

1 4. The first 4 feet of unenclosed decks, balconies, and porches, unless located on
2 the roof of an attached garage or carport included in structure depth in subsection

3 ~~((23.86.014.B))~~ 23.86.014.B.1;

4 5. Arbors, trellises, and similar features; and

5 6. In ~~((Lowrise))~~ LR3 zones in the Northgate Overlay District, portions of a
6 structure that are exempt from FAR limits pursuant to subsection ~~((23.45.510.E.5))~~

7 23.45.510.D.5.

8 * * *

9 Section 118. Section 23.86.019 of the Seattle Municipal Code, last amended by
10 Ordinance 123495, is amended as follows:

11 **23.86.019 Green Factor measurement**

12 A. Development standards for certain areas require landscaping that meets a minimum
13 Green Factor score. All required landscaping shall meet standards promulgated by the Director
14 to provide for the long-term health, viability, and coverage of plantings. These standards may
15 include, but are not limited to, the type and size of plants, spacing of plants, depth, and quality
16 of soil, use of drought-tolerant plants, and access to light and air for plants. The Green Factor
17 score shall be calculated as follows:

18 1. Identify all proposed landscape elements, sorted into the categories presented
19 in Table A for ~~((Section))~~ 23.86.019.

20 2. Multiply the square feet, or equivalent square footage where applicable, of
21 each landscape element by the multiplier provided for that element in Table A for ~~((Section))~~

22 23.86.019, according to the following provisions:

1 a. If multiple elements listed on Table A for ((Section)) 23.86.019
2 occupy the same area (for example, groundcover under a tree), count the full square footage or
3 equivalent square footage of each element.

4 b. Landscaping elements in the right-of-way between the lot line and the
5 roadway may be counted, provided that they are approved by the Director of the Department of
6 Transportation.

7 c. Elements listed in Table A for ((Section)) 23.86.019 that are provided
8 to satisfy any other requirements of this ((Code)) Title 23 may be counted.

9 d. For trees, large shrubs, and large perennials, use the equivalent square
10 footage of each tree or shrub according to Table B for ((Section)) 23.86.019.

11 e. For vegetated walls, use the square footage of the portion of the wall
12 covered by vegetation. All vegetated wall structures, including fences counted as vegetated
13 walls, shall be constructed of durable materials, provide adequate planting area for plant
14 health, and provide appropriate surfaces or structures that enable plant coverage.

15 f. For all elements other than trees, large shrubs, large perennials, and
16 vegetated walls, square footage is determined by the area of the portion of a horizontal plane
17 that lies over or under the element.

18 g. All permeable paving and structural soil credits together may not
19 count for more than one third of the lot's Green Factor score.

20 3. Add together all the products calculated under subsection 23.86.019.A.2 to
21 determine the Green Factor numerator.

22 4. Divide the Green Factor numerator by the lot area to determine the Green
23 Factor score.

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((Table A for Section 23.86.019: Green Factor Landscape Elements))

