

# SEATTLE'S LOWRISE MULTIFAMILY ZONES

**IMPORTANT NOTE: Some areas have neighborhood-specific regulations that are not reflected here. Please consult with Seattle DCI staff for individual projects.**

## THIS ZONING CHART IS FOR ILLUSTRATIVE PURPOSES ONLY

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Due to the complexity of the code, zoning questions cannot be answered by phone. If you have questions about Multifamily zoning, please arrange for a paid appointment with a land use planner or ask specific questions via Seattle DCI's online land use Q&A at <http://web6.seattle.gov/dpd/LUQnA/>. To make a coaching appointment, call the Applicant Service Center at 206-684-8850 or visit the ASC, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave.

## Regulations common to all lowrise multifamily zones

### **Green Factor**

Landscaping is required to achieve a Green Factor score of .60 or higher (functionally equivalent of landscaping 60% of the lot). Credit is awarded for green roofs, planters, green walls, landscaping and plantings in the adjacent Right of Way.

### **Amenity Area Requirements**

An area equal to 25% of lot area is required as amenity area, with a minimum of 50% provided at ground level. Remaining area may be provided on the roof or on balconies. Shared space must be accessible to all residents, with a minimum area of 250 square feet (SF) and a minimum dimension of 10'.

For Cottage Housing 150 SF of private amenity area and 150 SF of common amenity area per cottage must be provided, plus 150 SF of common amenity area for carriage house units.

### **Parking Requirements**

- None required in urban centers and station areas and in urban villages for lots within 1/4 mile of frequent transit service.
- All other areas: 1 space per unit, except Alki and portions of the University District where the requirement is 1.5 spaces / unit.
- Required parking must be located within 800', or on the lot on the side, rear or beneath the structure.
- Access from an alley is required if an alley is present, with some allowances for access from the street under special circumstances.

### **Design Standards**

For facades that face the street, general design standards require that visual interest be provided by articulating the façade, varying building materials, or using architectural features. These facades must have pedestrian entries and a minimum area devoted to windows. There are also specific design standards for each multifamily housing type.

### **Streamlined Design Review (SDR)**

Streamlined Design Review, an administrative design review performed by Seattle DCI staff is required for all townhouse developments with three or more units. SDR is optional for cottage housing, rowhouses or apartment housing types. Projects undergoing SDR are not subject to certain prescriptive design standards, and may be allowed minor adjustments to certain development standards to allow flexibility and improve design.

### **Design Review**

Multifamily projects of a certain size are required to undergo full Design Review, performed by neighborhood Design Review Boards.

### **Green Building**

LEED, Built Green, or Evergreen Sustainable Development Standards required for projects gaining higher FAR or density allowed per SMC 23.45.510.C.



## Housing Types:

Development standards apply according to the following housing types: cottage housing, rowhouses, townhouses or apartments.

See SMC 23.84.032 for complete housing type definitions.

## Cottage Housing



Individual cottage house structures are arranged around a common open space. 950 SF is the maximum size allowed for each cottage.

## Rowhouse



Rowhouses are attached side by side along common walls. Each rowhouse directly faces the street with no other principal housing units behind the rowhouses. Rowhouses occupy the space from the ground to the roof. Units can not be stacked.\*

## Townhouse



Townhouses are attached along common walls. Townhouses occupy the space from the ground to the roof. Units can not be stacked. Principal townhouse units may be located behind other townhouses units as seen from the street.\*

## Apartments



Multifamily housing that is not cottage housing, rowhouses, or townhouses is considered apartments. Apartment units may be stacked.

## LR1 - Lowrise 1

The LR1 zone provides a transition between single family zoned areas and more intense multifamily and commercial areas. LR1 is most appropriate for areas outside of Growth Areas\*\*\*. A mix of housing types similar in scale to single family homes such as cottages, rowhouses and townhouses are encouraged.

<b>Floor Area Ratio (FAR)**</b>	1.1	1.0 or 1.2	0.9 or 1.1	1.0
<b>Density Limit**</b>	1 unit / 1,600 SF lot area	1 unit / 1,600 SF lot area on lots less than 3,000 SF All others: No Limit	1 unit / 2,200 SF or 1 unit / 1,600 SF lot area	1 unit / 2,000 SF lot area (duplexes and triplexes only)
<b>Building Height</b>	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch
<b>Building Setbacks</b>	Front: 7' Average, 5' minimum Rear: 0' with Alley, 7' no Alley Side: 5' minimum	Front: 5' minimum Rear: 0' with Alley, 7' average, 5' minimum Side: *	Front: 7' Average, 5' minimum Rear: 7' Average, 5' minimum Side: 5' if building is 40' or less in length, or 7' Average 5' min.	Front: 5' minimum Rear: 10' minimum with Alley, 15' minimum no Alley Side: 5' if building is 40' or less in length, or 7' Average 5' min.
<b>Building Width Limit</b>	60'	60'	60'	45'
<b>Max. Facade Length</b>	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
<b>SDR</b>	Optional	Optional * 0' where abutting another rowhouse, otherwise 3.5', except when abutting a single-family zone, the setback is 5'	Required for 3 or more units	Optional

## LR2 - Lowrise 2

The LR2 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods and along arterial streets. LR2 is most appropriate for areas within Growth Areas\*\*\*. A mix of small scale to multifamily housing such as townhouses, rowhouses and apartments are encouraged.

<b>Floor Area Ratio (FAR)**</b>	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
<b>Density Limit**</b>	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,200 SF or No Limit
<b>Building Height</b>	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch or 30' + 4' for partially below grade floor
<b>Building Setbacks</b>	Same as LR1	Same as LR1	Same as LR1	Same as LR1
<b>Building Width Limit</b>	Not applicable	No Limit	90'	90'
<b>Max. Facade Length</b>	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
<b>SDR</b>	Optional	Optional	Required for 3 or more units	Optional

## LR3 - Lowrise 3

The LR3 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. LR3 accommodates residential growth primarily within Growth Areas\*\*\*. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rowhouses.

			Growth Areas***	Outside Growth Areas***	Growth Areas***	Outside Growth Areas***
<b>Floor Area Ratio (FAR)**</b>	1.1	1.2 or 1.4	1.2 or 1.4	1.1 or 1.3	1.5 or 2.0	1.3 or 1.5 (1.6 on a street with frequent transit)
<b>Building Height</b>	18' + 7' for a roof with minimum 6:12 pitch	Rowhouses and Townhouses: 30' + 5' for roof with min. 6:12 pitch and +4' for partially below grade floor; or +10' for roof with min. 6:12 pitch (no height added for below-grade floor). Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments).			40'	30'
<b>Density Limit**</b>	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit		1 unit / 800 SF lot area or No Limit	
<b>Building Setbacks</b>	Same as LR1	Same as LR1	Same as LR1		Same as LR1	
<b>Building Width Limit</b>	No Limit	No Limit	120' Outside growth areas, 150' Inside growth areas		120' Outside growth areas, 150' Inside growth areas	
<b>Max. Facade Length</b>	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.					
<b>SDR</b>	Optional	Optional	Required for 3 or more units		Optional	

\* Accessory Dwelling Units (ADUs) are allowed and don't count against the density limit that applies to these housing types.

\*\* The higher FAR and density limits apply if the project meets additional standards regarding parking location and access, alley paving, and green building performance (SMC 23.45.510.C).

\*\*\* Growth Areas include urban centers, urban villages, and station area overlay districts.