

Ordinance No. 120266

MC

Council Bill No. 113156

The City of Seattle  
Council Bill/Ordinance

AN ORDINANCE relating to land use and zoning; amending Chapters 23.44, 23.45 and 23.47 of the Seattle Municipal Code to allow taller lighting standards for public school playfield lighting where necessary to improve safety for athletic participants and minimize impacts of glare and light spill.

4/18/00 Briefing

5/1/00 Public Hearing

CF No. \_\_\_\_\_

Date Introduced:	APR 17 2000	
Date 1st Referred:	To: (committee)	Landlord/Tenant & Land Use Committee
	APR 17 2000	
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
	2-20-01	
Date Presented to Mayor:	Date Approved:	
	2-20-01	
Date Returned to City Clerk:	Date Published:	T.O. / F.T. <input checked="" type="checkbox"/>
	2/22/01	1 pp
Date Vetted by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

2-20-01 Pa

(Ex)

This file is complete and ready

Law Department

*[Signature]*

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: \_\_\_\_\_

*[Signature]* / NICASTRO  
PAGELER

Councilmember

*Margaret Pageier*

**Committee Action:**

4/18/00 Briefing

5/1/00 Public Hearing

2-20-01 Passed As Amended 7-0  
(Excused: Conlin, Sternbrueck)

This file is complete and ready for presentation to Full Council.

Committee: \_\_\_\_\_  
(Initial/Date)

*Law Department*  
*[Signature]*

*[Signature]*

Law Dept. Review

OMP  
Review

City Clerk  
Review

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ORDINANCE 120266

AN ORDINANCE relating to land use and zoning; amending Sections 23.44.017, 23.45.100, 23.45.112 and 23.47.022 of the Seattle Municipal Code to allow taller lighting standards for public school playfield lighting where necessary to improve safety for athletic participants and minimize impacts of glare and light spill.

WHEREAS, athletic fields operated by the Department of Parks and Recreation are typically used in the evenings and on weekends during hours when athletic facilities operated by the Seattle School District are not in use, thereby creating an opportunity for the two entities to collaborate in improving Seattle School District facilities for their joint use; and

WHEREAS, safe and efficient playfield lighting is critical to the value of these facilities to amateur athletes, and state-of-the-art playfield lighting technology will generate the least adverse impact to the surrounding neighborhood in terms of light spill and glare if light standards (poles) are permitted to a height of up to one hundred (100) feet above grade; and

WHEREAS, lighting poles on new and existing public school sites are currently limited to a height of 30 feet in Single Family zones and 35 feet (or the maximum height permitted in the zone) in Multifamily zones (§§ 23.44.017 and 23.45.112, respectively);

WHEREAS, certain limitations on the use of lights in lighted areas where light poles are in excess of 30 or 35 feet will reduce potential impacts on neighbors of school facilities without infringing upon constitutionally protected activities; **NOW, THEREFORE,**

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

**Section 1.** Subsection B of Section 23.44.017 of the Seattle Municipal Code, which Section was last amended by Ordinance 118414, is further amended as follows:

**23.44.017 Development standards for public schools.** Public schools shall be subject to the following development standards:

\* \* \*



1           B.     Height.

2  
3           1.     For new public school construction on new public school sites, the  
4 maximum permitted height shall be thirty (30) feet. For gymnasiums and auditoriums that  
5 are accessory to the public school, the maximum permitted height shall be thirty-five (35)  
6 feet plus ten (10) feet for a pitched roof if all portions of the structure above thirty (30)  
7 feet are set back at least twenty (20) feet from all property lines. All parts of a  
8 gymnasium or auditorium roof above the height limit must be pitched at a rate of not less  
9 than three to twelve (3:12). No portion of a shed roof on a gymnasium or auditorium shall  
10 be permitted to extend above the thirty-five (35) foot height limit under this provision.

11  
12           2.     For new public school construction on existing public school sites,  
13 the maximum permitted height shall be thirty-five (35) feet plus fifteen (15) feet for a  
14 pitched roof. All parts of the roof above the height limit must be pitched at a rate of not  
15 less than three to twelve (3:12). No portion of a shed roof shall be permitted to extend  
16 beyond the thirty-five (35) foot height limit under this provision.

17  
18           3.     For additions to existing public schools on existing public school  
19 sites, the maximum height permitted shall be the height of the existing school or thirty-  
20 five (35) feet plus fifteen (15) feet for a pitched roof, whichever is greater. When the  
21 height limit is thirty-five (35) feet, the ridge of the pitched roof on a principal structure  
22 may extend up to fifteen (15) feet above the height limit, and all parts of the roof above  
23 the height limit must be pitched at a rate of not less than three to twelve (3:12). No  
24 portion of a shed roof shall be permitted to extend beyond the thirty-five (35) foot limit  
25 under this provision.