| Table A for 23.86.019 | |
|--|-------------------------------|
| Green Factor landscape elements | |
| Green Factor ((Landscape Elements)) <u>landscape elements</u> | Multiplier |
| A. Planted ((Areas)) <u>areas</u> (choose one of the following for each planting area) | |
| ((1. Planted areas with a soil depth of less than 24 inches | 0.1)) |
| ((2)) <u>1. Planted areas with a soil depth of 24 inches or more:</u> | 0.6 |
| ((3)) <u>2. Bioretention facilities meeting standards of the Stormwater Code, Title 22, Subtitle VIII ((of the Seattle Municipal Code))</u> | 1.0 |
| B. Plants | |
| 1. Mulch, ground covers, or other plants normally expected to be less than 2 feet tall at maturity((-)) | 0.1 |
| 2. ((Large)) <u>Medium shrubs or other perennials at least 2 feet tall, but less than 4 feet tall, at maturity</u> | 0.3 |
| 3. Large shrubs or other perennials at least 4 feet tall at maturity | <u>0.3</u> |
| ((3)) <u>4. Small trees</u> | 0.3 |
| ((4)) <u>5. Small/medium trees</u> | ((0.3)) <u>0.5</u> |
| ((5)) <u>6. Medium/large trees</u> | ((0.4)) <u>0.7</u> |
| ((6)) <u>7. Large trees</u> | ((0.4)) <u>0.9</u> |
| ((7)) <u>8. Preservation of existing ((large)) trees at least 6 inches in diameter at breast height</u> | ((0.8)) <u>1.0</u> |
| C. Green roofs | |
| <u>1. Planted over at least 2 inches but less than 4 inches of growth medium</u> | 0.4 |
| <u>2. Planted over at least 4 inches but less than 8 inches of growth medium</u> | ((0.7)) <u>0.6</u> |
| <u>3. Planted over at least 8 inches of growth medium</u> | <u>0.8</u> |
| D. Vegetated walls <u>in C and NC zones only</u> | ((0.7)) <u>0.4</u> |
| ((E. Water features using harvested rainwater and under water at least six months per year | 0.7)) |
| ((F)) <u>E. Permeable paving</u> | |
| <u>1. Installed over at least 6 inches and less than 24 inches of soil and/or gravel</u> | 0.2 |
| <u>2. Installed over at least 24 inches of soil and/or gravel</u> | 0.5 |
| ((G)) <u>F. Structural soil</u> | ((0.2)) <u>0.5</u> |
| ((H)) <u>G. Bonuses applied to Green Factor landscape elements:</u> | |
| <u>1. Landscaping that consists entirely of drought- tolerant or native plant species</u> | 0.1 |
| <u>2. Landscaping that receives at least 50 percent of its irrigation through the use of harvested rainwater</u> | 0.2 |
| <u>3. Landscaping visible from adjacent rights-of-way or public open space</u> | ((0.1)) <u>0.2</u> |

Table A for 23.86.019

Green Factor landscape elements

| <u>Green Factor ((Landscape Elements)) landscape elements</u> | <u>Multiplier</u> |
|--|--------------------------|
| 4. Landscaping in food cultivation | 0.1 |

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**((Table B for Section 23.86.019
 Equivalent square footage of trees and large shrubs))**

Table B for 23.86.019

Equivalent square footage of trees and large shrubs

| <u>Landscape ((Elements)) elements</u> | <u>Equivalent ((Square Feet)) square feet</u> |
|---|---|
| <u>Medium shrubs or other perennials at least 2 feet tall, but less than 4 feet tall, at maturity</u> | <u>9 per plant</u> |
| <u>Large shrubs or ((large)) other perennials at least 4 feet tall at maturity</u> | <u>((12 square feet)) 36 per plant</u> |
| <u>Small trees</u> | <u>75 ((square feet)) per tree</u> |
| <u>Small/medium trees</u> | <u>150 ((square feet)) per tree</u> |
| <u>Medium/large trees</u> | <u>250 ((square feet)) per tree</u> |
| <u>Large trees</u> | <u>350 ((square feet)) per tree</u> |
| <u>Existing ((large)) trees</u> | <u>20 ((square feet)) per inch of trunk diameter 4.5 feet above grade</u> |

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Section 119. Section 23.91.002 of the Seattle Municipal Code, last amended by Ordinance 125399, is amended as follows:

23.91.002 Scope of this Chapter 23.91

A. Violations of the following provisions of this Title 23 shall be enforced under the citation or criminal provisions set forth in this Chapter 23.91:

1. Junk storage in residential zones (~~((Chapter 23.43,))~~ (Chapter 23.44, Chapter 23.45, Chapter 23.46, Chapter 23.49 Subchapter IV, and Chapter 23.49 Subchapter VII), unless the lot contains a vacant structure subject to the vacant building maintenance standards contained in subsection 22.206.200.A and a notice of violation has been issued requiring compliance with subsection 22.206.200.F;

1 2. Construction or maintenance of structures in required yards or setbacks in
2 residential zones (~~(Chapter 23.43,)~~) (Chapter 23.44, Chapter 23.45, Chapter 23.46, Chapter
3 23.49 Subchapter IV, and Chapter 23.49 Subchapter VII);

4 3. Parking of vehicles in a single-family zone (Section 23.44.016), unless the lot
5 contains a vacant structure subject to the vacant building maintenance standards contained in
6 subsection 22.206.200.A;

7 4. Keeping of animals (Section 23.42.052); and

8 [5. Reserved.]

