

AN ORDINANCE relating to land use and zoning, establishing minimum floor area ratio requirements for lots with pedestrian designations within Urban Centers, Urban Villages, and the Station Area Overlay District, for lots in the Northgate Overlay District on a Major Pedestrian Street, and for lots zoned Seattle Mixed abutting a Class 1 or Class 2 Pedestrian Street within a Station Area Overlay District; amending Sections 23.47A.013 and 23.48.009 of the Seattle Municipal Code.

Status: Passed
Vote: 9-0
Date filed with the City Clerk: 2014/09/15
Date of Mayor's signature: 2014/09/09 ([about the signature date](#))

Date introduced/referred to committee: 2014/08/04
Committee: Planning, Land Use, and Sustainability
Sponsor: O'BRIEN
Committee Recommendation: Pass
Date of Committee Recommendation: 2014/09/05
Committee Vote: 3 (O'Brien, Burgess, Clark)-0

Index Terms: LAND-USE-CODE, LAND-USE-PLANNING, NORTHGATE

Fiscal Note: [Fiscal Note to Council Bill No. 118167](#)

Electronic Copy: [PDF scan of Ordinance No. 124566](#)

Reference: [C.F. 313935](#)

Text:

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning, establishing minimum floor area ratio requirements for lots with pedestrian designations within Urban Centers, Urban Villages, and the Station Area Overlay District, for lots in the Northgate Overlay District on a Major Pedestrian Street, and for lots zoned Seattle Mixed abutting a Class 1 or Class 2 Pedestrian Street within a Station Area Overlay District; amending Sections 23.47A.013 and 23.48.009 of the Seattle Municipal Code.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection H of Section 23.47A.013 of the Seattle Municipal Code, which section was last amended by Ordinance 124378, is amended as follows:

23.47A.013 Floor area ratio

* * *

H. Minimum FAR((-))

1. A minimum FAR shown in Table C for 23.47A.013 is required whenever more than 1,000 square feet of gross floor area is added to or removed from a lot:

a. ~~((the lot is))~~located in a pedestrian-designated zone in an Urban Center, Urban Village, or Station Area Overlay District~~((designated as of September 1, 2013-)); ((and-))~~or

b. ~~((the lot is located in an Urban Center, Urban Village, or the Station Area Overlay District; and is -))~~ located in the Northgate Overlay District and abutting a Major Pedestrian Street as shown on Map A for subsection 23.71.004.

~~((c. the following amount of gross floor area is added to or removed from the lot:~~

i. ~~on a lot with no existing gross floor area, more than 1,000 square feet of gross floor area; or~~

ii. ~~on a lot with existing gross floor area, more than either 1,000 square feet of gross floor area or 10 percent of the existing gross floor area, whichever is less.-))~~

Table C for 23.47A.013: Minimum Floor Area Ratio (FAR)

Height Limit	30(())_feet	40(())_feet	65(())_feet	85(())_feet	125(())_feet	160(())_feet
Minimum FAR	1.5	1.5	2	2	2.5	2.5

2. The minimum FAR requirement provided in subsection 23.47A.013.H.1 does not apply if:

a. additional floor area is added to an existing structure on a lot that is nonconforming with respect to the minimum FAR shown in Table C for 23.47A.013;

b. the lot is larger than five acres;

c. all existing gross floor area is demolished to create a vacant lot; or

d. parks and open space is the principal use of the lot.

~~((2-))~~ 3. Portions of the lot designated as a steep slope, wetland, or riparian corridor((), or shoreline habitat-)) or as a buffer to one of these areas, as defined in((-SMC-)) Chapter 25.09, shall not be included when calculating lot size for the purpose of determining the minimum FAR requirement provided in subsection 23.47A.013.H.1.

~~((3-))~~ 4. ((-Portions of the lot occupied by a landmark structure that is proposed to be retained shall not be included when calculating lot size for the purpose of determining the minimum FAR requirement provided in subsection 23.47A.013.H.1.-)) The Director, in consultation with the Director of the Department of Neighborhoods, may waive the minimum FAR requirement provided in subsection 23.47A.013.H.1 for lots that contain a designated landmark, or for lots within a Landmark District pursuant to Title 25 or within a Special Review District pursuant to Chapter 23.66, if the Director determines a waiver is necessary to preserve the integrity of a landmark or meet adopted District design and development guidelines.

5. The Director may waive the minimum FAR requirement provided in subsection 23.47A.013.H.1 for lots within the Pike/Pine Conservation Overlay District pursuant to Chapter 23.32, if the Director determines that the proposed development promotes neighborhood conservation objectives.

~~((4-))~~ 6. The following gross floor area is not counted toward the minimum FAR requirement provided in subsection 23.47A.013.H.1:

a. Gross floor area below grade; and

b. Gross floor area containing parking.

Section 2. Subsection D of Section 23.48.009 of the Seattle Municipal Code, which section was last amended by Ordinance 124172, is amended and a new subsection E is added as follows:

23.48.009 Floor area ratio

* * *

D. The following floor area is exempt from maximum FAR limitS:

E. Minimum FAR

1. A minimum FAR shown in Table C for 23.48.009 is required whenever more than 1,000 square feet of gross floor area is added to or removed from a lot located in a Station Area Overlay District and abutting a Class 1 or Class 2 Pedestrian Street.

Table C for 23.48.009: Minimum Floor Area Ratio (FAR)						
Height Limit	40 feet	65 feet	85 feet	125 feet	160 feet	240 feet

Minimum FAR	1.5	2	2	2.5	2.5	3
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2. The minimum FAR requirement provided in subsection 23.48.009.E.1 does not apply if:
- a. additional floor area is added to an existing structure on a lot that is nonconforming with respect to the minimum FAR shown in Table C for 23.48.009;
 - b. the lot is larger than five acres;
 - c. all existing gross floor area is demolished to create a vacant lot; or
 - d. parks and open space is the principal use of the lot.
3. Portions of the lot designated as a steep slope, wetland, or riparian corridor or as a buffer to one of these areas, as defined in Chapter 25.09, shall not be included when calculating lot size for the purpose of determining the minimum FAR requirement provided in subsection 23.48.009.E.1.
4. The Director, in consultation with the Director of the Department of Neighborhoods, may waive the minimum FAR requirement provided in subsection 23.48.009.E.1 for lots that contain a designated landmark, or for lots within a Landmark District pursuant to Title 25 or within a Special Review District pursuant to Chapter 23.66, if the Director determines a waiver is necessary to preserve the integrity of a landmark or meet adopted District design and development guidelines.
5. The following gross floor area is not counted toward the minimum FAR requirement provided in subsection 23.48.009.E.1:

- a. Gross floor area below grade; and
- b. Gross floor area containing parking.

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

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

____ day of _____, 2014.

President _____ of the City Council

Approved by me this ____ day of _____, 2014.

Edward B. Murray, Mayor

Filed by me this ____ day of _____, 2014.

Monica Martinez Simmons, City Clerk

(Seal)

Aly Pennucci DPD Minimum Floor Area ORD June 11, 2014 Version 4