
Council Bill Number: 110549

Ordinance Number: 117514

AN ORDINANCE relating to land use and zoning, amending Sections 23.32.016, and 23.47.004 and adding a new Chapter 23.73 to the Seattle Municipal Code to create the Pike/Pine Overlay District; and adopting amendments to the Official Land Use Map to establish the new Overlay District.

Status: PASSED

Note: 1995, 1996, 1997 COLA Ordinance

Vote: 7-0 (Chow and Harris)

Date filed with the City Clerk: 1995/03/03

Date of Mayor's signature: 1995/02/28 ([about the signature date](#))

Date introduced/referred to committee: 1995/02/06

Committee: Planning and Regional Affairs

Sponsor: STREET

Index Terms: FIRST-HILL, CAPITOL-HILL, MIXED-USE-DEVELOPMENT, LAND-USE-CODE

Electronic Copy: [PDF scan of Ordinance No. 117514](#)

Reference: Amending: Ord 117430

Text:

AN ORDINANCE relating to land use and zoning, amending Sections 23.32.016, and 23.47.004 and adding a new Chapter 23.73 to the Seattle Municipal Code to create the Pike/Pine Overlay District; and adopting amendments to the Official Land Use Map to establish the new Overlay District.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Official Land Use Map of the City of Seattle, SMC 23.32.016, is hereby amended to create the Pike/Pine Overlay District. The boundaries of the Pike/Pine Overlay District are shown on Figure 1 attached hereto.

Section 2. Section 23.47.004 of the Seattle Municipal Code, as last amended by Ordinance 117430, is further amended as follows:

23.47.004 Permitted and prohibited uses

A. All uses shall either be permitted outright, prohibited or permitted as a conditional use according to Chart A, except to the extent that Chart A may be superseded by Chapter 23.67 Southeast Seattle Reinvestment Area~~(-)~~ , or by Chapter 23.73 Pike/Pine Overlay District.

* * *

Section 3. A new Chapter 23.73 is hereby added to the Seattle Municipal Code as follows:

Chapter 23.73

Pike/Pine Overlay District

Subchapter I Establishment of Overlay District

23.73.002 Purpose and Intent

The purpose of this Chapter is to implement Resolution 28657, calling for development of the Pike/Pine Overlay District in order to preserve and enhance the balance of residential and commercial uses, by encouraging residential development and discouraging large, single-purpose commercial development.

23.73.004 Pike/Pine Overlay District Established

There is hereby established pursuant to Chapter 23.56 of the Seattle Municipal Code, the Pike/Pine Overlay District as shown on the Official Land Use Map, Chapter 23.32, and Exhibit 23.73.004A.

23.73.006 Application of Regulations

Land which is located within the Pike/Pine Overlay District, as shown on Exhibit 23.73.004A, is subject to the regulations of the underlying zone unless specifically modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and the underlying zone, the provisions of this Chapter apply. In the event of a conflict between the provisions of this Chapter and Chapter 23.69, Major Institution Overlay District, the provisions of Chapter 23.69 apply.

Subchapter II Use and Development Standards

23.73.008 Uses

A. In addition to uses otherwise prohibited in zones comprising the Pike/Pine Overlay District, the following use is prohibited:

Drive-in businesses.

B. Required uses at street-level

1) Commercial use is required at street level for all structures fronting on the following streets:

East Pike Street

East Pine Street

East Union Street, east of Broadway Ave; and,

2) Mixed use structures must meet the standards prescribed by Section 23.47.008.

C. Single-purpose residential structures

1) Single-purpose residential structures are permitted outright where commercial use is not required by Section B, above, or as provided for in Section 23.47.023.D; and

2) A density of one unit per 400 square feet of lot area is permitted.

D. Commercial use limit

All structures greater than thirty feet (30') in height are limited to no more than fifty percent (50%) of the structure's

gross floor area in non-residential use. In no case shall non- residential use exceed the total gross floor area of the first two floors of the structure.

Section 4. The provisions of this ordinance are declared to be separate and severable. The invalidity of any particular provision shall not affect the validity of any other provision.

Section 5. 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 _____, 1995, and signed by me in open session in authentication of its passage this ____ day of _____, 1995.

_____ President of the City Council MH 1/95 v.1