 parking spaces are provided, 45 percent of all parking spaces shall be EV-ready.

3. Parking garages for multiple dwelling units. When parking for multiple dwelling units is provided in a parking garage serving multiple dwelling units, a minimum of 45 percent of those parking spaces shall be EV-ready.

B. Nonresidential uses. When parking is provided for nonresidential uses, a minimum of 30 percent of those spaces shall be EV-ready, except that the following uses are not required to provided EV-ready spaces:

1. Institutional uses

2. Eating and drinking establishments

3. Sales and service uses

C. Rounding. When calculating the number of required EV-ready parking spaces, any fraction or portion of an EV-ready parking space required shall be rounded up to the nearest whole number.

D. Reductions

1. The Director may, in consultation with the Director of Seattle City Light, reduce the requirements of this Section 23.54.034 as a Type I decision where there is substantial evidence substantiating that the added electrical load that can be attributed to meeting the requirements will:

a. Alter the local utility infrastructure design requirements on the utility side of the legal point of service, so as to require on-property power transformation; or

b. Require an upgrade to an existing residential electrical service.

2. In cases where the provisions of subsection 23.54.034.D.1 have been met, the maximum quantity of EV charging infrastructure required to be installed shall be reduced to the maximum service size that would not require the changes to transformation or electrical service in subsection 23.54.034.D.1. The Director may first reduce the required level of EV infrastructure at EV-ready parking spaces from 40-amp to 20-amp circuits. If necessary, the Director may also then reduce the number of required EV-ready parking spaces or otherwise reduce the level of EV infrastructure at EV-ready parking spaces.

3. The Director may establish by rule the procedures and documentation required for a reduction.

E. All EV charging infrastructure shall be installed in accordance with the Seattle Electrical Code. Where EV-ready surface parking spaces are located more than 4 feet from a building, raceways shall be extended to a pull box or stub in the vicinity of the designated space and shall be protected from vehicles.

F. Accessible parking. Where new EV-ready parking spaces and new accessible parking are both provided, parking facilities shall be designed so that at least 20 percent of the accessible parking space shall be EV-ready with no fewer than two EV-ready spaces.

G. Nothing in this subsection 23.54.034 shall be construed to modify the minimum number of off-street motor vehicle parking spaces required for specific uses or the maximum number of parking spaces allowed, as set forth in Section 23.54.015 or elsewhere in this Title 23.

H. This Section 23.54.034 does not require EV supply equipment, as defined by Article 100 of the Seattle Electrical Code, to be installed.

Section 42. A new Section 23.54.037 is added to the Seattle Municipal Code as follows:

[23.54.037 Bicycle Parking](#)

Note: This new section is being created to move existing rules from Section 23.54.030 into a new section in order to break up a very large section. It would not change existing rules.

A. Number of spaces

1. The minimum number of parking spaces for bicycles required for specified uses is set forth in Table A for 23.54.037.

2. Long-term parking for bicycles shall be for bicycles parked four or more hours. Short-term parking for bicycles shall be for bicycles parked less than four hours. In the case of a use not shown on Table A for 23.54.037, one bicycle parking space per 10,000 gross square feet of either short- or long-term bicycle parking is required.

3. The minimum requirements are based upon gross floor area of the use in a structure minus gross floor area in parking uses, or the square footage of the use when located outside of an enclosed structure, or as otherwise specified.

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

Table A for 23.54.037 Parking for bicycles ¹			
Use		Bike parking requirements	
		Long-term	Short-term
A. COMMERCIAL USES			
A.1.	<u>Eating and drinking establishments</u>	<u>1 per 5,000 square feet</u>	<u>1 per 1,000 square feet</u>
A.2.	<u>Entertainment uses other than theaters and spectator sports facilities</u>	<u>1 per 10,000 square feet</u>	<u>Equivalent to 5 percent of maximum building capacity rating</u>
	A.2.a. <u>Theaters and spectator sports facilities</u>	<u>1 per 10,000 square feet</u>	<u>Equivalent to 8 percent of maximum building capacity rating ²</u>
A.3.	<u>Lodging uses</u>	<u>3 per 40 rentable rooms</u>	<u>1 per 20 rentable rooms plus 1 per 4,000 square</u>

			<u>feet of conference and meeting rooms</u>
A.4.	<u>Medical services</u>	<u>1 per 4,000 square feet</u>	<u>1 per 2,000 square feet</u>
A.5.	<u>Offices and laboratories, research and development</u>	<u>1 per 2,000 square feet</u>	<u>1 per 10,000 square feet</u>
A.6.	<u>Sales and services, general</u>	<u>1 per 4,000 square feet</u>	<u>1 per 2,000 square feet</u>
A.7.	<u>Sales and services, heavy</u>	<u>1 per 4,000 square feet</u>	<u>1 per 10,000 square feet of occupied floor area; 2 spaces minimum</u>
<u>B. INSTITUTIONS</u>			
B.1.	<u>Institutions not listed below</u>	<u>1 per 4,000 square feet</u>	<u>1 per 10,000 square feet</u>
B.2.	<u>Child care centers</u>	<u>1 per 4,000 square feet</u>	<u>1 per 20 children. 2 spaces minimum</u>
B.3.	<u>Colleges</u>	<u>1 per 5,000 square feet</u>	<u>1 per 2,500 square feet</u>
B.4.	<u>Community clubs or centers</u>	<u>1 per 4,000 square feet</u>	<u>1 per 1,000 square feet</u>
B.5.	<u>Hospitals</u>	<u>1 per 4,000 square feet</u>	<u>1 per 10,000 square feet</u>
B.6.	<u>Libraries</u>	<u>1 per 4,000 square feet</u>	<u>1 per 2,000 square feet</u>
B.7.	<u>Museums</u>	<u>1 per 4,000 square feet</u>	<u>1 per 2,000 square feet</u>
B.8.	<u>Religious facilities</u>	<u>1 per 4,000 square feet</u>	<u>1 per 2,000 square feet</u>
B.9.	<u>Schools, primary and secondary</u>	<u>3 per classroom</u>	<u>1 per classroom</u>

B.10.	<u>Vocational or fine arts schools</u>	<u>1 per 5,000 square feet</u>	<u>1 per 2,500 square feet</u>
<u>C. MANUFACTURING USES</u>		<u>1 per 4,000 square feet</u>	<u>1 per 20,000 square feet</u>
<u>D. RESIDENTIAL USES</u> ³			
D.1	<u>Assisted Living Facility</u>	<u>None</u>	<u>None</u>
D.2	<u>Congregate residences</u> ^{4, 5}	<u>1 per sleeping room</u>	<u>1 per 20 sleeping rooms. 2 spaces minimum</u>
D.3	<u>Permanent supportive housing</u>	<u>None</u>	<u>None</u>
D.4	<u>Other residential uses</u> ^{4, 5}	<u>1 per dwelling unit</u>	<u>1 per 20 dwelling units, except none for projects with less than 20 dwelling units</u>
<u>E. TRANSPORTATION FACILITIES</u>			
E.1.	<u>Park and ride facilities on surface parking lots</u>	<u>At least 20</u> ⁶	<u>At least 10</u>
E.2.	<u>Park and ride facilities in parking garages</u>	<u>At least 20 if parking is the principal use of a property; zero if non-parking uses are the principal use of a property</u>	<u>At least 10 if parking is the principal use of a property; zero if non-parking uses are the principal use of a property</u>
E.3.	<u>Flexible-use parking garages and flexible-use parking surface lots</u>	<u>1 per 20 auto spaces</u>	<u>None</u>
E.4.	<u>Rail transit facilities and passenger terminals</u>	<u>Spaces for 5 percent of projected AM peak period daily ridership</u> ⁶	<u>Spaces for 2 percent of projected AM peak period daily ridership</u>

Footnotes to Table A for 23.54.037

¹ Required bicycle parking includes long-term and short-term amounts shown in this Table A for 23.54.037.

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 A for 23.54.037.

⁴ For congregate residences or multifamily structures that are owned and operated by a not-for-profit entity serving seniors or persons with disabilities, or that are licensed by the State and provide supportive services for seniors or persons with disabilities, as a Type I decision, the Director shall have the discretion to reduce the amount of required bicycle parking to as few as zero if it can be demonstrated that residents are less likely to travel by bicycle.

⁵ In low-income housing, there is no minimum required long-term bicycle parking requirement for each unit subject to affordability limits no higher than 30 percent of median income and long-term bicycle parking requirements may be waived by the Director as a Type I decision for each unit subject to affordability limits greater than 30 percent of median income and no higher than 80 percent of median income if a reasonable alternative is provided (e.g., in-unit vertical bike storage).

⁶ The Director, in consultation with the Director of Transportation, may require more bicycle parking spaces based on the following factors: area topography; pattern and volume of expected bicycle users; nearby residential and employment density; proximity to the Urban Trails system and other existing and planned bicycle facilities; projected transit ridership and expected access to transit by bicycle; and other relevant transportation and land use information.

B. Performance standards. Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence, based on rules promulgated by the Director of the Seattle Department of Transportation that address the considerations in this subsection 23.54.037.B.

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

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

3. Provide adequate lighting in the bicycle parking area and access routes to it.

4. If short-term bicycle parking facilities are not clearly visible from the street or sidewalk or adjacent on-street bicycle facilities, install directional signage in adequate amounts and in highly visible locations in a manner that promotes easy wayfinding for bicyclists.

5. Provide signage to long-term bicycle parking that is oriented to building users.

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

7. Where practicable, long-term bicycle parking shall include a variety of rack types to accommodate different types of bicycles.

8. Install bicycle parking hardware so that it can perform to its manufacturer's specifications and any design criteria promulgated by the Director of the Seattle Department of Transportation, allowing adequate clearance for bicycles and their riders.

9. Provide full weather protection for all required long-term bicycle parking.

C. Location of bicycle parking

1. Long-term bicycle parking required for residential uses shall be located on-site except as provided in subsection 23.54.037.C.3.

2. Short-term bicycle parking may be provided on the lot or in an adjacent right-of-way, subject to approval by the Director of the Seattle Department of Transportation, or as provided in subsection 23.54.037.C.3.

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

D. Long-term bicycle parking required for small efficiency dwelling units and congregate residence sleeping rooms is required to be covered for full weather protection. If the required, covered long-term bicycle parking is located inside the building that contains small efficiency dwelling units or congregate residence sleeping

rooms, the space required to provide the required long-term bicycle parking shall be exempt from floor area ratio (FAR) limits. Covered long-term bicycle parking that is provided beyond the required bicycle parking shall not be exempt from FAR limits.

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

F. Except as provided in subsection 23.54.015.G, bicycle parking facilities required for nonresidential uses shall be located:

1. On the lot; or

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

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

G. For nonresidential uses on a functionally interrelated campus containing more than one building, both long-term and short-term bicycle parking may be located in an off-site location within 600 feet of the lot, and short-term public bicycle parking may be provided in a right-of-way, subject to approval by the Director of the Seattle Department of Transportation. The Director of the Seattle Department of Transportation may consider whether bicycle parking in the public place shall be sufficient in quality to effectively serve bicycle parking demand from the site.

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

I. Bicycle parking spaces within dwelling units or on balconies do not count toward the bicycle parking requirement, except if the bike parking spaces are located:

1 In a private garage; or

2. Within the ground floor of a dwelling unit in a townhouse or rowhouse development.

Changes to Definitions

Section 43. Section 23.84A.002 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

23.84A.002 "A"

* * *

"Adult family home"~~((See Residential use))~~ means the occupation of a dwelling unit by an adult family home defined and licensed as such by the State of Washington in chapter 70.128 RCW.

* * *

Section 44. Section 23.84A.006 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.006 "C"

* * *

~~("Carriage House" See "Residential use."~~
~~"Carriage House structure" See "Residential use".)~~

* * *

Section 45. Section 23.84A.008 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.008 "D"

* * *

"Dwelling unit" means a room or rooms located within a structure that are configured to meet the standards of Section 23.42.048, ~~((and that are occupied or intended to be occupied by not more than one household as living accommodations independent from any other household.))~~ providing independent living facilities for one household, including permanent provisions for sleeping, food preparation, and sanitation.

"Dwelling unit, accessory((-)" ~~((See "Residential use."))~~ means a dwelling unit that:

a. is located within the same structure as a principal dwelling unit or within an accessory structure on the same lot as a principal dwelling unit; and

b. is designed, arranged, and intended to be occupied as living facilities independent from any dwelling unit.

~~(("Dwelling unit, detached accessory." Also known as a backyard cottage. See "detached accessory dwelling unit" under the definition of "Residential use" in Section 23.84A.032.))~~

"Dwelling unit, attached" means a dwelling unit that:

1. occupies space from the ground to the roof of the structure in which it is located; and

2. is attached to another dwelling unit. Dwelling units shall be considered attached if they share a common or party wall or have walls containing floor area that are located within 2 feet of each other.

"Dwelling unit, detached" means a dwelling unit that:

1. occupies space from the ground to the roof of the structure in which it is located; and

2. is not attached to any other dwelling unit.

"Dwelling unit, principal" means a dwelling unit that is not accessory to another dwelling unit.

"Dwelling unit, stacked" means dwelling units that are located above or below other dwelling units such as apartments or condominium buildings.

"Dwelling unit - small efficiency" means a dwelling unit with an amount of square footage less than the minimum amounts specified for Efficiency Dwelling Units in the Seattle Building Code, and that meet the standards prescribed in Section 23.42.048.

Section 46. Section 23.84A.010 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.84A.010 "E"

* * *

"Essential public facilities" within the City of Seattle means airports, sewage treatment plants, jails, light rail transit systems, and power plants.

"EV-ready" means a minimum 40-ampere dedicated 208- or 240-volt branch circuit (32-amp load) terminated at a junction box or receptacle outlet in close proximity to a parking space.

* * *

Section 47. Section 23.84A.024 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

23.84A.024 "L"

* * *

"Lot line, front" means, in the case of a lot with frontage on a single street, the lot line separating the lot from the street, and in the case of a lot with frontage on more than one street other than a through lot, the lot line separating the lot from any abutting street, provided the other lot line(s) that abut streets are considered to be either side street lot line(s) or the rear lot line according to the definitions of those terms. In the case of a through lot, the lot lines separating the lot from the streets that are parallel or within 15 degrees of parallel to each other are both front lines. For new development on a lot with no street frontage, the front lot line shall be the lot line designated by the project applicant in accordance with Section 23.86.010. If the area of the front yard based on a front lot line determined according to this definition is less than 20 percent of the total lot area and is less than 1,000 square feet in area, the Director may designate a different lot line as the front lot line or, in the case of a through lot, designate one of the front lots lines as a rear in order to provide structural setbacks, building separations, and open space that are more consistent with those of other lots that are ~~((within 100 feet))~~ in the vicinity of the property.

* * *

Section 48. Section 23.84A.025 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.025 "M"

* * *

"Major retail store" means a structure or portion of a structure that provides adequate space of at least ~~((eighty thousand ()))~~80,000~~(())~~ square feet to accommodate the

merchandising needs of a major new retailer with an established reputation, and providing a range of merchandise and services, including both personal and household items, to anchor downtown shopping activity around the retail core, thereby supporting other retail uses and the area's vitality and regional draw for customers.

"Major transit stop" means:

1. Stops on a bus route operated by Sound Transit;
2. Commuter rail stops;
3. Stops on light rail, street car, or trolley bus systems;
4. Stops on bus rapid transit routes; and
5. Any future stop on a bus rapid transit route funded for development and projected for construction within an applicable six-year transit plan under RCW 35.58.2795.

* * *

Section 49. Section 23.84A.030 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.030 "P"

~~"Permanent supportive housing" ((means low income housing that is paired with on or off site voluntary human services to support people living with complex and disabling behavioral health or physical health conditions and experiencing homelessness or at imminent risk of homelessness prior to moving into such housing.)) . See~~
"Residential use, permanent supportive housing."

Section 50. Section 23.84A.032 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

23.84A.032 "R"

* * *

~~"Residential use" means ((any))~~ a use in one or more structures, including interior and exterior accessory spaces, in which people primarily live, in one or more of the following:

- ~~1. ("Accessory dwelling unit" means one or more rooms that:~~

~~a. Are located within a principal dwelling unit or within an accessory structure on the same lot as a principal dwelling unit;~~

~~b. Meet the standards of Section 23.44.041, Section 23.45.545, or Chapter 23.47A, as applicable;~~

~~c. Are designed, arranged, and intended to be occupied by not more than one household as living accommodations independent from any other household; and~~

~~d. Are so occupied or vacant.~~

~~2. "Attached accessory dwelling unit" means an accessory dwelling unit that is within a principal dwelling unit.~~

~~3. "Adult family home" means an adult family home defined and licensed as such by the State of Washington in a dwelling unit.~~

~~4. "Apartment" means a multifamily residential use that is not a cottage housing development, rowhouse development, or townhouse development.~~

~~5.) "Artist's studio/dwelling" means a residential uses with a combination working studio and dwelling unit for artists, consisting of a room or suite of rooms occupied by not more than one household.~~

~~((6)) 2. "Assisted living facility" means a residential use licensed by the State of Washington as a boarding home that contains at least two assisted living units for people who have either a need for assistance with activities of daily living (which are defined as eating, toileting, ambulation, transfer (e.g., moving from bed to chair or chair to bath), and bathing) or some form of cognitive impairment but who do not need the skilled critical care provided by nursing homes. See "Assisted living unit."~~

~~((7. "Carriage house" means a dwelling unit in a carriage house structure.~~

~~8. "Carriage house structure" means a structure within a cottage housing development, in which one or more dwelling units are located on the story above an enclosed parking garage at ground level that either abuts an alley and has vehicle access from that alley, or is located on a corner lot and has access to the parking in the structure from a driveway that abuts and runs parallel to the rear lot line of the lot. See also "Carriage house.")~~

~~((9))~~ 3. "Caretaker's quarters" means a residential use accessory to a ~~((non-residential))~~ nonresidential use consisting of a dwelling unit not exceeding 800 square feet of living area and occupied by a caretaker or watchperson.

~~((10))~~ 4. "Congregate residence" means a residential use in which sleeping rooms are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities and other common elements with other residents in a building.

~~((11. "Cottage housing development" means a use consisting of cottages arranged on at least two sides of a common open space or a common amenity area. A cottage housing development may include a carriage house structure. See "Cottage," "Carriage house," and "Carriage house structure."))~~

~~12. "Detached accessory dwelling unit" means an accessory dwelling unit in an accessory structure.~~

~~13. "Domestic violence shelter" means a structure or portion of a structure managed by a nonprofit organization, which unit provides housing at a confidential location and support services for victims of domestic violence.~~

~~14. "Floating home" means a dwelling unit constructed on a float that is moored, anchored, or otherwise secured in the water.~~

~~15. "Low-income housing.")~~

5. "Housing" means all other residential uses where individual dwelling units are provided, whether in detached or attached structures.

~~((16))~~ 7. "Mobile home" means a structure that is designed and constructed to be transportable in one or more sections and built on a permanent chassis, designed to be used as a dwelling unit without a permanent foundation, and connected to utilities that include plumbing, heating, and electrical systems. A structure that was transportable at the time of manufacture is still considered to meet this definition notwithstanding that it is no longer transportable.

~~((17. "Mobile home park" means a tract of land that is rented for the use of more than one mobile home occupied as a dwelling unit.~~

~~18. "Multifamily residential use" means a use consisting of two or more dwelling units in a structure or portion of a structure, excluding accessory dwelling units, or a congregate residence.~~

~~19. "Nursing home" means a use licensed by the State of Washington as a nursing home, that provides full-time convalescent and/or chronic care for individuals who, by reason of chronic illness or infirmity, are unable to care for themselves, but that does not provide care for the acutely ill or surgical or obstetrical services. This definition excludes hospitals or sanitariums.))~~

~~((20) 8. "Permanent supportive housing((-))" means a residential use where low-income housing is paired with on or off-site voluntary human services to support people living with complex and disabling behavioral health or physical health conditions and experiencing homelessness or at imminent risk of homelessness prior to moving into such housing.~~

~~((21. "Rowhouse development" means a multifamily residential use in which all principal dwelling units on the lot meet the following conditions:~~

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

~~b. No portion of a dwelling unit, except for an accessory dwelling unit or shared parking garage, occupies space above or below another dwelling unit;~~

~~c. Each dwelling unit is attached along at least one common wall to at least one other dwelling unit, with habitable interior space on both sides of the common wall, or abuts another dwelling unit on a common lot line;~~

~~d. The front of each dwelling unit faces a street lot line;~~

~~e. Each dwelling unit provides pedestrian access directly to the street that it faces; and~~

~~f. No portion of any other dwelling unit, except for an attached accessory dwelling unit, is located between any dwelling unit and the street faced by the front of that unit.~~

~~22. "Single-family dwelling unit" means a detached principal structure having a permanent foundation, containing one dwelling unit, except that the structure may also contain one or two attached accessory dwelling units where expressly authorized pursuant to this Title 23. A detached accessory dwelling unit is not considered a single-family dwelling unit for purposes of this Chapter 23.84A.~~

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

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

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

~~c. Each dwelling unit is attached along at least one common wall to at least one other dwelling unit, with habitable interior space on both sides of the common wall, or abuts another dwelling unit on a common lot line.)~~

* * *

Section 51. Section 23.84A.036 of the Seattle Municipal Code, last amended by Ordinance 126157, is amended as follows:

23.84A.036 "S"

* * *

"Short subdivision" means the division or redivision of land into nine ~~((9))~~ or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, development, or financing.

"Short subdivision, zero lot line" means a short subdivision that conforms to the unit lot subdivision standards in Section 23.24.045.

* * *

"Solar collector" means ~~((any))~~ a device used to collect direct sunlight for use in the heating or cooling of a structure, domestic hot water, ~~((or))~~ swimming pool, or the generation of electricity, including photovoltaic panels and solar thermal panels.

~~("Solar greenhouse" means a solar collector that is a structure or portion of a structure utilizing glass or similar glazing material to collect direct sunlight for space heating purposes.)~~

* * *

"Structure, accessory." See "Accessory structure."

"Structure, attached" means a structure that shares a common or party wall with another structure or has a wall containing floor area that is located within 2 feet of a wall containing floor area of another structure.

"Structure, detached " means a structure (~~(having no common or party wall with another structure))~~ that is not attached to any other dwelling unit.

* * *

"Subdivision" means the division or redivision of land into ten (~~((40))~~) or more lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

"Subdivision, zero lot line" means a subdivision that conforms to the unit lot subdivision standards in Section 23.22.062.

* * *

Section 52. Section 23.84A.048 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.84A.048 "Z"

* * *

~~(("Zone, neighborhood residential" means a zone with a classification that includes any of the following: NR1, NR2, NR3, and RSL)).~~

* * *

"Zone, residential" means a zone with a classification that includes any of the following: NR(~~(1, NR2, NR3, RSL)~~), LR1, LR2, LR3, MR, HR, RC, DMR, IDR, SM/R, SM-SLU/R, and SM-U/R which classification also may include one or more suffixes, but not including any zone with an RC designation.

~~(("Zone, single-family" means a neighborhood residential zone with a classification that includes any of the following: Neighborhood Residential 1 (NR1), Neighborhood Residential 2 (NR2), Neighborhood Residential 3 (NR3), and Residential Small Lot (RSL)).~~

Changes to Measurements

Section 53. Section 23.86.002 of the Seattle Municipal Code, last amended by Ordinance 125791, is amended as follows:

23.86.002 General provisions

Note: This section is being updated to reflect that RSL zones have been deleted and that density limits have been implemented in NR zones.

A. For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements. These drawings shall be drawn to scale, and shall be of sufficient detail to allow verification upon inspection or examination by the Director.

B. Fractions

1. Unless otherwise indicated, if any measurement technique for determining the number of items required or allowed, including but not limited to motor vehicle parking, or required trees or shrubs, results in fractional requirements, any fraction up to and including 0.5 of the applicable unit of measurement shall be disregarded and fractions over 0.5 shall require the next higher full unit of measurement.

2. If any measurement technique for determining required minimum or allowed maximum dimensions, including but not limited to height, yards, setbacks, lot coverage, open space, building depth, parking space size, or curb cut width, results in fractional requirements, the dimension shall be measured to the nearest inch. Any fraction up to and including 0.5 of an inch shall be disregarded and fractions over 0.5 of an inch shall require the next higher unit.

3. Except within Lowrise and ((RSL)) NR zones, if density calculations result in a fraction of a unit, any fraction up to and including 0.5 constitutes zero additional units, and any fraction over 0.5 constitutes one additional unit. Within Lowrise zones, the effect of a density calculation that results in a fraction of a unit is as described in Section 23.45.512. Within ((RSL)) NR zones, the effect of a density calculation that results in a fraction of a unit is as described in Section 23.44.017. This provision may not be applied to density calculations that result in a quotient less than one.

C. Where the location of a lot line varies depending on elevation, such as partial right-of-way vacations and dedications that include below-grade areas but exclude the area at ground level, development standards that rely on lot lines shall be based on the location of lot lines at grade.

Section 54. Section 23.86.006 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.86.006 Structure height measurement

Note: This section would be updated as height averaging is proposed to be removed from NR zones.

* * *

B. Within the South Lake Union Urban Center, at the applicant's option, structure height shall be measured either as provided for in subsection 23.86.006.A, ~~((23.86.006.E))~~ 23.86.006.D, or under provisions of this subsection 23.86.006.B. Structure height shall be measured for all portions of the structure. All measurements shall be taken vertically from existing or finished grade, whichever is lower, to the highest point of the structure located directly above each point of measurement. Existing or finished grade shall be established by drawing straight lines between the corresponding elevations at the perimeter of the structure. The straight lines will be existing or finished grade for the purpose of height measurement. When a contour line crosses a facade more than once, that contour line will be disregarded when establishing existing or finished grade.

~~C. ((Height averaging for neighborhood residential zones. In a neighborhood residential zone, when expanding an existing structure occupied by a nonconforming residential use per Section 23.42.106, the following measurement shall be used to determine the average height of the closest principal structures on either side:~~

~~1. Each structure used for averaging shall be on the same block front as the lot for which a height limit is being established. The structures used shall be the nearest single-family structure on each side of the lot, and shall be within 100 feet of the side lot lines of the lot.~~

~~2. The height limit for the lot shall be established by averaging the elevations of the structures on either side in the following manner:~~

~~a. If the nearest structure on either side has a roof with at least a 4:12 pitch, the elevation to be used for averaging shall be the highest point of that structure's roof minus 5 feet.~~

~~b. If the nearest structure on either side has a flat roof, or a roof with a pitch of less than 4:12, the elevation of the highest point of the structure's roof shall be used for averaging.~~

~~c. Rooftop features which are otherwise exempt from height limitations according to subsection 23.44.012.C, shall not be included in elevation calculations.~~

~~d. The two elevations obtained from subsection 23.86.006.B.2.a and/or subsection 23.86.006.B.2.b shall be averaged to derive the height limit for the lot. This height limit shall be the difference in elevation between the midpoint of a line parallel to the front lot line at the required front setback and the average elevation derived from subsection 23.86.006.B.2.a and/or subsection 23.86.006.B.2.b.~~

~~e. The height measurement technique used for the lot shall then be the City's standard measurement technique, subsection 23.86.006.A.~~

~~3. If there is no single-family structure within 100 feet of a side lot line, or if the nearest single-family structure within 100 feet of a side lot line is not on the same block front, the elevation used for averaging on that side shall be 30 feet plus the elevation of the midpoint of the front lot line of the abutting vacant lot.~~

~~4. If the lot is a corner lot, the height limit may be the highest elevation of the nearest structure on the same block front, provided that the structure is within 100 feet of the side lot line of the lot and that both front yards face the same street.~~

~~5. In no case shall the height limit established according to these height averaging provisions be greater than 40 feet.~~

~~6. Lots using height averaging to establish a height limit shall be eligible for the pitched roof provisions of subsection 23.44.012.B.~~

~~D.)) Stories or portions of stories of a structure that are underground are not analyzed for purposes of structure height measurement.~~

~~((E)) D. Height measurement techniques in downtown zones and in the South Lake Union Urban Center~~

~~1. Determine the major street lot line, which shall be the lot's longest street lot line. When the lot has two or more street lot lines of equal length, the applicant shall choose the major street lot line.~~

~~2. Determine the slope of the lot along the entire length of the major street lot line.~~

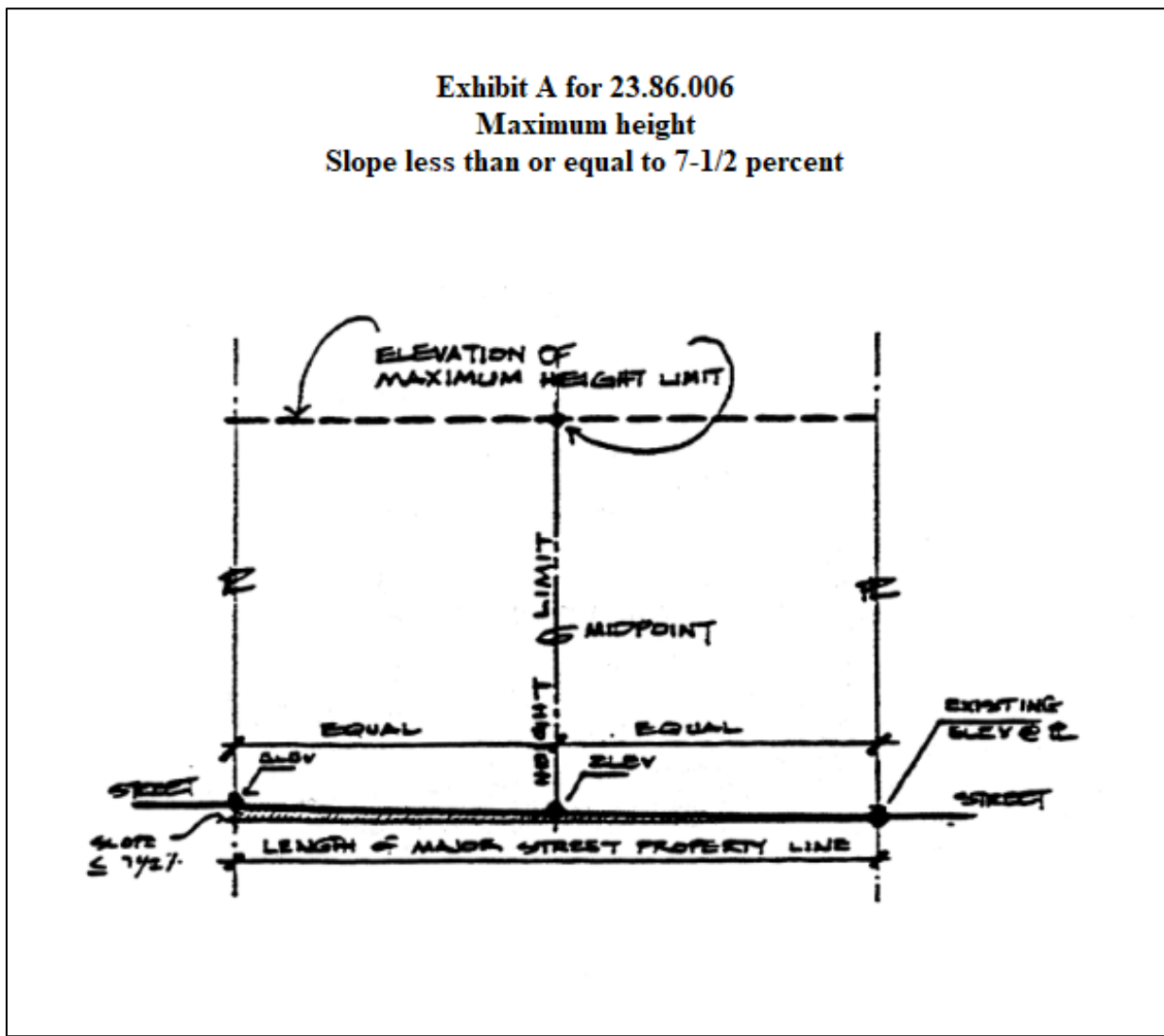
~~3. The maximum height shall be measured as follows:~~

a. When the slope of the major street lot line is less than or equal to 7.5 percent, the elevation of maximum height shall be determined by adding the maximum permitted height to the existing grade elevation at the midpoint of the major street lot line. On a through-lot, the elevation of maximum height shall apply only to the half of the lot nearest the major street lot line. On the other half of a through-lot, the elevation of maximum height shall be determined by the above method using the street lot line opposite and parallel to the major street lot line as depicted in Exhibit ((B)) A for 23.86.006.

Exhibit A for 23.86.006

Maximum Height

Slope Less than or equal to 7-1/2 percent

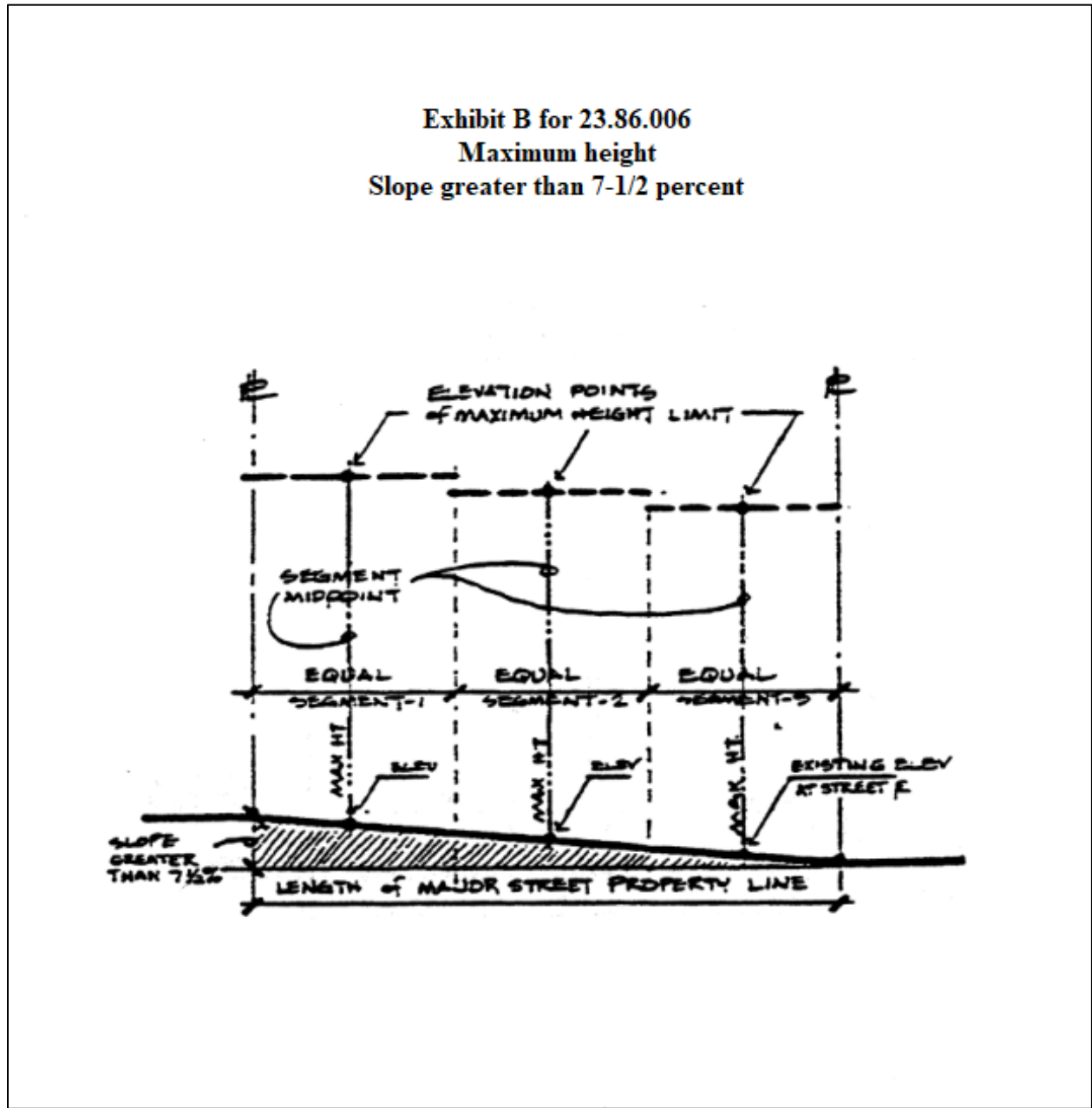


b. When the slope of the major street lot line exceeds 7.5 percent, the major street lot line shall be divided into four or fewer equal segments no longer than 120 feet in length. The elevation of maximum height shall be determined by adding the maximum permitted height to the existing grade elevation at the midpoint of each segment. On a through-lot, the elevation of maximum height shall apply only to the half of the lot nearest the major street lot line. On the other half of a through-lot, the elevation of maximum height shall be determined by the above method using the street lot line opposite and parallel to the major street lot line, as depicted in Exhibit ((C)) B for 23.86.006.

Exhibit B for 23.86.006

Maximum height

Slope greater than 7-1/2 percent



c. For lots with more than one street frontage, where there is no street lot line that is essentially parallel to the major street lot line, when a measurement has been made for the portion of the block containing the major street lot line, the next measurement shall be taken from the remaining street lot line that is opposite and most distant from the major street lot line.

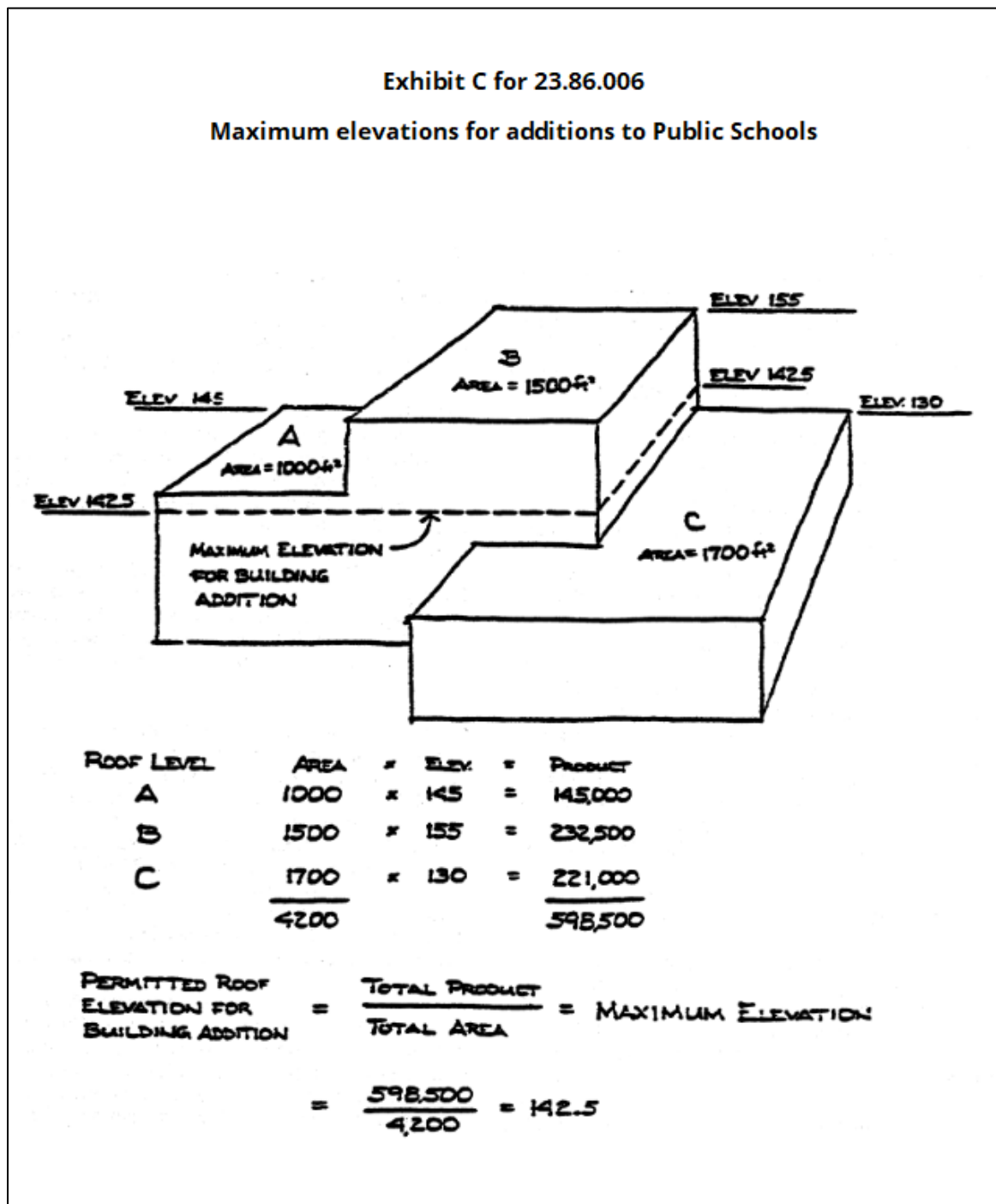
~~((F))~~ E. Determining the height of existing public school structures. When the height of the existing public school structure is measured for purposes of determining the permitted height or lot coverage of a public school structure, either of the following measurement methods may be used:

1. If all parts of the new roof are pitched at a rate of not less than 4:12, the ridge of the new roof may extend to the highest point of the existing roof. A shed roof does not qualify for this option; or

2. If all parts of the new roof are not pitched at a rate of not less than 4:12, then the elevation of the new construction may extend to the average height of the existing structure. The average height shall be determined by measuring the area of each portion of the building at each height and averaging those areas, as depicted in Exhibit ~~((D))~~ C for 23.86.006.

Exhibit C for 23.86.006

Maximum elevations for additions to Public Schools



((G)) E. Height measurement technique for structures located partially within the Shoreline District. When any portion of the structure falls within the Shoreline District,

structure height for the entire structure shall be measured according to Section 23.60A.952, Height.

((H)) G. For projects accepted into the Living Building Pilot Program authorized pursuant to Section 23.40.060, the applicant may choose either the height definition of Chapter 2 of the Seattle Building Code or the height measurement method described in this Section 23.86.006.

Exhibit 23.86.006 B
Maximum Height. Slope Less Than or
Equal to 7½%

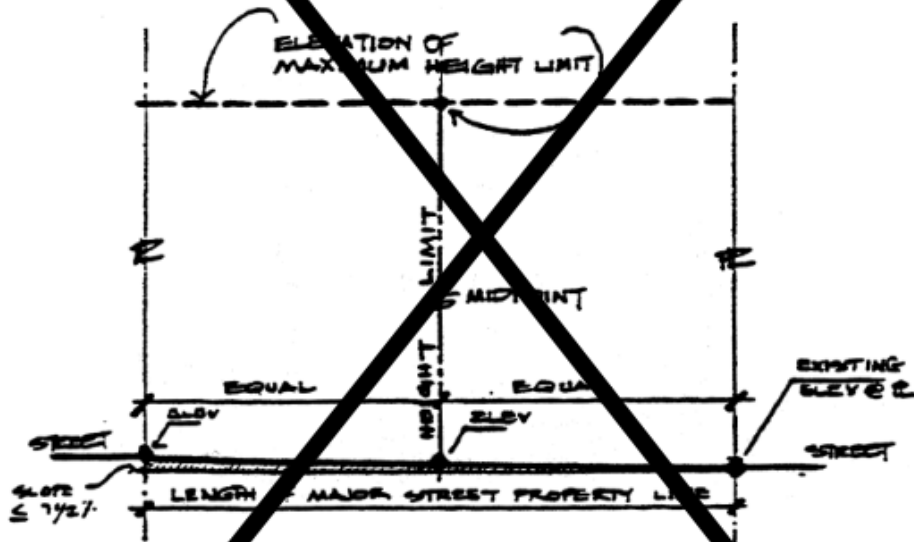


Exhibit 23.86.006 C
Maximum Height, Slope Greater Than 7-1/2%

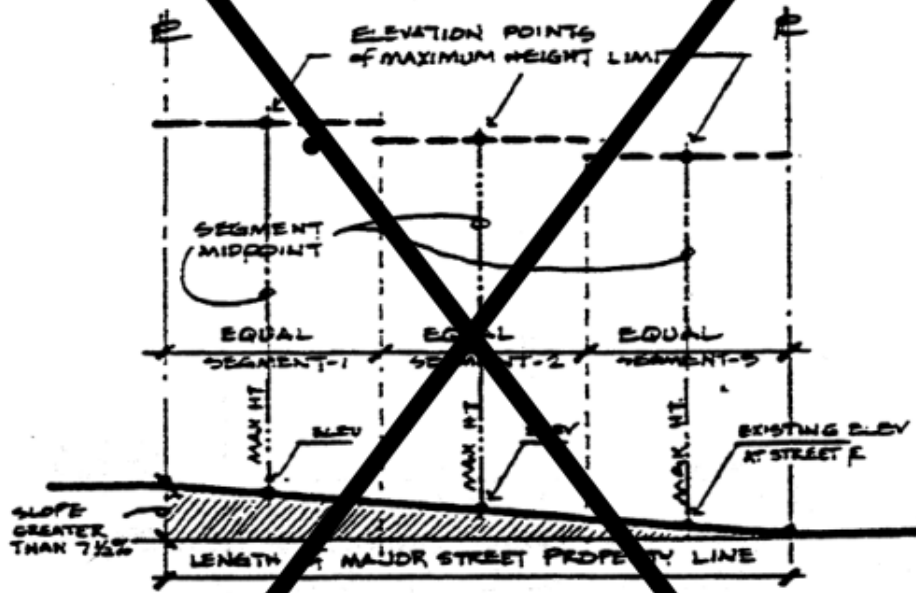
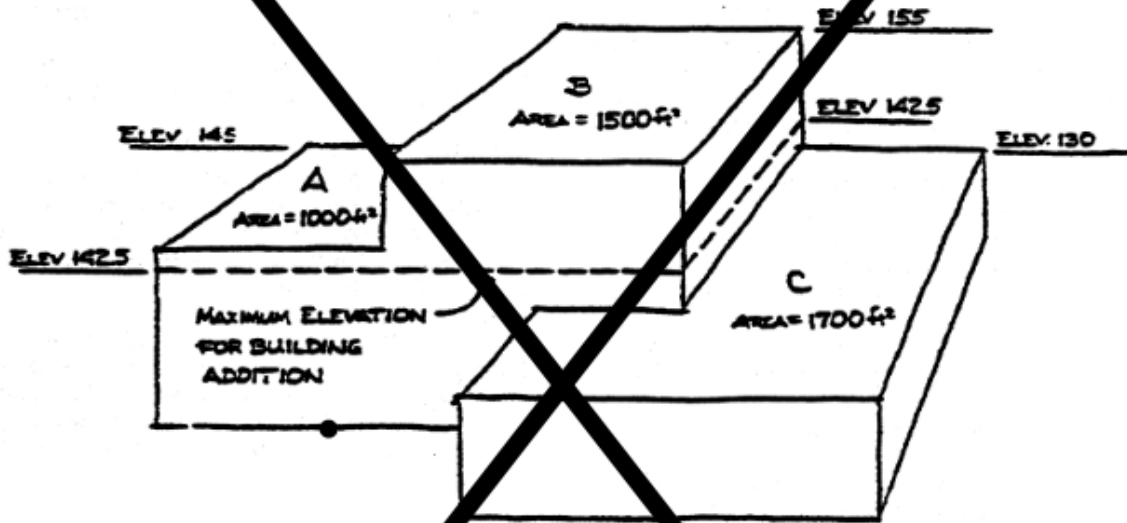


Exhibit 23.86.006 D



ROOF LEVEL	AREA	x	ELEV.	=	PRODUCT
A	1000	x	145	=	145,000
B	1500	x	155	=	232,500
C	1700	x	130	=	221,000
	<u>4200</u>				<u>598,500</u>

$$\begin{aligned}
 \text{PERMITTED ROOF ELEVATION FOR BUILDING ADDITION} &= \frac{\text{TOTAL PRODUCT}}{\text{TOTAL AREA}} = \text{MAXIMUM ELEVATION} \\
 &= \frac{598,500}{4,200} = 142.5
 \end{aligned}$$

Section 55. Section 23.86.008 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.86.008 Lot ((coverage,)) width ((and depth,)) in Neighborhood Residential zones

Note: This section is proposed to be updated to simply the explanation and remove outdated lot coverage calculations.

~~((A. Lot coverage shall be calculated in accordance with Exhibit 23.86.008 A.~~

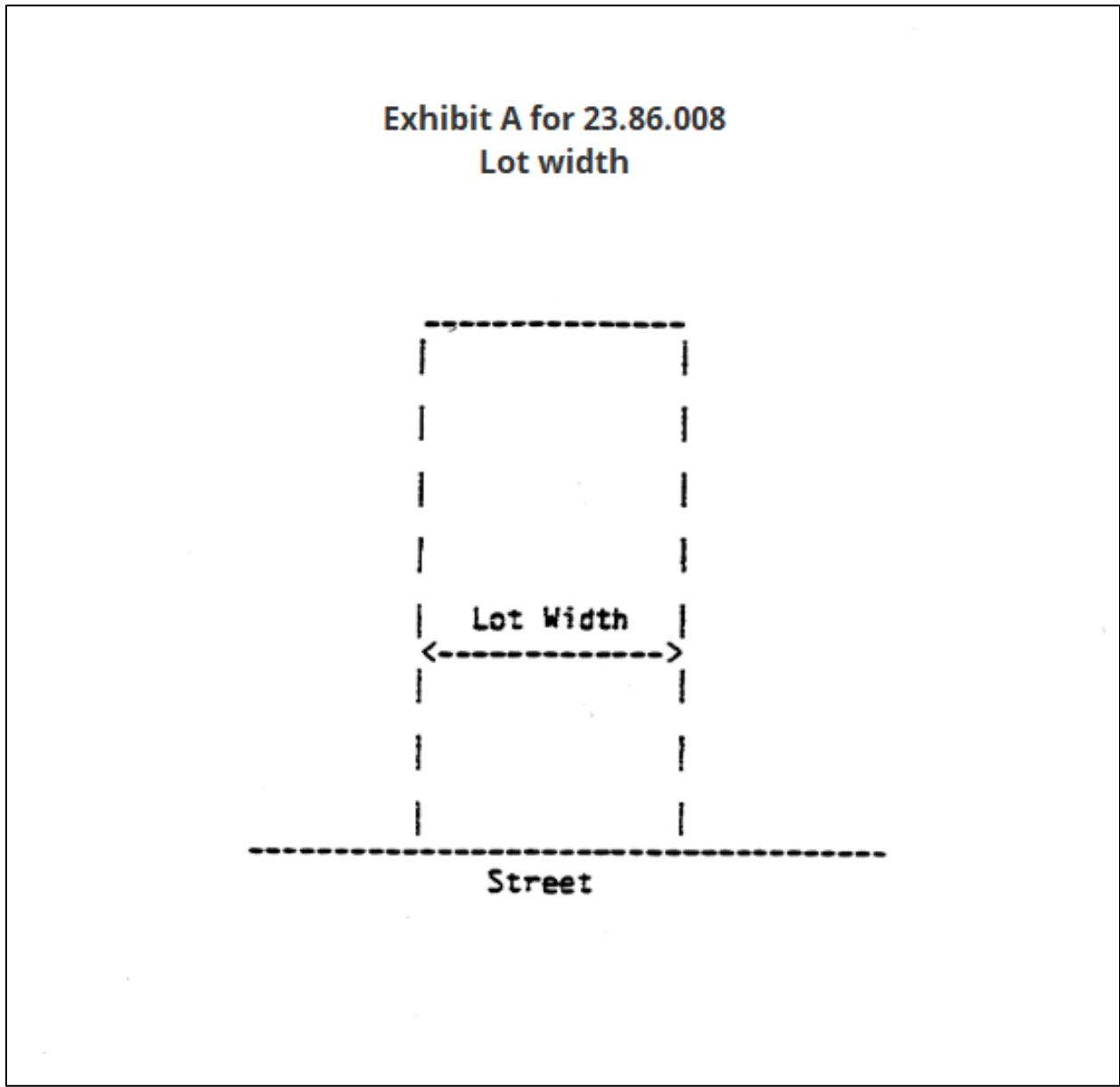
~~B. In neighborhood residential zones, lot depth shall be the length of the line extending between the front lot line or front lot line extended, and the rear lot line or lines, or in the case of a through lot, between the two (2) front lot lines or lines extended. This line shall be perpendicular to the front lot line or front lot line extended. Where an alley abuts the rear of the property, one-half (½) of the width of the alley shall be included as a portion of the lot for determining lot depth.~~

~~C. Lot Width in Neighborhood Residential Zones:))~~

~~((4)) A. When a lot is essentially rectangular, the lot width shall be the mean horizontal distance between side lot lines measured at right angles to lot depth ((Exhibit 23.86.008 B))) Exhibit A for 23.86.008.~~

Exhibit A for 23.86.008

Lot width



((2)) B. In the case of a lot with more than one ((4)) rear lot line ((Exhibits 23.86.008 C and 23.86.008 D)) Exhibit B for 23.86.008 and Exhibit C for 23.86.008, the lot width shall be measured according to the following:

Exhibit B for 23.86.008

Lots with more than one rear lot line,
and where the distance between the rear
lot line is less than 50 percent of lot depth

Exhibit B for 23.86.008
Lots with more than one rear lot line,
and where the distance between the rear
lot line is less than 50 percent of lot depth

Where $A + B$ is less than 50% of D , the lot width shall be W .

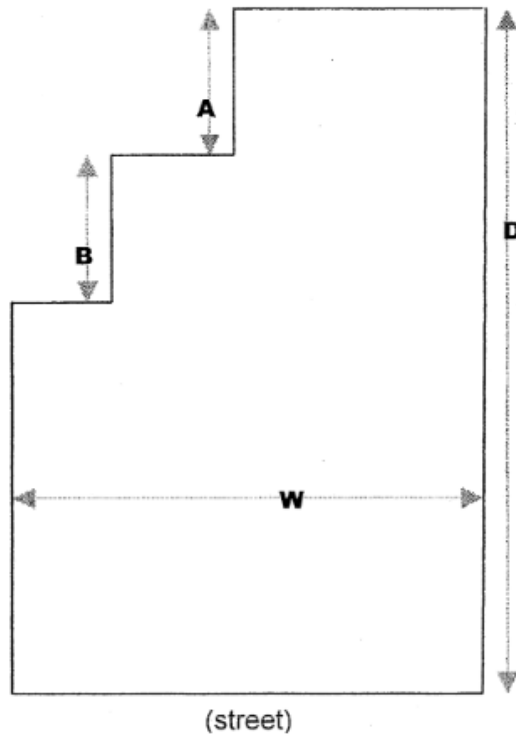
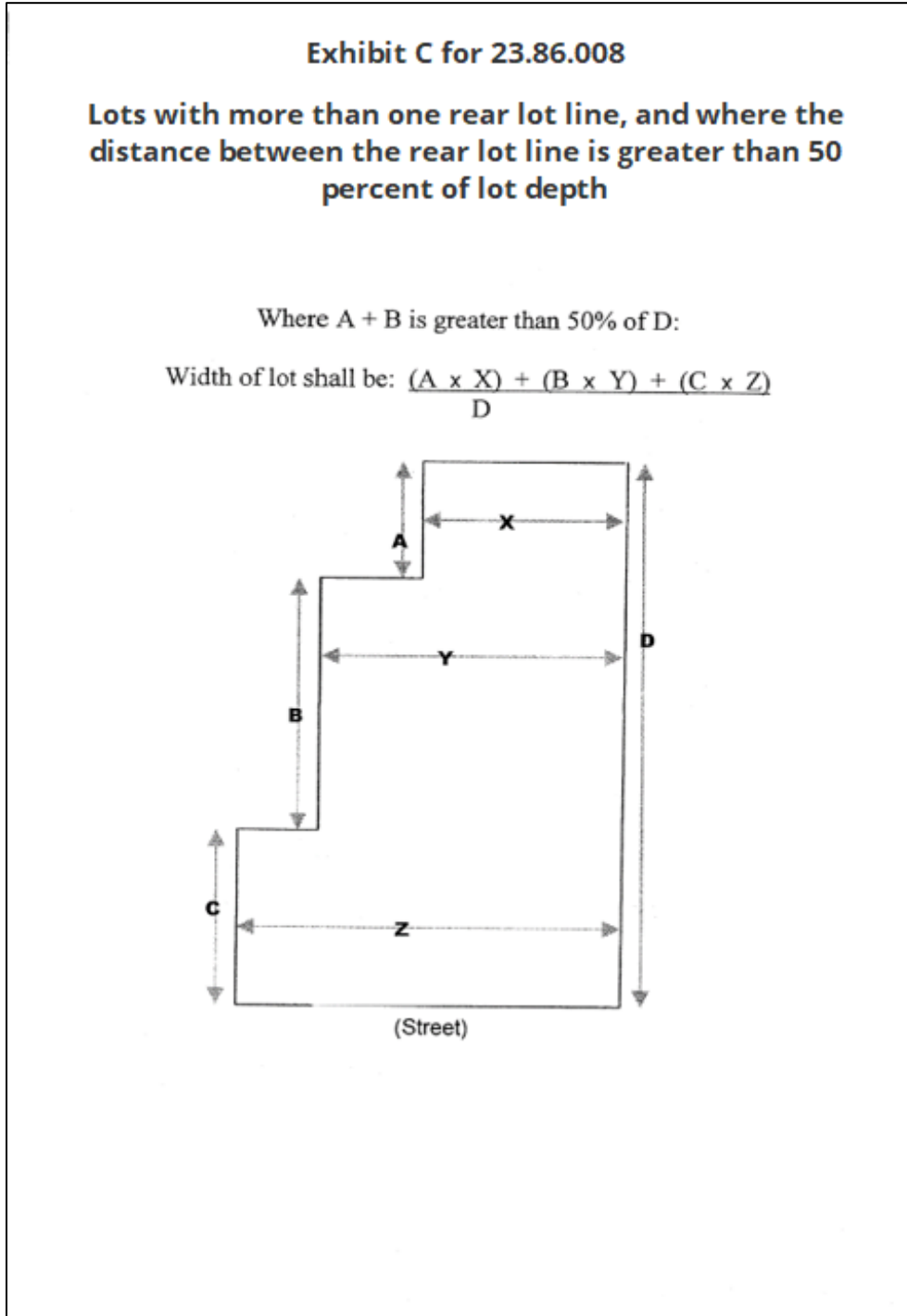


Exhibit C for 23.86.008

Lots with more than one rear lot line, and where the distance between the rear lot line is greater than 50 percent of lot depth



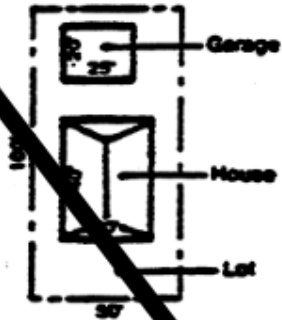
((a)) 1. If the distance between the rear lot lines is ((fifty (50))) percent or less of the lot depth, the lot width shall be measured parallel to the front lot

line and shall be the greatest distance between the side lot lines (~~((Exhibit 23.86.008 C))~~)
Exhibit B for 23.86.008; or

~~((b))~~ 2. If the distance between the rear lot lines is greater than ~~((fifty~~
~~(~~)~~50(~~)~~)~~) percent of the lot depth, the lot width shall be determined by measuring average
lot width according to ~~((Exhibit 23.86.008 D))~~ Exhibit C for 23.86.008.

~~((3))~~ C. For irregular lots not meeting the conditions of subsections ~~((C1 or~~
~~C2))~~ 23.86.008.A or 23.86.008.B, the Director shall determine the measurement of lot
width.

Exhibit 23.86.008 A
Lot Coverage



Total Lot Area
=5,000 sq. ft.

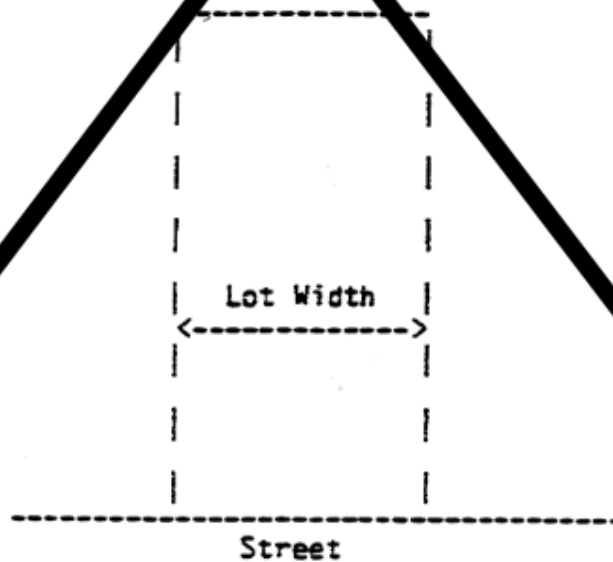
House Area
=1,200 sq. ft.

Garage Area
=500 sq. ft.

$(1,700 \text{ sq. ft.} / 5,000 \text{ sq. ft.}) = 100\%$
=34%

Total Lot Coverage
=34%

Exhibit 23.86.008 B
Lot Width

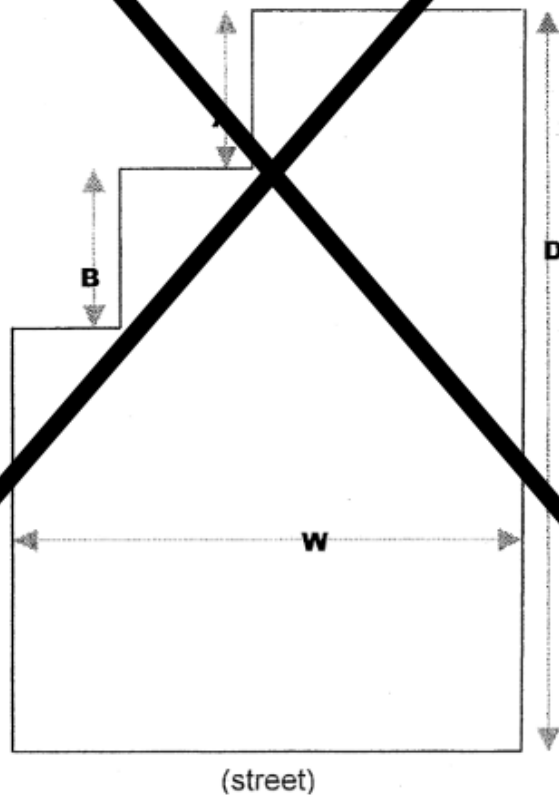


((Exhibits 23.86.008A, 23.86.008B))

Exhibit 23.86.008 C

Lots With More Than One Rear Lot Line,
And Where The Distance Between The Rear
Lot Line Is Less Than 50% Of Lot Depth

Where $A + B$ is less than 50% of D , the lot width shall be W .



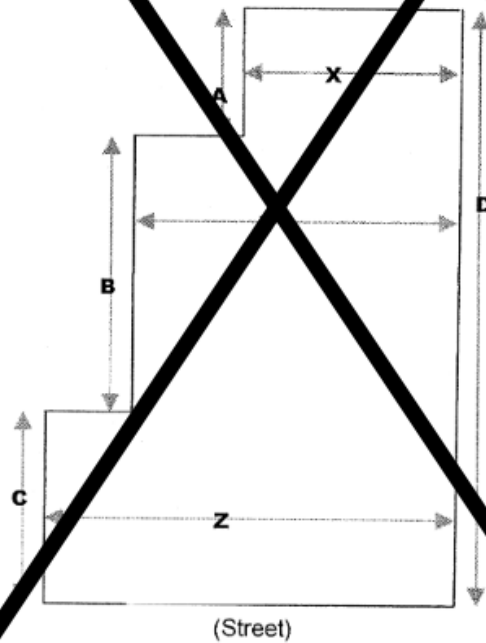
((Exhibit 23.86.008C))

Exhibit 23.86.008 D

Lots with More Than One Rear Lot Line, And Where
The Distance Between the Rear Lot Line
Is Greater than 50% Of Lot Depth

Where A + B is greater than 50% of D

Width of lot shall be: $\frac{(A \times X) + (B \times Y) + (C \times Z)}{D}$



Section 56. Section 23.86.010 of the Seattle Municipal Code, last amended by Ordinance 126509, is repealed:

~~((23.86.010 Yards~~

Note: This section is proposed to be removed as Neighborhood Residential zones would use the term setbacks rather than yards, consistent with other zones. All other zones use setback regulations.

~~A. Measuring required yards. Required yard dimensions shall be horizontal distances, measured perpendicular to the appropriate lot lines (Exhibit A for 23.86.010). For lots with no street frontage, the applicant may designate the front lot line, provided that under the resulting orientation, the area of the front yard is at least 20 percent of the area of the lot or 1,000 square feet whichever is less. If a lot with frontage on more than one street is developed with an existing principal structure, the orientation of the lot for the purpose of current yard requirements shall be the orientation under which the existing structure is most conforming to current yard standards.~~

~~B. Front Yards.~~

~~1. Determining Front Yard Requirements. Front yard requirements are presented in the development standards for each zone. Where the minimum required front yard is to be determined by averaging the setbacks of structures on either side of a lot, the following provisions apply:~~

~~a. The required depth of the front yard shall be the average of the distance between single-family structures and front lot lines of the nearest single-family structures on each side of the lot (Exhibit B for 23.86.010). If the front facade of the single-family structure is not parallel to the front lot line, the shortest distance from the front lot line to the structure shall be used for averaging purposes (Exhibit C for 23.86.010).~~

~~b. The yards used for front yard averaging shall be on the same block front as the lot, and shall be the front yards of the nearest single-family structures within 100 feet of the side lot lines of the lot.~~

~~c. For averaging purposes, front yard depth shall be measured from the front lot lines to the wall nearest to the street or, where there is no wall, the plane between supports, which comprises 20 percent or more of the width of the front facade of the single-family structure. Enclosed porches shall be considered part of the single-family structure for measurement purposes. Attached garages or carports permitted in front yards under 23.44.016.D, decks, uncovered porches, eaves, attached solar collectors, and other similar parts of the structure shall not be considered part of the structure for measurement purposes.~~

d. If there is a dedication of street right-of-way to bring the street abutting the lot closer to the minimum widths established in Section 23.53.015, for averaging purposes the amount of the dedication shall be subtracted from the front yard depth of the structures on either side.

e. If the first single-family structure within 100 feet of a side lot line of the lot is not on the same block front, or does not provide its front yard on the same street, or if there is no single-family structure within 100 feet of the side lot line, the yard depth used for averaging purposes on that side shall be 20 feet (Exhibits D and E for 23.86.010).

f. If the front yard of the first single-family structure within 100 feet of the side lot line of the lot exceeds 20 feet, the yard depth used for averaging purposes on that side shall be 20 feet (Exhibit F for 23.86.010).

g. In cases where the street is very steep or winding, the Director shall determine which adjacent single-family structures should be used for averaging purposes.

2. Sloped Lots in Neighborhood Residential Zones. For a lot in a neighborhood residential zone, reduction of the required front yard is permitted at a rate of 1 foot for every percent of slope in excess of 35 percent. For the purpose of this provision the slope shall be measured along the centerline of the lot. In the case of irregularly shaped lots, the Director shall determine the line along which slope is calculated.

C. Rear yards. Rear yard requirements are presented in the standard development requirements for each zone. In determining how to apply these requirements, the following provisions shall apply:

1. The rear yard shall be measured horizontally from the rear lot line if the lot has a rear lot line that is essentially parallel to the front lot line for its entire length.

2. If the front lot line is essentially parallel to portions of the rear property line, as with a stepped rear property line, each portion of the rear property line that is opposite and essentially parallel to the front lot line is considered to be a rear lot line for the purpose of establishing a rear yard.

3. On a lot with a rear property line, part of which is not essentially parallel to any part of the front lot line, the rear yard is measured from a line or lines drawn from side lot line(s) to side lot line(s), at least 10 feet in length, parallel to and at a maximum distance from the front lot line. If an alley abuts the rear of the property, 1/2 the width of the alley, between the side lot lines extended, is considered to be part of the lot for

drawing this line. For those portions of the rear lot line that are essentially parallel to the front lot line, subsection 23.86.010.C.2 above shall apply. The lot depth is then measured perpendicularly from this 10 foot long line extended as needed to the point on the actual front lot line that is the furthest distance away. This establishes lot depth, which then may be used to determine the required rear yard depth.

4. For a lot with a curved front lot line, the rear yard is measured from a line at least 10 feet in length, parallel to and at a maximum distance from a line drawn between the endpoints of the curve. The lot depth is then measured perpendicularly from this 10 foot long line extended as needed to the point on the actual front lot line that is the furthest distance away. This establishes lot depth, which then may be used to determine the required rear yard depth.

5. For a lot with an irregular shape or with an irregular front lot line not meeting conditions of subsections 23.86.010.C.1 through 23.86.010.C.4, the Director shall determine the measurement of the rear yard.

D. Side Yards.

1. Side Yard Averaging. Side yard requirements are presented in the standard development requirements for each zone. In certain cases where specifically permitted, the side yard requirement may be satisfied by averaging the distance from side lot line to structure facade for the length of the structure. In those cases the side yard shall be measured horizontally from side lot line to the side facade of the structure.

Exhibit 23.86.010 A
Standard Required Yards
(NR Zone Example)

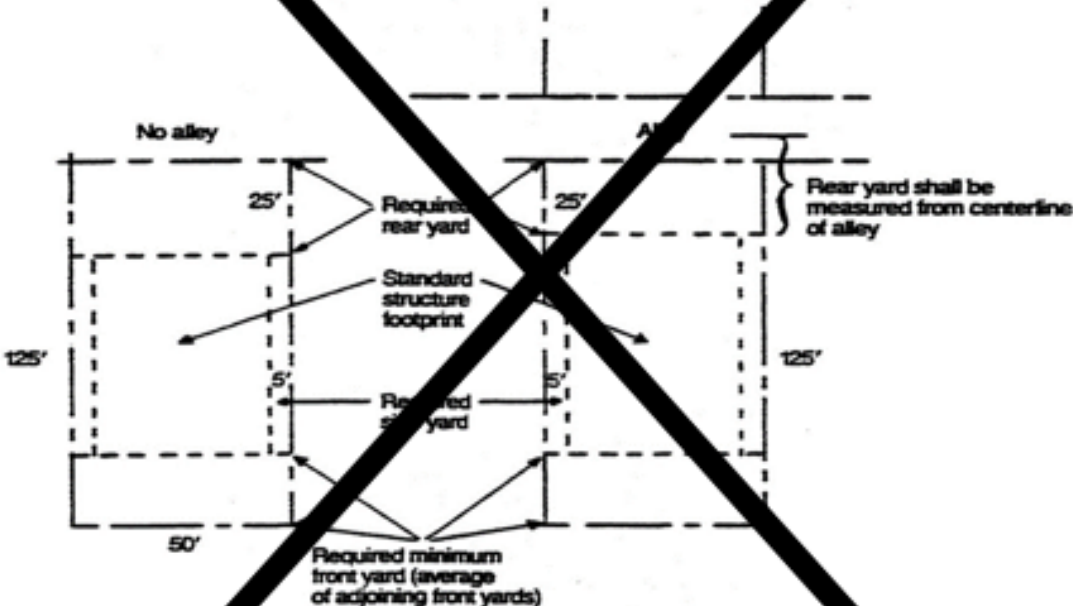
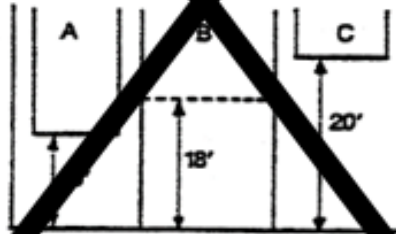
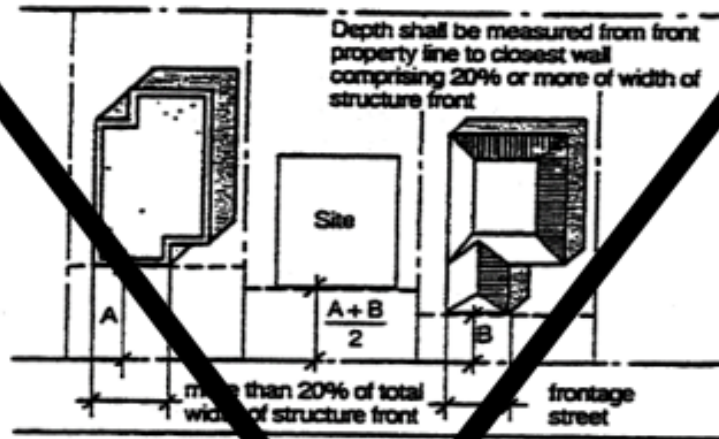


Exhibit B for 23.86.010
Determination of Front Yard Setback

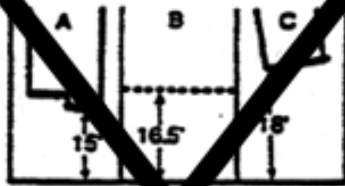


Required minimum front setback for Lot B determined as follows:

1. Front setback, Lot A = 18'.
2. Front setback, Lot C = 20'.
3. Average front setback = 18'.
4. Required minimum front setback for Lot B = 18'.

Exhibit C for 23.86.010

Calculating Minimum Required Front Yard
Unusual Front Walls

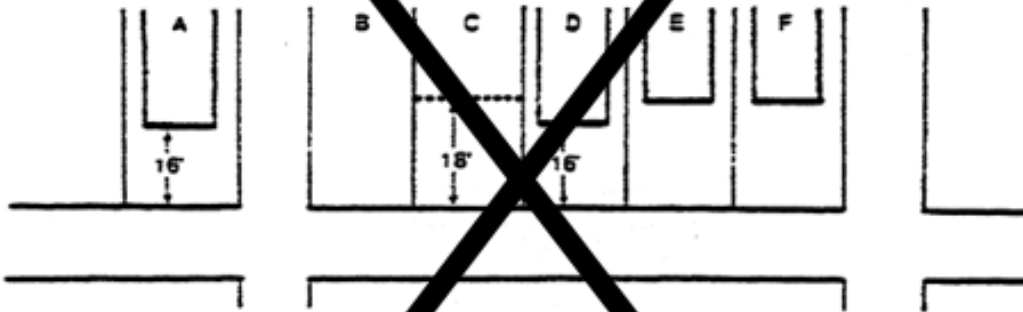


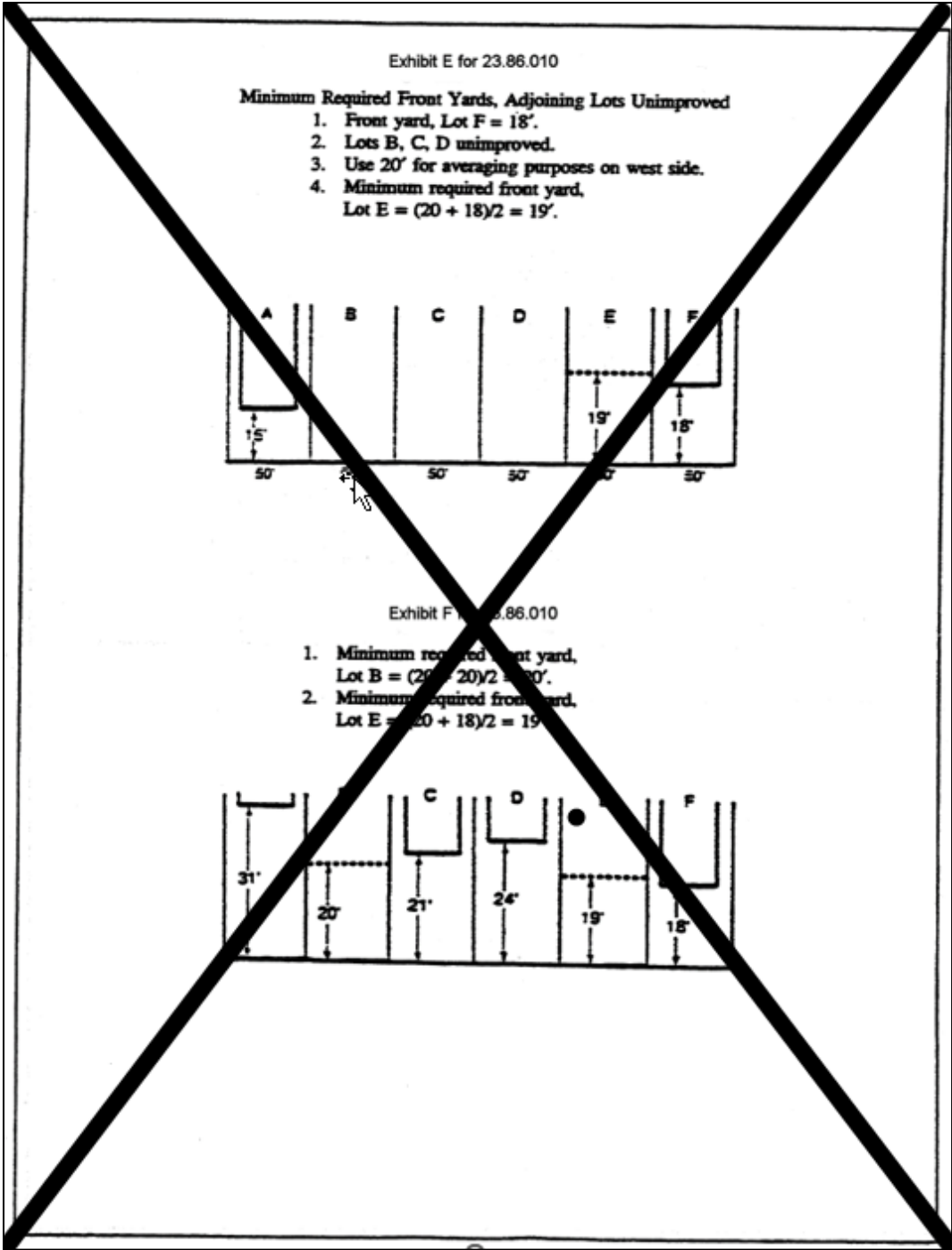
Minimum required front yard for Lot B:

1. Front yard, Lot A = 15'.
2. Front yard, Lot C = 18'.
3. Average front yard = 16.5'.
4. Required minimum front yard for lot B = 16.5'

Exhibit D for 23.86.010

1. Front yard, Lot D = 16'.
2. Lot B unimproved.
3. Lot A not on same block front.
4. Use 20' for averaging purposes on west side.
5. Minimum required front yard,
Lot C = $(20 + 16)/2 = 18'$.





Section 57. Section 23.86.012 of the Seattle Municipal Code, last amended by Ordinance 125791, is amended as follows:

23.86.012 (~~(Multifamily and commercial zone setback)~~) Setback measurement

Note: This section is being updated to add standards for setback measurement that are currently contained in a Director's Rule and to remove subsection C which contains a measurement technique for an approach that was removed in previous legislation.

A. For purposes of setback standards, measurement shall be taken to the outside of building foundations and exterior walls rather than to exterior finishing provided that exterior finishes extend more than 6 inches into a required setback.

~~((A))~~ B. Setback averaging. In multifamily and commercial zones, certain required setbacks may be averaged. In such cases the following provisions apply:

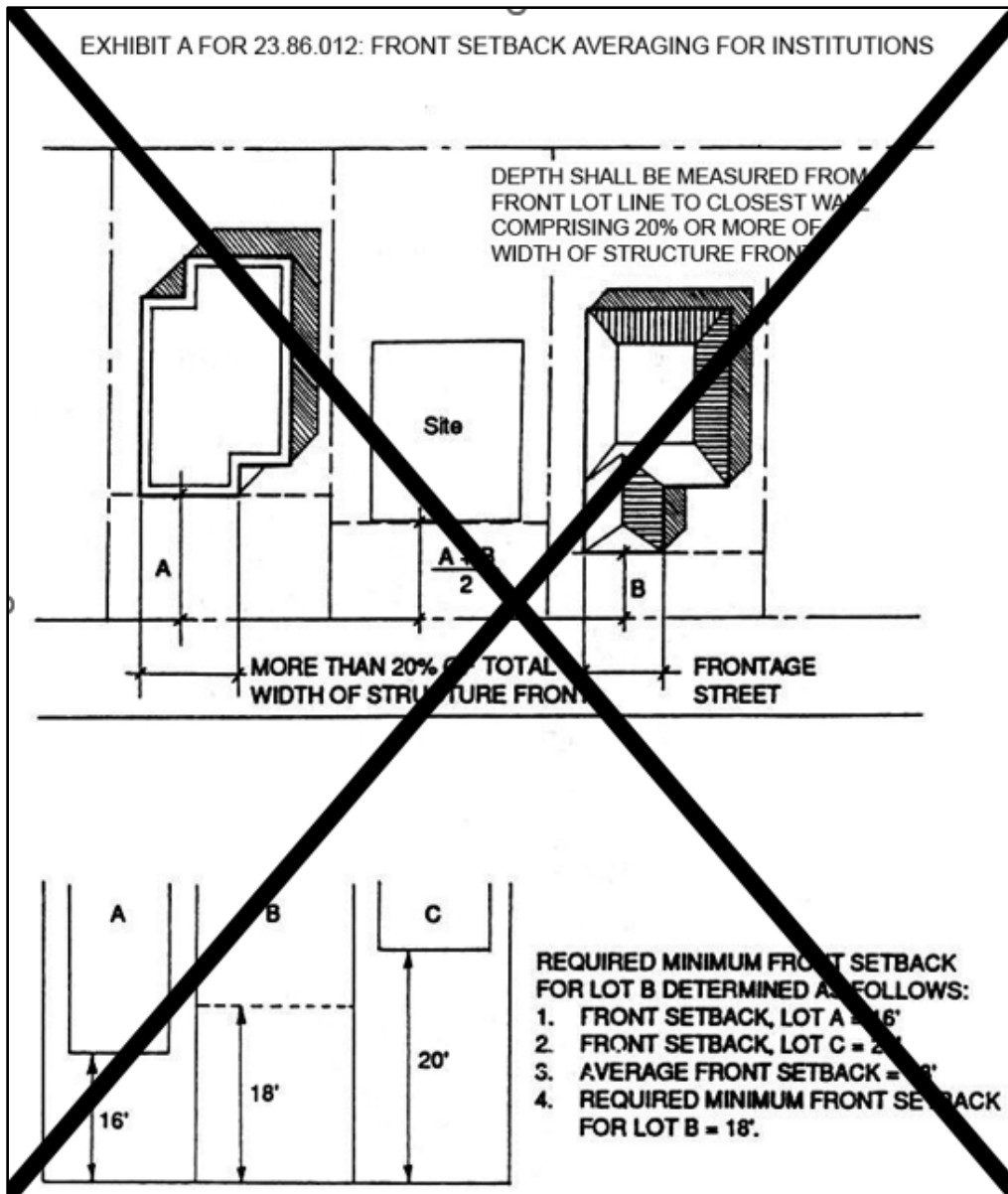
1. The average front and rear setbacks are calculated based on the entire width of the structure;

2. The average side setbacks are calculated based on the entire depth of the structure;

3. Setbacks are measured horizontally from the lot line to the facade of the structure. The facade(s) used in calculating the average and minimum setback requirements shall be those facades that are nearest to that lot line except that any features allowed to project into the setback are excluded.

~~((B. Determining front setbacks for institutions. In LR zones, the minimum required front setback for institutions is determined by averaging the setbacks of structures on either side of the subject lot, as follows:~~

~~1. The required front setback is the average of the distances between principal structures and front lot lines of the nearest principal structures on each side of the subject lot if each of those structures is on the same block front as the subject lot and is within 100 feet of the side lot lines of the subject lot (Exhibit A for 23.86.012).~~



2. If the first principal structure within 100 feet of a side lot line of the subject lot is not on the same block front or there is no principal structure within 100 feet of the side lot line, the setback depth used for averaging purposes on that side is 7 feet.

3. For averaging purposes, the front setback is the shortest distance from the front lot line to the nearest wall or, where there is no wall, the plane between supports that span 20 percent or more of the width of the front facade of the principal structure. Attached garages and enclosed porches are considered part of the principal structure for measurement purposes. Decks less than 18 inches above existing grade, uncovered porches, eaves, attached solar collectors and other similar parts of the structure are not considered part of the principal structure.

~~4. If there is a dedication of street right-of-way to bring the street abutting the lot closer to the minimum widths established in Section 23.53.015, for averaging purposes the amount of dedication is subtracted from the front setbacks of the structures on either side.~~

~~5. If the front setback of the first principal structure within 100 feet of the side lot line of the subject lot exceeds 20 feet, the setback depth used for averaging purposes on that side is 20 feet.~~

~~6. In cases where the street is very steep or winding, the Director will determine which adjacent structures should be used for averaging purposes.~~

~~7. In the case of a through lot, the front setback is determined independently for each street frontage. The measurement techniques of this section 23.86.012 apply to each street frontage separately.~~

~~8. For multiple structures on the same lot, the front setback of a principal structure on the same lot may be used for averaging purposes.))~~

C. Upper-level setback

1. Upper-level setbacks apply only to portions of structures that occur above the height at which the setback begins.

2. For upper-level setbacks required from a street lot line, the height at which the setback begins is measured at all points along the street lot line from sidewalk grade or, if there is no sidewalk, from finished grade at the street lot line.

3. For upper-level setbacks required from other lot lines, the height at which the setback begins is measured at all points along the lot line from the finished grade where the wall meets the grade or, if the structure is cantilevered or posted, where the downward projection of the portion of the structure that is cantilevered or posted meets the grade.

Section 58. Section 23.86.017 of the Seattle Municipal Code, enacted by Ordinance 123495, is amended as follows:

23.86.017 Amenity area measurement

Note: This section is proposed to be updated to remove a provision for woonerfs that has been problematic because the definition of woonerf is so broad that it has not been possible to get

agreement between project applications and reviewers. The woonerf provision has primarily been used to try justify approaches that are more car-friendly rather than innovative shared streets.

~~((Certain zones require a minimum amount of amenity area to be provided on the lot.))~~ If amenity area is required, the following provisions shall apply:

A. If the applicable development standards specify a minimum contiguous amenity area, areas smaller than the minimum contiguous area are not to be counted toward fulfilling amenity area requirements.

1. Driveways and vehicular access easements, whether paved or unpaved, shall be considered to separate the amenity areas they bisect ~~((, except for woonerfs permitted to qualify as required amenity area))~~.

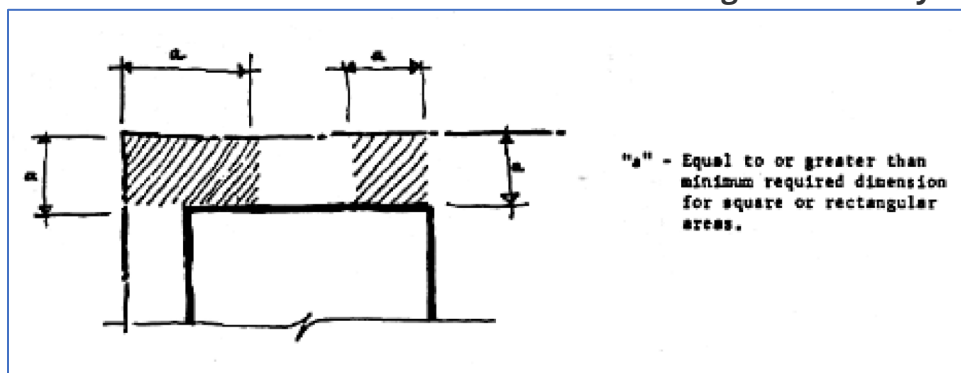
2. Pedestrian access areas shall not be considered to break the contiguity of amenity area on each side.

B. In shoreline areas, when determining the amount of amenity area required or provided, no land waterward of the ordinary high water mark shall be included in the calculation.

C. In cases where the shape or configuration of the amenity area is irregular or unusual, the Director shall determine whether amenity area requirements have been met, notwithstanding the following provisions, based on whether the proposed configuration would result in amenity area that is truly usable for normal residential recreational purposes. For the purpose of measuring the minimum horizontal dimension of the amenity area, if one is specified, the following provisions shall apply:

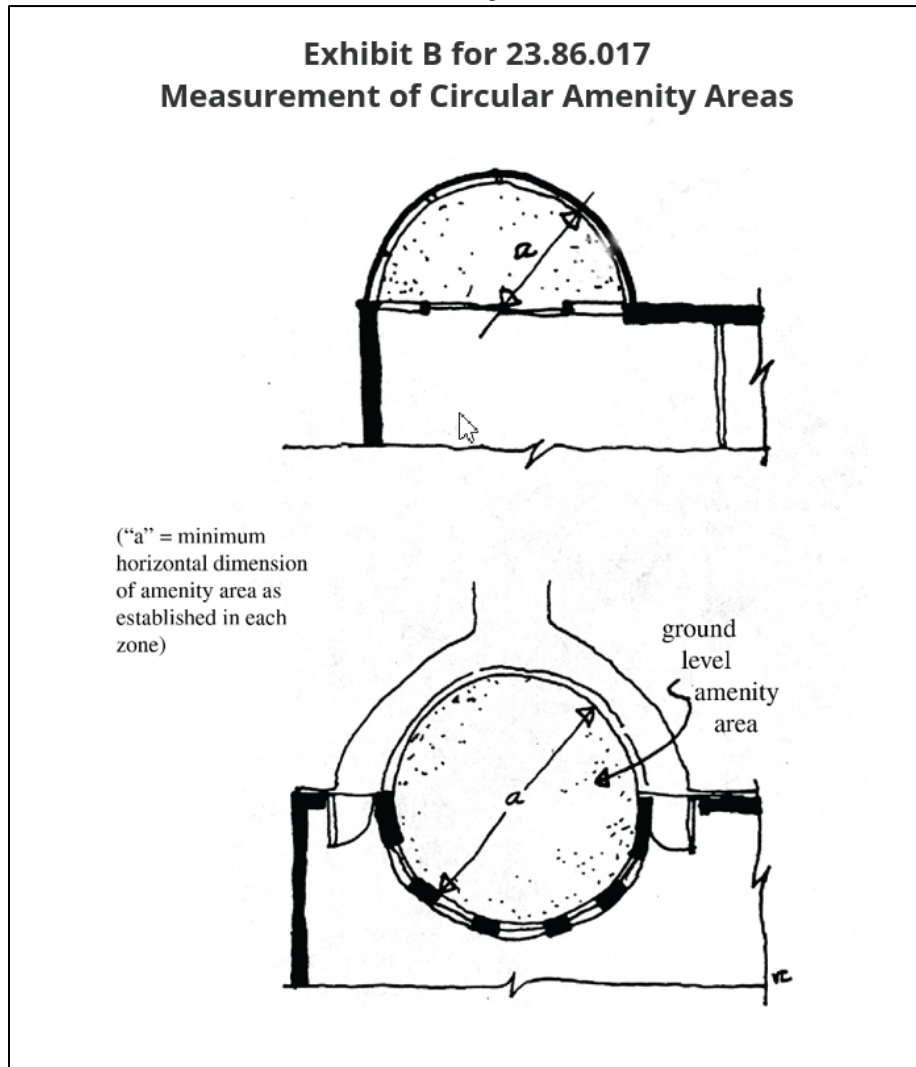
1. For rectangular or square areas, each exterior dimension of the area shall meet the minimum dimension (Exhibit A for 23.86.017).

Exhibit A for Section 23.86.017: Measurement of Regular Amenity Area



2. For circular areas, the diameter of the circle shall meet the minimum dimension; for semicircular areas, the radius of the area shall meet the minimum dimension (Exhibit B for 23.86.017).

**Exhibit B for 23.86.017(~~: Measurement of Circular Amenity Areas~~)
Measurement of circular amenity areas**



Section 59. Section 23.86.026 of the Seattle Municipal Code, last amended by Ordinance 124503, is amended as follows:

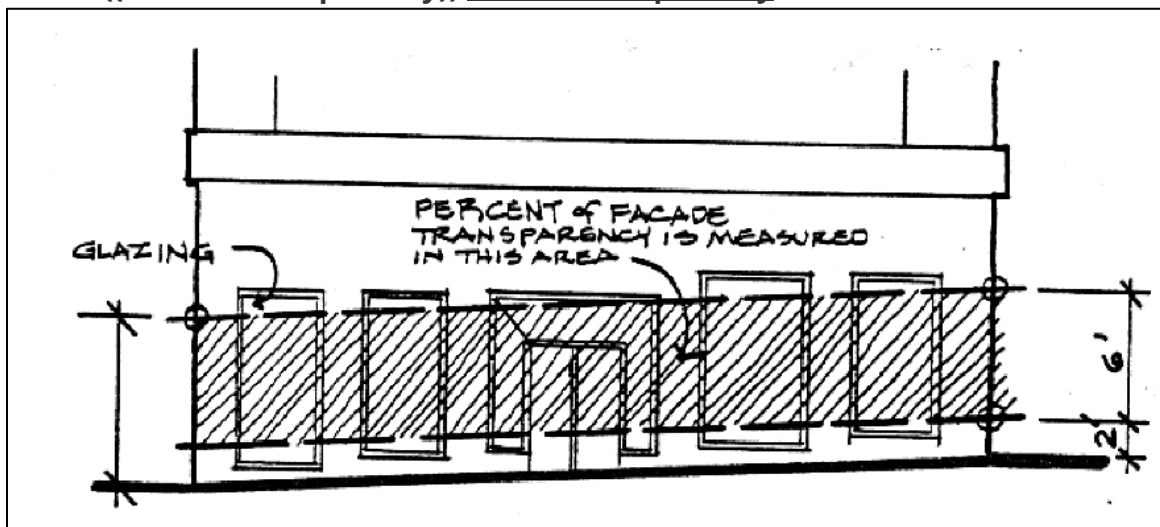
23.86.026 Facade transparency

Note: This section would be updated to clarify that facade transparency has a different calculation technique in Neighborhood Residential and Lowrise zones.

A. In zones other than Neighborhood Residential or Lowrise zones where a certain percentage of the street-facing facade is required to be transparent, transparency shall be measured in an area between 2 feet and 8 feet above the elevation of the lot line at the sidewalk, as depicted in Exhibit A for 23.86.026, unless a different area is specified in the development standards applicable to the lot. Areaways, stairways, and other excavations at the lot line shall not be considered in measuring the elevation of the street lot line. When sidewalk widening is required according to Section 23.49.022, the elevation of the lines establishing the new sidewalk width shall be used rather than the street lot line.

Exhibit A for 23.86.026

Street ((Facade Transparency)) facade transparency



B. When transparency is required for facades that abut bonused public open spaces, the measurement of facade transparency shall be from the elevation of the public open space.

C. The full length of ((landmark)) Landmark designated structures, and character structures retained according to Section 23.73.015, shall not be counted in determining the required transparency.

Section 60. Section 23.90.019 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

23.90.019 Civil penalty for unauthorized dwelling units ~~((in neighborhood residential zones))~~

Note: This section would be updated to reflect new definitions and to apply consistent rules for unauthorized dwelling units across all zones and building types.

In addition to any other sanction or remedial procedure that may be available, the following penalties apply to unauthorized dwelling units ~~((in neighborhood residential zones in violation of Section 23.44.006))~~. An owner of a ~~((neighborhood residential zoned))~~ lot ~~((that has more than one single-family dwelling unit and))~~ who is issued a notice of violation for an unauthorized dwelling unit, is subject to a civil penalty of \$5,000 for each ~~((additional))~~ dwelling unit ~~((, unless the additional unit is an authorized dwelling unit in compliance with Section 23.44.041, is a legal non-conforming use, or is approved as part of an administrative conditional use permit pursuant to Section 25.09.260))~~. Penalties for ~~((violation of Sections 23.44.006 and 23.44.041, except for violations of subsection 23.44.041.C or except for those violations subject to subsection 23.90.018.B,))~~ unauthorized dwelling units in this Section 23.90.019 shall be reduced from \$5,000 to \$500 if, prior to the compliance date stated on the notice of violation for an unauthorized dwelling unit, the dwelling unit is removed or authorized ~~((in compliance with Section 23.44.041))~~, is a legal non-conforming use, or is approved as part of an administrative conditional use permit pursuant to Section 25.09.260.

Changes to other Titles

Section 61. Section 25.09.052 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

25.09.052 Replacing structures in environmentally critical areas and buffers

A. Replacing structures destroyed by acts of nature and other acts beyond the control of the owner excluding normal deterioration

1. Replacing any structure destroyed by acts of nature is allowed if it complies with the following provisions:

a. The replacement is located within the same footprint as and does not exceed the height of the destroyed structure;

b. The replacement does not increase the impact to or further alter an environmentally critical area or buffer;

c. Action toward the replacement is commenced within one year of the destruction of the structure;

d. A permit application for the replacement is submitted within two years; and

e. The replacement is diligently pursued.

2. A structure that is replaced and activities related to replacing the structure shall:

a. Comply with restrictions on flood hazard areas reconstruction, if the structure is located in a flood-prone area; and

b. Comply with the development standards for the environmentally critical area and buffer in which it is located to the maximum extent feasible, including requirements for access and shall comply with the standards in Sections 25.09.060, 25.09.065, and 25.09.070.

B. Replacing a ~~((single-family residence))~~ detached dwelling unit voluntarily in wetlands, wetland buffers, and fish and wildlife habitat conservation areas

1. Replacing a ~~((single-family residence))~~ detached dwelling unit and its appurtenant structures and access is allowed in wetlands, wetland buffers, and fish and wildlife habitat conservation areas if the replacement complies with the following:

a. The replacement is in substantially the same location as the original development;

b. The area of the footprint of the replacement does not exceed that of the original development;

c. The proposed access does not exceed the width and length of necessary access;

d. Lot size

1) Riparian watercourse and wetlands. For a ~~((single-family residence))~~ detached dwelling unit located over a riparian watercourse or built in a wetland, the replaced ~~((residence))~~ dwelling unit and necessary access meets wetland buffer or riparian management area requirements to the maximum extent feasible; or

2) For all other property, the lot does not have sufficient area to site a ~~((residence))~~ dwelling unit with the same area of footprint as existed on May 14,

2017, plus necessary access, consistent with the regulations for the applicable environmentally critical area and buffer, including reducing the yard and setback requirements for front and rear yards ~~((in Title 23))~~ allowed under Section 25.09.280, except subsection 25.09.280.B.2, to the minimum necessary to accommodate the ~~((residence))~~ dwelling unit and necessary access; and

e. The site for the ~~((residence))~~ dwelling unit, necessary access, and utilities has the least impact on the functions and values of the environmentally critical area.

2. A structure that is replaced and activities related to replacing the structure shall:

a. Comply with restrictions on flood hazard areas reconstruction, if the structure is located in a flood-prone area; and

b. Comply with the development standards for the environmentally critical area and buffer in which it is located to the maximum extent feasible, including requirements for access and shall comply with the standards in Sections 25.09.060, 25.09.065, and 25.09.070; and

c. Mitigate impacts to the functions and values of the environmentally critical area and buffers, in compliance with Section 25.09.065, including any impacts caused by removing the ~~((residence))~~ dwelling unit from its original location, runoff from impervious surfaces, and/or replacing any portion of the ~~((residence))~~ dwelling unit within the environmentally critical area or buffer.

Section 62. Section 25.09.240 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

25.09.240 Short subdivisions and subdivisions

Note: This section would be amended to reflect that standards for measuring lot coverage on sites with environmentally critical area have been added directly to the relevant sections in the NR and LR chapters.

* * *

~~((D. Development standards for new lots in neighborhood residential zones. If new lots are created in neighborhood residential zones by short subdivision or subdivision, the following development standards apply based on the area of each new lot that is outside~~

~~the environmentally critical areas listed in subsection 25.09.240.A, plus environmentally critical areas in which development is allowed pursuant to subsections 25.09.240.B.1, 25.09.240.B.2, and 25.09.240.B.3:~~

~~1. Lot coverage and lot coverage exceptions according to subsections 23.44.010.C and 23.44.010.D.~~

~~2. Height limits according to Section 23.44.012, including the requirements of subsection 23.44.012.A.3 if the area of the largest rectangle or other quadrilateral that can be drawn within the lot lines of the new lot outside the environmentally critical areas is less than 3,200 square feet.)~~

~~((E)) D. Lots shall be configured to preserve the environmentally critical areas and buffers identified in subsection 25.09.240.A by:~~

~~1. Establishing a separate buffer tract or lot with each owner having an undivided interest; or~~

~~2. Establishing non-disturbance areas on individual lots.~~

~~((F)) E. The environmentally critical areas and buffers identified in subsection 25.09.240.A, except for areas qualifying for development under subsections 25.09.240.B.1, 25.09.240.B.2, and 25.09.240.B.3, shall be designated non-disturbance areas on the final plat. A statement that these non-disturbance areas are located on the lots and the definition of "non-disturbance area" shall be recorded in the King County Recorder's Office along with the final plat in a form approved by the Director. At the same time, a covenant protecting non-disturbance areas shall be recorded as set out in Section 25.09.335.~~

~~((G)) E. In computing the number of lots a parcel in a ~~((neighborhood residential))~~ Neighborhood Residential zone may contain, the Director shall exclude ~~((the following areas:~~~~

~~1. The)) environmentally critical areas and buffers identified in subsection 25.09.240.A, unless:~~

~~((a)) 1. The environmentally critical areas and buffers are on a lot that meets the provisions of subsection 25.09.240.B; or~~

~~((b)) 2. The applicant obtains an administrative conditional use under Section 25.09.260, if it is not practicable to meet the requirements of subsection 25.09.240.B considering the parcel as a whole.~~

Section 63. Section 25.09.260 of the Seattle Municipal Code, last amended by Ordinance 126509, is amended as follows:

25.09.260 Environmentally critical areas administrative conditional use

Note: This section would be amended to remove yard reductions that are no longer relevant due to updated setback requirements.

A. Administrative conditional use

1. ~~((In neighborhood residential zones the Director is authorized to approve an environmentally critical areas administrative conditional use pursuant to Section 23.42.042 and this Section 25.09.260 for one or both of the following purposes:~~

~~a.)) In calculating the maximum number of lots and units allowed on the entire parcel in Neighborhood Residential zones under Section 23.44.012 and subsection 25.09.240.G, the Director may count ((environmentally critical areas and/or buffers, except the open water area of a wetland or riparian corridor,)) steep slope erosion hazard area or buffer that would otherwise be excluded, if an applicant is unable to demonstrate compliance with the requirements of subsection 25.09.240.B for the entire parcel proposed to be subdivided.~~

~~((b. For the entire parcel proposed to be subdivided, the Director may approve development of single family residences that meet the development standards of subsection 25.09.260.B.3 and the platting conditions in subsections 25.09.260.B.1 and 25.09.260.C.2.b. Except as specifically superseded by the development standards of subsection 25.09.260.B.3 and the platting conditions of subsection 25.09.260.C.2.b, all applicable regulations of Title 23 shall also apply to the entire parcel. The entire parcel is designated as the site.))~~

2. Process. If an administrative conditional use application includes an application to authorize development in a steep slope erosion hazard area or buffer, the application is not required to include an application for the variances allowed under Sections 25.09.280 or 25.09.290, but the application must address the criteria listed in subsection 25.09.260.B.1.c.

B. Criteria. An application under this Section 25.09.260 shall provide information sufficient to demonstrate that the proposal meets the following criteria:

1. Environmental impacts on environmentally critical areas and buffers

a. No development is in a biodiversity area or corridor, riparian corridor, wetland, or wetland buffer.

b. No riparian management area or wetland buffer is reduced.

c. ~~((No development is on a steep slope erosion hazard area or its buffer unless either the))~~ The proposed development meets the criteria of subsections 25.09.090.B.2.a, 25.09.090.B.2.b, or 25.09.090.B.2.c or the property is a lot in existence as a legal building site prior to October 31, 1992, is predominantly characterized by steep slope erosion hazard areas, and the following criteria are met:

1) The proposed development shall be located away from steep slope erosion hazard areas and buffers to the extent practicable.

2) The Director shall require clear and convincing evidence that the provisions of this subsection 25.09.260.B are met if development is located on steep slope erosion hazard areas and buffers with these characteristics:

a) A wetland over 1,500 square feet in size or a watercourse designated part of a riparian corridor;

b) An undeveloped area over 5 acres characterized by steep slope erosion hazard areas; or

c) Areas designated by the Washington Department of Fish and Wildlife (WDFW) as biodiversity areas and corridors, or areas identified by the Director with significant tree and vegetation cover providing wildlife habitat.

3) ~~((If the application includes a proposal to develop in a steep slope erosion hazard area or buffer, the))~~ The development in the steep slope erosion hazard area or buffer shall be the minimum necessary to achieve the number of ~~((single family))~~ dwelling units that would be allowed on the original entire parcel according to the calculation for subdivision required under subsection 25.09.240.G in the following order of priority:

a) ~~((The proposal reduces the front and/or rear yards pursuant to subsection 25.09.260.B.3.b.1 and complies with the building separation standards of subsections 25.09.260.B.3.b.2 and 25.09.260.B.3.b.3;~~

b)) The proposal reduces the steep slope erosion hazard area buffer; and

~~((c))~~ b) The proposal intrudes into not more than 30 percent of the steep slope erosion hazard area.

d. The proposal protects WDFW priority species and maintains wildlife habitat.

e. The proposal does not result in unmitigated negative environmental impacts pursuant to Section 25.09.065, including drainage and water quality, erosion, loss of trees and vegetation, and slope stability on the identified environmentally critical area and buffer.

f. The proposal promotes expansion, restoration, or enhancement of the identified environmentally critical area and buffer.

2. General environmental impacts and site characteristics

a. The proposal minimizes potential negative effects of the development on the undeveloped portion of the site and preserves topographic features.

b. The proposal retains and protects trees and vegetation on designated non-disturbance areas, protects stands of mature trees, minimizes tree removal, removes noxious weeds and non-native vegetation and replaces this vegetation with native trees and vegetation, and protects the visual continuity of treed and vegetated areas and tree canopy.

~~(3. Development standards~~

~~a. The total number of single-family dwelling units permitted through the environmentally critical areas conditional use regulations shall not exceed the number that would be allowed based on compliance with the use regulations of Section 23.44.008, and the minimum lot area standards of the underlying neighborhood residential zone, and shall be established only on the site comprised of the original entire parcel, with subdivision of the original entire parcel allowed only as unit lots approved through the unit lot subdivision process in Section 25.09.260.C.2.b.2.~~

~~b. Single-family dwelling units shall be the sole type of principal use permitted through the environmentally critical areas conditional use regulations and shall meet the development standards of Chapter 23.44, except that the following standards apply instead of the standards in Chapter 23.44, as applicable:~~

~~1) Front and rear yards required by subsections 23.44.014.A and 23.44.014.B may be reduced to no less than 10 feet each and 30 feet for the sum of both yards if the reduction would minimize or eliminate any intrusion into the steep slope erosion hazard area or required buffer;~~

~~2) Front and rear building separations between proposed single family residences shall be a minimum of 25 feet;~~

~~3) Side building separations shall be a minimum of 10 feet;~~

~~4) The maximum lot coverage shall be calculated by deducting required non-disturbance areas from total lot size; and~~

~~5) Front, rear, and side separations shall be determined by the Director, based on location of the building in relation to other buildings and the front lot line.))~~

C. Conditions

1. In authorizing an administrative conditional use, mitigation pursuant to Section 25.09.065 shall apply to protect and mitigate negative impacts to biodiversity areas and corridors, priority habitat and setbacks, riparian corridors, wetlands, wetland buffers, and steep slope erosion hazard areas and buffers, and the Director may impose additional conditions to protect other properties that could be adversely affected in the zone or vicinity in which the property is located.

2. In addition to any conditions imposed under subsection 25.09.260.C.1, the following conditions apply to all administrative conditional uses approved under this Section 25.09.260:

a. Replacement and establishment of native trees and vegetation shall be required where it is not possible to save trees and vegetation and shall comply with Section 25.09.070.

b. If a subdivision or short-subdivision is proposed, the following standards apply:

1) The development as a whole shall meet development standards under Title 23 and this Chapter 25.09 applicable at the time the application is vested.

~~2) ((A unit lot short subdivision or unit lot subdivision proposal shall be required to ensure that the development standards of subsection 25.09.260.B.3 are implemented for development.))~~ New unit lots created under this Section 25.09.260 shall be approved through the unit lot subdivision regulations of Sections 23.22.062 and 23.24.045 and by compliance with this Section 25.09.260. Development on individual unit lots, except as otherwise set forth in this Section 25.09.260, may be nonconforming as to some or all of the development standards.

3) Subsequent platting actions or additions or modifications to structures may not create or increase any nonconformity of the development as a whole to this Chapter 25.09, and this shall be noted on the document creating the new unit lots that is recorded with the King County Recorder's Office.

4) Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space, and other similar features and be recorded with the King County Recorder's Office.

D. The Director shall issue written findings of fact and conclusions to support the Director's decision. The process and procedures for notice of decision and appeal of this administrative conditional use shall be as prescribed for Type II land use decisions in Chapter 23.76.

Section 64. Section 25.09.520 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

25.09.520 Definitions

* * *

"Department" means the Seattle Department of Construction and Inspections or its successor department.

"Detached dwelling unit" means a detached dwelling unit as defined in Section 23.84A.008

* * *

~~("Single family residence" means single family dwelling unit as defined in Section 23.84A.032 in the definition of "residential use.")~~

* * *

Section 65. Section 25.11.090 of the Seattle Municipal Code, last amended by Ordinance 126821, is amended as follows:

25.11.090 Tree replacement, maintenance, and site restoration

Note: This section would be amended to clarify how the new tree point system in NR zones relates to tree replacement requirements.

A. In all zones, Tier 1, Tier 2, and Tier 3 trees removed in association with development or because they are hazardous, infested by insects, pests, or pathogens, or an invasive or nuisance tree, or in accordance with the removal criteria in subsection 25.11.050.D, shall be replaced by one or more new trees, the size and species of which shall be determined by the Director; the tree replacement required shall be designed to result, upon maturity, in a canopy cover that is at least roughly proportional to the canopy cover prior to tree removal. Site restoration where there is on-site tree replacement in association with development shall include the removal of all invasive vegetation and shall prohibit replacement with invasive species. When on-site replacement is proposed, such trees count toward the Green Factor under ((SMC) Section 23.86.019 and private property tree point requirements under subsection 23.44.024. When off-site replacement is proposed, preference for the location shall be on public property.

B. For each relocated or required replacement tree, maintenance and monitoring is required for a five-year period. The period begins when the replacement tree is planted. Maintenance and monitoring shall include the following:

1. Sufficient maintenance actions to ensure survival of the replacement tree:

a. When more than one replacement tree is required, 80 percent survival of new trees planted at the end of five years;

b. When one replacement tree is required, 100 percent survival of the new tree planted at the end of five years;

2. Replacement and replanting of failed trees; and

3. Photographic documentation of planting success retained for the five-year period. Submission of documentation to the Seattle Department of Construction and Inspections is not required unless requested by the Department.

C. In addition to the maintenance actions for replacement trees described in subsection 25.11.090.B.1, the Director shall promulgate rules to maintain the long-term health and ensure survival of replacement trees. This shall include rules that specify:

1. The watering of replacement trees necessary to ensure survival; and

2. Tree species that will fulfill the replacement requirement. Qualifying tree species shall be limited to trees that are native and/or culturally significant, and resilient to climate change.

D. The locations of replacement and relocated trees shall be available to the public on a City web page through an online mapping tool by March 31, 2024.