
Council Bill Number: 112918

Ordinance Number: 119724

AN ORDINANCE relating to land use and zoning, amending Section 23.34.010 and the Official Land Use Map, SMC Chapter 23.32, to rezone properties located within the area generally bounded by 12th Avenue South and 18th Avenue South and South Judkins Street and South Stevens Street to implement the North Beacon Hill Neighborhood Plan.

Status: Passed

Note: APEX Program ordinance.

Vote: 8-0

Date filed with the City Clerk: 1999/11/05

Date of Mayor's signature: 1999/11/02 ([about the signature date](#))

Date introduced/referred to committee: 1999/09/27

Committee: Neighborhoods, Growth Planning and Civic Engagement

Sponsor: CONLIN

Committee Recommendation: Pass

Index Terms: NORTH-BEACON-HILL, BEACON-HILL, REZONES, NEIGHBORHOOD-PLANS

Electronic Copy: [PDF scan of Ordinance No. 119724](#)

Reference: Amending: 118302, 119239

Text:

Whereas, the City Council finds that the rezoning established by this ordinance will protect and promote the health, safety and welfare of the general public, and implement the North Beacon Hill Neighborhood Plan; and

Whereas, Council has determined that the purposes intended by the rezone proposed for Rezone Area III can be met through Land Use Code measures to be developed at a later time; and

Whereas, Council has determined that the rezones proposed for Rezone Area IV should be reevaluated as part of Station Area Planning, with any decisions to be made only after appropriate public process and notice; and

Whereas, certain areas of the North Beacon Hill Urban Village exhibit characteristics that warrant possible consideration of a wider array of rezone possibilities than now permitted by the Land Use Code,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection B of Section 23.34.010 of the Seattle Municipal Code, as subsequently amended, is further amended as follows:

SMC 23.34.010. Designation of single-family zones.

B. Areas zoned single family, or RSL which meet the criteria for single-family zoning contained in subsection B of Section 23.34.011 and are located within the adopted boundaries of an urban village may be considered for rezoning to a Residential Small Lot (RSL), Residential Small Lot -- Tandem (RSL/T), Residential Small Lot -- Cottage (RSL/C), Residential Small Lot -- Tandem/Cottage (RSL/TC), Lowrise Duplex/Triplex (LDT), Lowrise 1 (L1), Neighborhood

Commercial 1 30'/Lowrise 1 (NC1 30'/L1), Neighborhood Commercial 2 30'/Lowrise 1 (NC2 30'/L1), Neighborhood Commercial 3 30'/Lowrise 1 (NC3 30'/L1), or Lowrise 1/Residential-Commercial (L1/RC) only when all of the following conditions are met: Within the areas identified in the North Beacon Hill Neighborhood Plan, the rezone may be to any of the above-listed zones and densities and also to Lowrise or Neighborhood Commercial zones up to and including Neighborhood Commercial 2 /R-40' (NC2/R- 40').

1. A neighborhood plan adopted or amended by the City Council after January 1, 1995 has designated the area as appropriate for the zone designation, including specification of the RSL/T, RSL/C, or RSL/TC suffix when applicable;
2. All parts of the rezone area are within a five (5) minute walk for a person of typical abilities, within five (5) blocks, or within one- quarter (1/4) mile, whichever is the shortest distance, of a designated principal commercial street;
3. The acreage of land proposed for such rezoning on a cumulative basis does not exceed the quantity of land specified for the area in Appendix C of the Land Use Element of the Comprehensive Plan;
4. If the rezone is to an NC1 30'/L1, NC2 30'/L1, NC3 30'/L1 ~~or~~ L1/RC zone designation or, in the North Beacon Residential Urban Village, to the zones permitted in this subsection B, the subject property is contiguous to an urban village commercial zone.

Section 2. Attached to this ordinance are two zoning maps, identified as Attachment A, pages 1 and 2, and incorporated herein by reference. The Official Land Use Map, pages 131 and 132, is amended to rezone the properties shown on the maps in Attachment A as "Proposed Rezone Area," to the zone indicated in the title on the map pages in Attachment A.

Section 3. The provisions of this ordinance are declared to be separate and severable and the invalidity of any clause, sentence, paragraph, subdivision, section, subsection, or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Section 4. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

PASSED by the City Council the _____ day of _____, 1999 and signed by me in open session in authentication of its passage this ____ day of _____, 1999. _____ President of City Council

Approved by me this _____ day of _____, 1999 _____ Mayor

Filed by me this _____ day of _____, 1999 _____ City Clerk
Attachment A October 14, 1999 V3

[Attachment A Page 1](#)

[Attachment A Page 2](#)

MBB June 24, 1999 5:00 PM F: