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**Council Bill Number:** 115173

**Ordinance Number:** 121792

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AN ORDINANCE relating to land use and zoning; amending Seattle Municipal Code Sections 23.54.015 and 25.05.675 to modify parking requirements for multifamily uses and SEPA mitigation authority within the First Hill Urban Center Village, University District Northwest Urban Center Village, the Pike/Pine Urban Center Village, and the Capitol Hill Urban Center Village, further implementing neighborhood plan goals in these areas.

**Status:** Passed

**Note:** Temporary Worker Benefits

**Vote:** 9-0

**Date filed with the City Clerk:** 2005/05/11

**Date of Mayor's signature:** 2005/05/03 ([about the signature date](#))

**Date introduced/referred to committee:** 2005/02/07

**Committee:** Urban Development & Planning

**Sponsor:** STEINBRUECK

**Committee Recommendation:** Pass

**Index Terms:** LAND-USE-CODE, PARKING, CAPITOL-HILL, FIRST-HILL, UNIVERSITY-DISTRICT, MULTI-FAMILY-RESIDENTIAL-AREAS

**Fiscal Note:** [Fiscal Note to Council Bill No. 115173](#)

**Electronic Copy:** [PDF scan of Ordinance No. 121792](#)

**Reference:** Amending: Ord 121477, 121700

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**Text:**

AN ORDINANCE relating to land use and zoning; amending Seattle Municipal Code Sections 23.54.015 and 25.05.675 to modify parking requirements for multifamily uses and SEPA mitigation authority within the First Hill Urban Center Village, University District Northwest Urban Center Village, the Pike/Pine Urban Center Village, and the Capitol Hill Urban Center Village, further implementing neighborhood plan goals in these areas.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.54.015 of the Seattle Municipal Code, which Section was last amended by Ordinance 121477, is amended by adding subsections to, and amending subsections in, Chart A of such Section, as follows:

Chart A for Section 23.54.015 PARKING

Use Parking Requirements

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Multifamily uses, except as Development sites containing 2--10 otherwise provided below  
13 dwelling units: 1.1 spaces for each dwelling unit  
Development sites containing 11--30 dwelling units: 1.15 spaces for each dwelling unit  
Development sites containing 31--60 dwelling units: 1.2 spaces for each dwelling unit  
Development sites containing more than 60 dwelling units: 1.25 spaces for each dwelling unit

In addition, for all multifamily uses whose average gross floor area per dwelling unit, excluding decks and all portions of a structure shared by multiple dwelling units, exceeds 500 square feet, an additional .0002 spaces per square foot in excess of 500 shall be required up to a maximum additional .15 spaces per dwelling unit; and When at least 50 percent of the dwelling units in a multifamily use have 3 bedrooms, an additional .25 spaces per bedroom for each unit with 3 bedrooms shall be required; and Any multifamily use that contains a dwelling unit with 4 or more bedrooms shall be required to provide an additional .25 spaces per bedroom for each unit with 4 or more bedrooms<sup>5</sup>

Multifamily uses, containing 1.5 spaces per unit with 2 or more dwelling units with 2 or more bedrooms. The requirement for units bedrooms, when within the area with 3 or more bedrooms contained impacted by the University of above shall also apply. All other Washington as shown on Map A requirements for units with fewer than following this section, unless 2 bedrooms shall be as contained another provision below allows above.5 fewer parking spaces, except within the University District Northwest Urban Center Village <sup>13</sup>

Multifamily uses, when within the 1.5 spaces for each dwelling unit Alki area as shown on Map B following this section, unless another provision below allows fewer parking spaces<sup>13</sup>

Multifamily uses, for development 1 space for each dwelling unit sites that contain a total of 10 or fewer dwelling units, all in ground-related structures except within the University District Northwest Urban Center Village<sup>13</sup>

Multifamily uses, when located in 0.33 space for each dwelling unit with Center City neighborhoods<sup>12</sup>, for 2 or fewer bedrooms, and 0.5 space for each dwelling unit rented to and each dwelling unit with 3 or more occupied by a household with an bedrooms income at time of its initial occupancy at or below 30 percent of the median family income, adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by the United States Department of Housing and Urban Development ("HUD")<sup>14</sup>, for the life of the building <sup>13</sup>

Multifamily uses, when located in 0.5 space for each dwelling unit with Center City neighborhoods<sup>12</sup>, for 2 or fewer bedrooms, and 1 space for each dwelling unit rented to and each dwelling unit with 3 or more occupied by a household with an bedrooms income at time of its initial occupancy of between 30 and 50 percent of the median family income, adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by the HUD<sup>14</sup> , for the life of the building<sup>13</sup>

Multifamily uses, when located 0.33 space for each dwelling unit with outside of Center City 2 or fewer bedrooms, and 1 space for neighborhoods<sup>12</sup>, for each dwelling each dwelling unit with 3 or more unit rented to and occupied by a bedrooms household with an income at time of its initial occupancy at or below 30 percent of the median family income, adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by HUD<sup>14</sup>, for the life of the building <sup>13</sup>

Multifamily uses, when located 0.75 spaces for each dwelling unit outside of Center City neighborhoods<sup>12</sup>, for each dwelling unit with 2 or fewer bedrooms rented to and occupied by a household with an income at time of its initial occupancy of between 30 and 50 percent of the median family income, adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by HUD<sup>14</sup>, for the life of the building <sup>13</sup>