26  
27           4.     Development standard departure may be granted or required  
28 pursuant to the procedures and criteria set forth in Chapter 23.79. For construction of new  
29 structures on new and existing public school sites to the extent not otherwise permitted  
30 outright, maximum height which may be granted as development standard departure shall  
31 be thirty-five (35) feet plus fifteen (15) feet for a pitched roof for elementary schools and  
32 sixty (60) feet plus fifteen (15) feet for a pitched roof for secondary schools. The  
33 standards for roof pitch at paragraph 3 shall apply. All height maximums may be waived  
34 by the Director when waiver would contribute to reduced demolition of residential  
35 structures.

36  
37           5.     The provisions of subsection B of Section 23.44.012 regarding  
38 pitched roofs and sloped lots and the exemptions of subsection C of Section 23.44.012  
39 shall apply.

40  
41           6.     Light Standards.

42           a.     Light standards for illumination of athletic fields on new  
43 and existing public school sites will be allowed to exceed the maximum permitted height,  
44 up to a maximum height of one hundred (100) feet, where determined by the Director to  
45 be necessary to ensure adequate illumination and where the Director determines that  
46 impacts from light and glare are minimized to the greatest extent practicable. The  
47 applicant must submit an engineer's report demonstrating that impacts from light and



1 glare are minimized to the greatest extent practicable. When proposed light standards are  
2 reviewed as part of a project being reviewed pursuant to Chapter 25.05, Environmental  
3 Policies and Procedures, and requiring a SEPA determination, the applicant must  
4 demonstrate that the additional height contributes to a reduction in impacts from light and  
5 glare.

6 b. When proposed light standards are not included in a  
7 proposal being reviewed pursuant to Chapter 25.05, the Director may permit the  
8 additional height as a special exception subject to Chapter 23.76, Procedures for Master  
9 Use Permits and Council Land Use Decisions.

10 (1) When seeking a special exception for taller light  
11 standards, the applicant must submit an engineer's report demonstrating that the  
12 additional height contributes to a reduction in impacts from light and glare. When the  
13 proposal will result in extending the lighted area's duration of use, the applicant must  
14 address and mitigate potential impacts, including but not limited to, increased duration of  
15 noise, traffic, and parking demand. The applicant also must demonstrate it has conducted  
16 a public workshop for residents within one-eighth (1/8) of a mile of the affected school in  
17 order to solicit comments and suggestions on design as well as potential impacts.

18  
19 (2) The Director may condition a special exception to  
20 address negative impacts from light and glare on surrounding areas, and conditions may  
21 also be imposed to address other impacts associated with increased field use due to the  
22 addition of lights, including, but not limited to, increased noise, traffic, and parking  
23 demand.

24 \* \* \*

25  
26  
27 **Section 2.** Subsection C of Section 23.45.100 of the Seattle Municipal Code,  
28 which Section was last amended by Ordinance 112830, is further amended as follows:

29  
30 **23.45.100 Institutions—Noise, odors, light and glare, and signs.**

31 \* \* \*

32  
33  
34 C. Light and Glare.

35  
36 1. Exterior lighting for institutions shall be shielded or directed away  
37 from principal structures on adjacent residential lots.

38  
39 2. Poles for freestanding exterior lighting shall be permitted up to a  
40 maximum height of thirty (30) feet. Light poles for illumination of athletic fields on new  
41 and existing public school sites will be allowed to exceed thirty (30) feet subject to the  
42 requirements of Section 23.45.112, Public schools.

43 \* \* \*

44  
45  
46 **Section 3.** Subsection A of Section 23.45.112 of the Seattle Municipal Code,  
47 which Section was last amended by Ordinance 118794, is further amended as follows:



1  
2 **23.45.112 Public schools.**  
3

4 \* \* \*

5  
6 A. Height.  
7

8 1. For new public school construction on new public school sites, the  
9 maximum permitted height shall be the maximum height permitted in the zone for  
10 multifamily structures. For gymnasiums and auditoriums in the lowrise zones which are  
11 accessory to the public school, the maximum permitted height shall be thirty-five (35)  
12 feet plus ten (10) feet for a pitched roof if all portions of the structure above the height  
13 limit of the zone are set back at least twenty (20) feet from all property lines. All parts of  
14 a gymnasium or auditorium roof above the height limit must be pitched at a rate of not  
15 less than three to twelve (3:12). No portion of a shed roof on a gymnasium or auditorium  
16 shall be permitted to extend above the thirty-five (35) foot height limit under this  
17 provision.  
18

19 2. For new public school construction on existing public school sites,  
20 the maximum permitted height shall be the maximum height permitted in the zone for  
21 multifamily structures or thirty-five (35) feet plus fifteen (15) feet for a pitched roof,  
22 whichever is greater. If the thirty-five (35) foot height limit applies, all parts of the roof  
23 above the height limit must be pitched at a rate of not less than three to twelve (3:12). No  
24 portion of a shed roof shall be permitted to extend beyond the thirty-five (35) foot height  
25 limit under this provision.  
26

27 3. For additions to existing public schools on existing public school  
28 sites, the maximum height permitted shall be the maximum height permitted in the zone  
29 for multifamily structures, the height of the existing school, or thirty-five (35) feet plus  
30 fifteen (15) feet for a pitched roof, whichever is greater. When the height limit is thirty-  
31 five (35) feet, all parts of the roof above the height limit must be pitched at a rate of not  
32 less than three to twelve (3:12). No portion of a shed roof shall be permitted to extend  
33 beyond the thirty-five (35) foot height limit under this provision.  
34

35 4. Development standard departure may be granted or required pursuant  
36 to the procedures and criteria set forth in Chapter 23.79. For construction of new  
37 structures on new and existing public school sites to the extent not otherwise permitted  
38 outright, maximum height which may be granted as a development standard departure  
39 shall be thirty-five (35) feet plus fifteen (15) feet for a pitched roof for elementary  
40 schools and sixty (60) feet plus fifteen (15) feet for a pitched roof for secondary schools.  
41 The standards for roof pitch at paragraph 3 shall apply. All height maximums may be  
42 waived by the Director when waiver would contribute to reduced demolition of  
43 residential structures.  
44

45 5. The provisions regarding height for sloped lots, pitched roofs, and  
46 rooftop features for the zone in which the public school is located shall apply.  
47



1                   6. Light Standards.

2                   a. Light standards for illumination of athletic fields on new  
3 and existing public school sites will be allowed to exceed the maximum permitted height,  
4 up to a maximum height of one hundred (100) feet, where determined by the Director to  
5 be necessary to ensure adequate illumination and where the Director determines that  
6 impacts from light and glare are minimized to the greatest extent practicable. The  
7 applicant must submit an engineer's report demonstrating that impacts from light and  
8 glare are minimized to the greatest extent practicable. When proposed light standards are  
9 reviewed as part of a project being reviewed pursuant to Chapter 25.05, Environmental  
10 Policies and Procedures, and requiring a SEPA determination, the applicant must  
11 demonstrate that the additional height contributes to a reduction in impacts from light and  
12 glare.

13                   b. When proposed light standards are not included in a  
14 proposal being reviewed pursuant to Chapter 25.05, the Director may permit the  
15 additional height as a special exception subject to Chapter 23.76, Procedures for Master  
16 Use Permits and Council Land Use Decisions.

17                   (1) When seeking a special exception for taller light  
18 standards, the applicant must submit an engineer's report demonstrating that the  
19 additional height contributes to a reduction in impacts from light and glare. When the  
20 proposal will result in extending the lighted area's duration of use, the applicant must  
21 address and mitigate potential impacts, including but not limited to, increased duration of  
22 noise, traffic, and parking demand. The applicant also must demonstrate it has conducted  
23 a public workshop for residents within one-eighth (1/8) of a mile of the affected school in  
24 order to solicit comments and suggestions on design as well as potential impacts.

25                   (2) The Director may condition a special exception to  
26 address negative impacts from light and glare on surrounding areas, and conditions may  
27 also be imposed to address other impacts associated with increased field use due to the  
28 addition of lights, including, but not limited to, increased noise, traffic, and parking  
29 demand.

30  
31                   \* \* \*

32  
33                   **Section 4.** Subsection D of Section 23.47.022 of the Seattle Municipal Code,  
34 which Section was last amended by Ordinance 114046, is further amended as follows:

35  
36  
37                   **23.47.022 Light and glare standards.**

38                   \* \* \*

39  
40  
41                   D. Height.

42                   1. Exterior lighting on poles shall be permitted up to a maximum  
43 height of thirty (30) feet from finished grade. In zones with a forty (40) foot or greater  
44 height limit, exterior lighting on poles shall be permitted up to a height of forty (40) feet  
45 from finished grade, provided that the ratio of watts to area is at least twenty (20) percent  
46 below the maximum exterior lighting level permitted by the Energy Code.

47                   2. Athletic Fields.



1                   a. Light poles for illumination of athletic fields on new and  
2 existing public school sites will be allowed to exceed the maximum permitted height set  
3 forth in Section 23.47.022 D1, up to a maximum height of one hundred (100) feet, where  
4 determined by the Director to be necessary to ensure adequate illumination and where the  
5 Director determines that impacts from light and glare are minimized to the greatest extent  
6 practicable. The applicant must submit an engineer's report demonstrating that impacts  
7 from light and glare are minimized to the greatest extent practicable. When proposed  
8 light poles are reviewed as part of a project being reviewed pursuant to Chapter 25.05,  
9 Environmental Policies and Procedures, and requiring a SEPA determination, the  
10 applicant must demonstrate that the additional height contributes to a reduction in  
11 impacts from light and glare.

12                   b. When proposed light poles are not included in a proposal  
13 being reviewed pursuant to Chapter 25.05, the Director may permit the additional height  
14 as a special exception subject to Chapter 23.76, Procedures for Master Use Permits and  
15 Council Land Use Decisions.

16                   (1) When seeking a special exception for taller light  
17 standards, the applicant must submit an engineer's report demonstrating that the  
18 additional height contributes to a reduction in impacts from light and glare. When the  
19 proposal will result in extending the lighted area's duration of use, the applicant must  
20 address and mitigate potential impacts, including but not limited to, increased duration of  
21 noise, traffic, and parking demand. The applicant also must demonstrate it has conducted  
22 a public workshop for residents within (1/8) one-eighth of a mile of the affected school in  
23 order to solicit comments and suggestions on design as well as potential impacts.

24                   (2) The Director may condition a special exception to  
25 address negative impacts from light and glare on surrounding areas, and conditions may  
26 also be imposed to address other impacts associated with increased field use due to the  
27 addition of lights, including, but not limited to, increased noise, traffic, and parking  
28 demand.

29  
30  
31                   \* \* \*

32  
33                   **Section 5.**     The provisions of this ordinance are declared to be separate and  
34 severable. The invalidity of any particular provision shall not affect the validity of any  
35 other provision.

36  
37                   **Section 6.**     This ordinance shall take effect and be in force thirty (30) days  
38 from and after its approval by the Mayor, but if not approved and returned by the Mayor  
39 within ten (10) days after presentation, it shall take effect as provided by Municipal Code  
40 Section 1.04.020.

41  
42                   /////

43  
44                   /////



1 Passed by the City Council the 20<sup>th</sup> day of February, 2001, and signed  
2 by me in open session in authentication of its passage this 20<sup>th</sup> day of February  
3 2001.

Margaret Chapin

President of the City Council

4  
5  
6 Approved by me this 21<sup>st</sup> day of FEBRUARY, 2001.

Paul Schell

Paul Schell, Mayor

7  
8  
9  
10 Filed by me this 22<sup>nd</sup> day of February, 2001

Judith E. Pippin

City Clerk

11  
12  
13  
14  
15  
16  
17  
18 (SEAL)  
19



## MEMORANDUM

**TO:** City Council President Margaret Pageler  
via Margaret Klockars, Law Department

**FROM:** Rick Krochalis, Director

**DATE:** March 24, 2000

**SUBJECT:** Code Amendment Allowing Taller Lighting Standards on New and Existing Public School Playfields.

### Transmittal

With this memorandum we are transmitting for City Council consideration a proposed ordinance to amend the Land Use Code to allow taller light standards (poles) for lighting athletic playfields during evening use where such taller poles are necessary for minimizing off-site light trespass.

### Background and Summary of Recommendations

In February 1998, Seattle voters passed a six-year Buildings, Technology, and Athletic Facilities levy that included \$12.3 million for improving athletic facilities. To make the most of these expenditures, the Seattle School District (the "District") has joined with the Department of Parks and Recreation ("Parks & Recreation") in planning playfields for joint use at public school sites. This collaboration represents a unique opportunity to maximize use of an existing public resource. Safe and efficient lighting for evening use is critical to Parks & Recreation's use of such playfields. Currently, however, development standards for public schools (§§23.44.017 and 23.45.112) limit the height of poles on which lights would be mounted to 30 feet in Single Family zones and 35 feet (or the maximum height permitted in the zone) in Multifamily zones.

To best control light and glare impacts, state-of-the-art lighting technology requires lights to be mounted on poles that exceed these height limits. The Department recommends code amendments that would permit construction of light poles up to 100 feet in height as required to ensure safe lighting while minimizing light and glare impacts.

The Department recommends the addition of new language to §§23.44.017, 23.45.100, 23.45.112, and 23.47.022 permitting lighting standards (poles) up to 100 feet in height on new and existing public school sites when the Director determines that the extra height is necessary to ensure safety while minimizing impacts from light and glare. This amendment permits use of state-of-the-art lighting technology, the benefits of which include safer illumination, and the least possible adverse impact from light and glare on the surrounding neighborhood.



## **SEPA**

The Department is currently analyzing impacts of the code amendment pursuant to SEPA. Individual playfield improvement projects may be exempt under Director's Rule 10-89. The analysis will focus on aesthetic impacts of the taller poles, and impacts of light and glare. As noted above, the taller poles will enable lighting of playfields with less light trespass.

## **Non-Financial Legislation**

The proposed legislation has no financial implications.

If you have any questions about the proposed legislation, please contact Mark Troxel by email at [mark.troxel@ci.seattle.wa.us](mailto:mark.troxel@ci.seattle.wa.us) or by phone at 206-615-1739.

### **Attachments:**

Director's Report and Recommendation  
Proposed Ordinance Amending the Land Use Code





Seattle City Council



# PUBLIC HEARING SIGN-UP SHEET

Landlord/Tenant and Land Use Committee

C.B. 113156—Lighting Standards for Public Schools

MAY 1, 2000 6:00 PM  
Eckmanr-29-2000-6:00-PM

INFORMATION ON THIS SIGN-UP SHEET IS PUBLIC RECORD  
(PLEASE PRINT)

#	NAME	ORGANIZATION	(OPTIONAL) ADDRESS	CITY/ZIP	(OPTIONAL) PHONE	(OPTIONAL) FAX
1.	Janet Julius	Nathan Hale HS		Seattle		
2.	Louise Leander	Nathan Hale HS		Seattle		
3.	Bob Vreeland	Meadowbrook		Seattle		
4.	Renée Barton	Meadowbrook/Seattle residents for Fair School Lighting	11024 - 30th Ave NW, 98175			
5.	Nancy Morrison	Meadowbrook		Seattle		
6.	Steve Fischer	Westwood		Seattle		
7.	Kathleen Warden			Seattle		
8.	Steve Gossett	None		Seattle		
9.	Darlene Hickman	SSAC	1960 - 9th Ave W 98119	Seattle		
10.	TERRY ABUNE	SSAC/SYSA	3215 S. ROSETTA 98144	Seattle		
11.	Charles Bestred			Seattle 98132		
12.	Steve Gossett	SECF		" 98103		
13.	Elizabeth Harbaugh	None	10400 - 32nd Ave NE 98125	Seattle		
14.	Ness Jackson	none	1901 N 133rd St. Seattle 98133	Seattle		



Seattle City Council

# PUBLIC HEARING SIGN-UP SHEET

Landlord/Tenant and Land Use Committee

C.B. 113156—Lighting Standards for Public Schools

May 1, 2000

February 29, 2000 6:00 P.M.

INFORMATION ON THIS SIGN-UP SHEET IS PUBLIC RECORD  
(PLEASE PRINT)

#	NAME	ORGANIZATION	(OPTIONAL) ADDRESS	CITY/ZIP	(OPTIONAL) PHONE	(OPTIONAL) FAX
15.	Mark Haley	Rainier Beach		Seattle		
16.	Dave Manly	Seattle Residents for Fair School Financing		Seattle		
17.	Phoebe Russell	Wash Womens		Seattle		
18.	GARY SINK	Westland Woodland		Seattle		
19.	Bruce Lamka	Capitol Hill Soccer Club	1700 35th Ave	Seattle		
20.	Ron Cunningham	Nathan Hale	6223 40th Ave NE	Seattle		
21.	GAVIN SAROK	CITIZEN	2760 W E 105TH	SEATTLE		
22.	LARRY BOOKER	RB SPORTS PROG.	RB High School	SEATTLE		
23.	Bobby Woolen	Rainier Beach RB sports program	10445 - Renton South Seattle	Seattle		
24.	Susan Harmon	wwe/pppy	7958 32nd Ave SW	Seattle		
25.	GRANT BROWN	SWAE	4608 - SW JUNEAU	SEATTLE		
26.	ED LANDIN	SOUTHWEST ATHLETIC CLUB	10728 28th AVE SW	SEATTLE		
27.	JOHN KAMITZE	WASH STATE SOCCER CLUBS	11318-307th AVE NE	SEATTLE	206-365-3904	
28.	DAN JURDY	RAINIER BEACH	RAINIER BEACH HIGH	SEATTLE		



Seattle City Council



# PUBLIC HEARING SIGN-UP SHEET

Landlord/Tenant and Land Use Committee

C.B. 113156—Lighting Standards for Public Schools

May 1, 2000

February 29, 2000 6:00 p.m.

INFORMATION ON THIS SIGN-UP SHEET IS PUBLIC RECORD  
(PLEASE PRINT)

#	NAME	ORGANIZATION	(OPTIONAL) ADDRESS	CITY/ZIP	(OPTIONAL) PHONE	(OPTIONAL) FAX
29.	Stephen Reynolds	Site Council Northwest House	6712-5th NW	Seattle 98107	206 784-0225	
30.	Keith Hoeller	Seattle Residents for Fair School Buildings	11024-30th Ave NE 98125		776-4130	425
31.	ALVIN RUTLEDGE	FAF	7101 KK Ballinger Way	Edmonds	776-4130	776-7130
32.	Betsy Jennings	Seattle Residents for Fair Schools	10739-30 NE	Seattle		
33.	TOM CHESBROUGH	Seattle Residents for Fair Schools	3027 NE 105th	Seattle		
34.	Jon C. Ford	Citizen				
35.	Theresa LaRok	resident		Seattle		
36.	Robert Hauze	"	3017 NE 105th	Seattle 98125	206 522 2005	
37.	Joe McLeod	resident	↓ &			
38.	Ram Brininga	resident	13517 Densmore Ave N,	Seattle	(206) 366-9925	
39.	Margaret Howe	resident	2118 N 132 st.	Seattle 98133	365-6426	
40.						
41.						
42.						

**ORDINANCE**

**AN ORDINANCE** relating to land use and zoning; amending Sections 23.44.017, 23.45.100, 23.45.112 and 23.47.022 of the Seattle Municipal Code to allow taller lighting standards for public school playfield lighting where necessary to improve safety for athletic participants and minimize impacts of glare and light spill.

**WHEREAS**, athletic fields operated by the Department of Parks and Recreation are typically used in the evenings and on weekends during hours when athletic facilities operated by the Seattle School District are not in use, thereby creating an opportunity for the two entities to collaborate in improving Seattle School District facilities for their joint use; and

**WHEREAS**, safe and efficient playfield lighting is critical to the value of these facilities to amateur athletes, and state-of-the-art playfield lighting technology will generate the least adverse impact to the surrounding neighborhood in terms of light spill and glare if light standards (poles) are permitted to a height of up to one hundred (100) feet above grade; and

**WHEREAS**, lighting poles on new and existing public school sites are currently limited to a height of 30 feet in Single Family zones and 35 feet (or the maximum height permitted in the zone) in Multifamily zones (§§ 23.44.017 and 23.45.112, respectively); **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

**Section 1.** Subsection B of Section 23.44.017 of the Seattle Municipal Code, which Section was last amended by Ordinance 118414, is further amended as follows:

**23.44.017 Development standards for public schools.** Public schools shall be subject to the following development standards:

\* \* \*

**B. Height.**

1. For new public school construction on new public school sites, the maximum permitted height shall be thirty (30) feet. For gymnasiums and auditoriums that are accessory to the public school, the maximum permitted height shall be thirty-five (35) feet plus ten (10) feet for a pitched roof if all portions of the structure above thirty (30) feet are set back at least twenty (20) feet from all property lines. All parts of a gymnasium or auditorium roof above the height limit must be pitched at a rate of not less than three to twelve (3:12). No portion of a shed roof on a gymnasium or auditorium shall be permitted to extend above the thirty-five (35) foot height limit under this provision.





C. Light and Glare.

1  
2  
3 1. Exterior lighting for institutions shall be shielded or directed away  
4 from principal structures on adjacent residential lots.

5  
6 2. Poles for freestanding exterior lighting shall be permitted up to a  
7 maximum height of thirty (30) feet. Light poles for illumination of athletic fields on new  
8 and existing public school sites shall be allowed to exceed the maximum permitted height  
9 where determined by the Director to be necessary to ensure safety while minimizing  
10 impacts from light and glare, up to a maximum height of one hundred (100) feet. The  
11 Director may require an engineer's report demonstrating that the excess height  
12 contributes to a reduction in impacts from light and glare.

13 \* \* \*

14  
15  
16 **Section 3.** Subsection A of Section 23.45.112 of the Seattle Municipal Code,  
17 which Section was last amended by Ordinance 118794, is further amended as follows:

18  
19 **23.45.112 Public schools.**

20 \* \* \*

21  
22  
23 A. Height.

24  
25 1. For new public school construction on new public school sites, the  
26 maximum permitted height shall be the maximum height permitted in the zone for  
27 multifamily structures. For gymnasiums and auditoriums in the lowrise zones which are  
28 accessory to the public school, the maximum permitted height shall be thirty-five (35)  
29 feet plus ten (10) feet for a pitched roof if all portions of the structure above the height  
30 limit of the zone are set back at least twenty (20) feet from all property lines. All parts of  
31 a gymnasium or auditorium roof above the height limit must be pitched at a rate of not  
32 less than three to twelve (3:12). No portion of a shed roof on a gymnasium or auditorium  
33 shall be permitted to extend above the thirty-five (35) foot height limit under this  
34 provision.

35  
36 2. For new public school construction on existing public school sites,  
37 the maximum permitted height shall be the maximum height permitted in the zone for  
38 multifamily structures or thirty-five (35) feet plus fifteen (15) feet for a pitched roof,  
39 whichever is greater. If the thirty-five (35) foot height limit applies, all parts of the roof  
40 above the height limit must be pitched at a rate of not less than three to twelve (3:12). No  
41 portion of a shed roof shall be permitted to extend beyond the thirty-five (35) foot height  
42 limit under this provision.

43  
44 3. For additions to existing public schools on existing public school  
45 sites, the maximum height permitted shall be the maximum height permitted in the zone  
46 for multifamily structures, the height of the existing school, or thirty-five (35) feet plus  
47 fifteen (15) feet for a pitched roof, whichever is greater. When the height limit is thirty-



1 five (35) feet, all parts of the roof above the height limit must be pitched at a rate of not  
2 less than three to twelve (3:12). No portion of a shed roof shall be permitted to extend  
3 beyond the thirty-five (35) foot height limit under this provision.  
4

5 4. Development standard departure may be granted or required pursuant  
6 to the procedures and criteria set forth in Chapter 23.79. For construction of new  
7 structures on new and existing public school sites to the extent not otherwise permitted  
8 outright, maximum height which may be granted as a development standard departure  
9 shall be thirty-five (35) feet plus fifteen (15) feet for a pitched roof for elementary  
10 schools and sixty (60) feet plus fifteen (15) feet for a pitched roof for secondary schools.  
11 The standards for roof pitch at paragraph 3 shall apply. All height maximums may be  
12 waived by the Director when waiver would contribute to reduced demolition of  
13 residential structures.  
14

15 5. The provisions regarding height for sloped lots, pitched roofs, and  
16 rooftop features for the zone in which the public school is located shall apply.  
17

18 6. Light standards for illumination of athletic fields on new and  
19 existing public school sites shall be allowed to exceed the maximum permitted height  
20 where determined by the Director to be necessary to ensure safety while minimizing  
21 impacts from light and glare, up to a maximum height of one hundred (100) feet. The  
22 Director may require an engineer's report demonstrating that the excess height  
23 contributes to a reduction in impacts from light and glare.  
24

25 \* \* \*

26  
27 **Section 4.** Subsection D of Section 23.47.022 of the Seattle Municipal Code,  
28 which Section was last amended by Ordinance 114046, is further amended as follows:  
29

30 **23.47.022 Light and glare standards.**  
31

32 \* \* \*

33  
34 D. Exterior lighting on poles shall be permitted up to a maximum height of  
35 thirty (30) feet from finished grade. Light poles for illumination of athletic fields on new  
36 and existing public school sites shall be allowed to exceed the maximum permitted height  
37 where determined by the Director to be necessary to ensure safety while minimizing  
38 impacts from light and glare, up to a maximum height of one hundred (100) feet in all  
39 zones. The Director may require an engineer's report demonstrating that the excess  
40 height contributes to a reduction in impacts from light and glare. In zones with a forty  
41 (40) foot or greater height limit, exterior lighting on poles shall be permitted up to a



1 height of forty (40) feet from finished grade, provided that the ratio of watts to area is at  
2 least twenty (20) percent below the maximum exterior lighting level permitted by the  
3 Energy Code.

4 \* \* \*

5  
6  
7 **Section 5.** The provisions of this ordinance are declared to be separate and  
8 severable. The invalidity of any particular provision shall not affect the validity of any  
9 other provision.

10  
11 **Section 6.** This ordinance shall take effect and be in force thirty (30) days  
12 from and after its approval by the Mayor, but if not approved and returned by the Mayor  
13 within ten (10) days after presentation, it shall take effect as provided by Municipal Code  
14 Section 1.04.020.  
15  
16

17 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2000, and signed  
18 by me in open session in authentication of its passage this \_\_\_\_ day of \_\_\_\_\_,  
19 2000.

20 \_\_\_\_\_  
21 President of the City Council

22 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2000.

23 \_\_\_\_\_  
24 Paul Schell, Mayor  
25  
26

27  
28 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2000

29 \_\_\_\_\_  
30 City Clerk  
31  
32  
33  
34  
35

36 (SEAL)  
37



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**STATE OF WASHINGTON – KING COUNTY**

--SS.

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128145  
City of Seattle, Clerk's Office

No. FULL ORDINAN

**Affidavit of Publication**

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12<sup>th</sup> day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:120266 ORDINANCE

was published on

02/27/01

The amount of the fee charged for the foregoing publication is the sum of \$ 0.00, which amount has been paid in full.

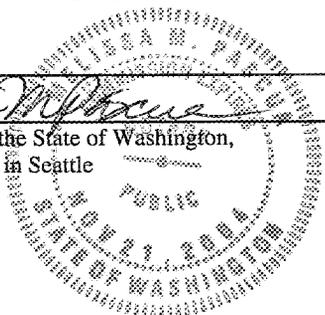
*Valentin Valdez*

Subscribed and sworn to before me on

02/27/01

*Melissa M. ...*

Notary public for the State of Washington,  
residing in Seattle



Affidavit of Publication

\*\*\*

## A. Height.

1. For new public school construction on new public school sites, the maximum permitted height shall be the maximum height permitted in the zone for multifamily structures. For gymnasiums and auditoriums in the lowrise zones which are accessory to the public school, the maximum permitted height shall be thirty-five (35) feet plus ten (10) feet for a pitched roof if all portions of the structure above the height limit of the zone are set back at least twenty (20) feet from all property lines. All parts of a gymnasium or auditorium roof above the height limit must be pitched at a rate of not less than three to twelve (3:12). No portion of a shed roof on a gymnasium or auditorium shall be permitted to extend above the thirty-five (35) foot height limit under this provision.

2. For new public school construction on existing public school sites, the maximum permitted height shall be the maximum height permitted in the zone for multifamily structures or thirty-five (35) feet plus fifteen (15) feet for a pitched roof, whichever is greater. If the thirty-five (35) foot height limit applies, all parts of the roof above the height limit must be pitched at a rate of not less than three to twelve (3:12). No portion of a shed roof shall be permitted to extend beyond the thirty-five (35) foot height limit under this provision.

3. For additions to existing public schools on existing public school sites, the maximum height permitted shall be the maximum height permitted in the zone for multifamily structures, the height of the existing school, or thirty-five (35) feet plus fifteen (15) feet for a pitched roof, whichever is greater. When the height limit is thirty-five (35) feet, all parts of the roof above the height limit must be pitched at a rate of not less than three to twelve (3:12). No portion of a shed roof shall be permitted to extend beyond the thirty-five (35) foot height limit under this provision.

4. Development standard departure may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79. For construction of new structures on new and existing public school sites to the extent not otherwise permitted outright, maximum height which may be granted as a development standard departure shall be thirty-five (35) feet plus fifteen (15) feet for a pitched roof for elementary schools and sixty (60) feet plus fifteen (15) feet for a pitched roof for secondary schools. The standards for roof pitch at paragraph 3 shall apply. All height maximums may be waived by the Director when waiver would contribute to reduced demolition of residential structures.

5. The provisions regarding height for sloped lots, pitched roofs, and rooftop features for the zone in which the public school is located shall apply.

## 5. Light Standards.

a. Light standards for illumination of athletic fields on new and existing public school sites will be allowed to exceed the maximum permitted height, up to a maximum height of one hundred (100) feet, where determined by the Director to be necessary to ensure adequate illumination and where the Director determines that impacts from light and glare are minimized to the greatest extent practicable. The applicant must submit an engineer's report demonstrating that impacts from light and glare are minimized to the greatest extent practicable. When proposed light standards are reviewed as part of a project being reviewed pursuant to Chapter 23.05, Environmental Policies and Procedures and requiring a SEPA determination, the applicant must demonstrate that the additional height contributes to a reduction in impacts from light and glare.

b. When proposed light standards are not included in a proposal being reviewed pursuant to Chapter 23.05, the Director may permit the additional height as a special exception subject to Chapter 23.78, Procedures for Master Use Permits and Council Land Use Decisions.

(1) When seeking a special exception for taller light standards, the applicant must submit an engineer's report demonstrating that the additional height contributes to a reduction in impacts from light and glare. When the proposal will result in extending the lighted area's duration of use, the applicant must address and mitigate potential impacts, including but not limited to, increased duration of noise, traffic, and parking demand. The applicant also must demonstrate it has conducted a public workshop for residents within one-eighth (1/8) of a mile of the affected school in order to solicit comments and suggestions on design as well as potential impacts.

(2) The Director may condition a special exception to address negative impacts from light and glare on surrounding areas, and conditions may also be imposed to address other impacts associated with increased light use due to the addition of lights, including, but not limited to, increased noise, traffic, and parking demand.

\*\*\*

## State of Washington

## City of Seattle

## ORDINANCE 120266

AN ORDINANCE relating to land use and zoning, amending Sections 23.44.017, 23.45.100, 23.45.112 and 23.47.022 of the Seattle Municipal Code to allow taller lighting standards for public school playfield lighting where necessary to improve safety for athletic participants and minimize impacts of glare and light spill.

WHEREAS, athletic fields operated by the Department of Parks and Recreation are typically used in the evenings and on weekends during hours when athletic facilities operated by the Seattle School District are not in use, thereby creating an opportunity for the two entities to collaborate in improving Seattle School District facilities for their joint use; and

WHEREAS, safe and efficient playfield lighting is critical to the value of these facilities to amateur athletes, and state-of-the-art playfield lighting technology will generate the least adverse impact to the surrounding neighborhood in terms of light spill and glare if light standards (poles) are permitted to a height of up to one hundred (100) feet above grade; and

WHEREAS, lighting poles on new and existing public school sites are currently limited to a height of 30 feet in Single Family zones and 35 feet (or the maximum height permitted in the zone) in Multifamily zones (S4 23.44.017 and 23.45.112, respectively);

WHEREAS, certain limitations on the use of lights in lighted areas where light poles are in excess of 30 or 35 feet will reduce potential impacts on neighbors of school facilities without infringing upon constitutionally protected activities; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

SECTION 1. Subsection B of Section 23.44.017 of the Seattle Municipal Code, which Section was last amended by Ordinance 118414, is further amended as follows:

23.44.017 DEVELOPMENT STANDARDS FOR PUBLIC SCHOOLS. Public schools shall be subject to the following development standards:

\*\*\*

## B. Height.

1. For new public school construction on new public school sites, the maximum permitted height shall be thirty (30) feet. For gymnasiums and auditoriums that are accessory to the public school, the maximum permitted height shall be thirty-five (35) feet plus ten (10) feet for a pitched roof if all portions of the structure above thirty (30) feet are set back at least twenty (20) feet from all property lines. All parts of a gymnasium or auditorium roof above the height limit must be pitched at a rate of not less than three to twelve (3:12). No portion of a shed roof on a gymnasium or auditorium shall be permitted to extend above the thirty-five (35) foot height limit under this provision.

2. For new public school construction on existing public school sites, the maximum permitted height shall be thirty-five (35) feet plus fifteen (15) feet for a pitched roof. All parts of the roof above the height limit must be pitched at a rate of not less than three to twelve (3:12). No portion of a shed roof shall be permitted to extend beyond the thirty-five (35) foot height limit under this provision.

3. For additions to existing public schools on existing public school sites, the maximum height permitted shall be the height of the existing school or thirty-five (35) feet plus fifteen (15) feet for a pitched roof, whichever is greater. When the height limit is thirty-five (35) feet, the ridge of the pitched roof on a principal structure may extend up to fifteen (15) feet above the