9 6. The following violations of the Shoreline (~~(district)~~) District, Chapter 23.60A:

10 a. Discharging, leaking, or releasing solid or liquid waste and untreated
11 effluent, oil, chemicals, or hazardous materials into the water (subsection 23.60A.152.R);

12 b. Releasing debris and other waste materials from construction,
13 maintenance, repair, or in operation or management of a property, into any water body
14 (subsections 23.60A.152.H, 23.60A.152.I, 23.60A.152.T, and 23.60A.152.U);

15 c. Conducting activity in or over water outside the allowed work windows
16 (subsection 23.60A.152.J); and

17 d. Closing required public access (Section 23.60A.164).

18 B. Any enforcement action or proceeding pursuant to this Chapter 23.91 shall not affect,
19 limit, or preclude any previous, pending, or subsequent enforcement action or proceeding taken
20 pursuant to Chapter 23.90.

1 Section 120. Section 25.11.060 of the Seattle Municipal Code, enacted by Ordinance
2 120410, is amended as follows:

3 **25.11.060 Tree protection on sites undergoing development in ~~((Single-family and~~
4 ~~Residential Small Lot)) single-family zones ((.))~~**

5 A. Exceptional ~~((Trees.))~~ trees

6 1. The Director may permit a tree to be removed only if:

7 a. ~~((the))~~ The maximum lot coverage permitted on the site according to
8 ~~((SMC))~~ Title 23 ~~((, the Land Use Code,))~~ cannot be achieved without extending into the tree
9 protection area or into a required front and/or rear yard to an extent greater than provided for in
10 subsection ~~((A.2 of this section))~~ 25.11.060A.2; or

11 b. ~~((avoiding))~~ Avoiding development in the tree protection area would
12 result in a portion of the house being less than ~~((fifteen (15)))~~ 15 feet in width.

13 2. Permitted extension into front or rear yards shall be limited to an area equal to
14 the amount of the tree protection area not located within required yards. The maximum
15 projection into the required front or rear yard shall be ~~((fifty (50)))~~ 50 percent of the yard
16 requirement.

17 3. If the maximum lot coverage permitted on the site can be achieved without
18 extending into either the tree protection area or required front and/or rear yards, then no such
19 extension into required yards shall be permitted.

20 ~~((B. Trees Over Two (2) Feet in Diameter Measured Four and One-half (4½) Feet Above~~
21 ~~the Ground.~~

22 1) B. Trees over ~~((two (2)))~~ 2 feet in diameter measured 4.5 feet above the ground shall
23 be identified on site plans. ~~((2.))~~ In order to protect such trees, ~~((over two (2) feet in diameter))~~

1 an applicant may modify their development proposal to extend into front and/or rear yards in the
2 same manner as provided for exceptional trees in subsection 25.11.060.A ~~((of this section,~~
3 ~~above))~~).

4 ~~((C. The development shall meet the tree requirements of Section 23.44.008 I.))~~

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1 Section 121. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the _____ day of _____, 2018,
5 and signed by me in open session in authentication of its passage this ____ day of
6 _____, 2018.

7 _____
8 President _____ of the City Council

9 Approved by me this _____ day of _____, 2018.

10 _____
11 _____, Mayor

12 Filed by me this _____ day of _____, 2018.

13 _____
14 Monica Martinez Simmons, City Clerk

15 (Seal)

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- 18 Attachments:
- 19 Attachment 1: Maps of Specific Rezone Areas
- 20 Attachment 2: Maps of Areas Excluded from Rezone