Multifamily uses occupied by 1 space for each 6 dwelling units low-income elderly households <sup>13</sup>

Multifamily uses occupied by 1 space for each 4 dwelling units low-income disabled households <sup>13</sup>

Multifamily uses occupied by 1 space for each 5 dwelling units low-income elderly/low-income disabled households<sup>13</sup>

Multifamily uses, when within 0.5 spaces for each dwelling unit the First Hill Urban Center Village <sup>13</sup>

Multifamily uses when within 1 space for each dwelling unit with the University District Northwest 2 or fewer bedrooms Urban Center Village<sup>13</sup> 1.5 spaces for each dwelling unit with 3 or more bedrooms, plus .25 space for each bedroom in dwelling units with more than 3 bedrooms<sup>5</sup>

Multifamily uses, when within 1 space for each dwelling unit the Capitol Hill Urban Center Village 13

Multifamily uses, when within the 1 space for each dwelling unit Seattle Mixed zone 13, ~~or the Pike/Pine Overlay District~~

Multifamily uses, when within 0.5 spaces for each dwelling unit the Pike/Pine Urban Center Village 13

~~Multifamily uses, when within 1 space for every 2 dwelling the Pike/Pine Overlay District, units for each dwelling unit rented to and occupied by a household with an income at time of its initial occupancy at or below 60 percent of the median family income, adjusted for household size, for the Seattle-Bellevue-Everett Primary Metropolitan Statistical Area, as defined by HUD, at rent not exceeding 30 percent of 60 percent of median family income, adjusted for household size, for the life of the building~~

\* \* \*

13. These general requirements for multifamily uses ~~set forth for "Multifamily uses, except as otherwise provided below"~~ are superseded to the extent that a use, structure or development qualifies for either a greater or a lesser parking requirement under any ~~other provision set forth below those requirements~~. To the extent that more than one of those ~~other provisions below~~ applies to a multifamily use, the least of those ~~other~~ applicable parking requirements applies. The different parking requirements for certain multifamily uses listed ~~below~~ shall not be construed to create separate uses for purposes of any requirements related to establishing or changing a use under this title.

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Section 2. Section 25.05.675 of the Seattle Municipal Code, which Section was last amended by Ordinance 121700, is amended as follows:

25.05.675 Specific environmental policies.

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M. Parking.

1. Policy Background.

- a. Increased parking demand associated with development projects may adversely affect the availability of parking in an area.
- b. Parking regulations to mitigate most parking impacts and to accommodate most of the cumulative effects of future projects on parking are implemented through the City's Land Use Code. However, in some neighborhoods, due to inadequate off-street parking, streets are unable to absorb parking spillover. The City recognizes that the cost of providing additional parking may have an adverse effect on the affordability of housing.

2. Policies.

- a. It is the City's policy to minimize or prevent adverse parking impacts associated with development projects.
- b. Subject to the overview and cumulative effects policies set forth in SMC Sections 25.05.665 and 25.05.670, the decisionmaker may condition a project to mitigate the effects of development in an area on parking; provided that:
  - i. No SEPA authority is provided to mitigate the impact of development on parking availability in the downtown zones;
  - ii. In the Seattle Mixed (SM) zone and for residential uses located within the Pike/Pine Overlay District Urban Center

Village, the Capitol Hill Urban Center Village, the University District Northwest Urban Center Village, and the First Hill Urban Center Village, no SEPA authority is provided for the decisionmaker to require more parking than the minimum required by the Land Use Code;

iii. Parking impact mitigation for multifamily development, except in the Alki area, as described in subsection M2c below, may be required only where on-street parking is at capacity, as defined by Seattle Transportation or where the development itself would cause on-street parking to reach capacity as so defined.

c. For the Alki area, as identified on Exhibit 2, a higher number of spaces per unit than is required by SMC Section 23.54.015 may be required to mitigate the adverse parking impacts of specific multifamily projects. Projects that generate a greater need for parking and that are located in places where the street cannot absorb that need -- for example, because of proximity to the Alki Beach Park -- may be required to provide additional parking spaces to meet the building's actual need. In determining that need, the size of the development project, the size of the units and the number of bedrooms in the units shall be considered.

d. Parking impact mitigation for projects outside of downtown zones may include but is not limited to:

i. Transportation management programs;

ii. Parking management and allocation plans;

iii. Incentives for the use of alternatives to single-occupancy vehicles, such as transit pass subsidies, parking fees, and provision of bicycle parking space;

iv. Increased parking ratios, ~~unless the except for projects is located within the Seattle Mixed (SM) zone, or and residential uses located in the Pike/Pine Overlay District Urban Center Village, the Capitol Hill Urban Center Village, the University District Northwest Urban Center Village, or the First Hill Urban Center Village;~~ and

v. Reduced development densities to the extent that it can be shown that reduced parking spillover is likely to result; provided, that parking impact mitigation for multifamily development may not include reduction in development density.

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Section 3. 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 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 \_\_\_\_\_, 2005, and signed by me in open session in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_, 2005. \_\_\_\_\_ President \_\_\_\_\_ of the City Council

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2005. \_\_\_\_\_ Gregory J. Nickels,  
Mayor

Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2005. \_\_\_\_\_ City Clerk

April 29, 2005 version #6 ta