

Aurora–Licton Springs

Residential Urban Village

DRAFT ZONING CHANGES

to implement Mandatory Housing Affordability (MHA)

HALA.Consider.it seattle.gov/HALA October 19, 2016

proposed zoning
white labels identify changes:

existing zone | draft MHA zone

Solid areas have a typical increase in zoning (usually one story)

Hatched areas have a larger increase in zoning or a change in zone type.

MHA requirements
vary based on scale of zoning change (residential proposal shown)

- (M) 5% of homes must be affordable or a payment of \$7.00 per sq. ft
- (M1) 8% of homes must be affordable or a payment of \$11.25 per sq. ft
- (M2) 9% of homes must be affordable or a payment of \$12.50 per sq. ft

zone categories
follow the links below to see examples of how buildings could look under MHA

- Residential Small Lot (RSL)**
cottages, townhouses, duplexes/triplexes similar in scale to single family zones

Lowrise (LR)
townhouses, rowhouses, or apartments
[Lowrise 1 \(LR1\)](#) max height 30 ft.
[Lowrise 2 \(LR2\)](#) max height 40 ft.
[Lowrise 3 \(LR3\)](#) max height 50 ft.
- Midrise (MR)**
apartments with 7-8 stories

Highrise (HR)
apartments with heights of 240-300 ft.

Seattle Mixed (SM)
buildings with a mix of offices, retail, and homes
- Neighborhood Commercial (NC)**
mixed-use buildings with 4-9 stories

Commercial (C)
auto-oriented commercial buildings

Industrial Commercial (IC)
MHA applies only to commercial uses

urban villages
areas designated for growth in our Comprehensive Plan

- Existing boundary

Proposed boundary

Seattle 2035 10-minute walkshed
- Open space

Public school

Light rail

Bus stop

