

**NOTICE OF LAND USE CODE TEXT AMENDMENT AND  
DETERMINATION OF NON-SIGNIFICANCE**

Pursuant to SMC 25.05.340 and WAC 197.11.340

The Department of Planning and Development (DPD) is proposing to amend the Land Use Code (Title 23) and the Seattle Environmental Policy Act (SEPA, Title 25) to update multifamily code provisions and other provisions as summarized by the following:

1. Maintain the current overall scale and density of zones, including the 25' height limit in these Lowrise zones: LDT, L1 and L2.
2. Apply updated development standards including:
  - use basic standards -- setbacks, floor area ratio and height limits -- on small (infill) lots;
  - apply additional standards -- lot coverage, structure width/depth limits, -- on larger lots;
  - modify open space and landscaping provisions;
  - recognize local conditions -- to provide appropriate transitions, require greater structure setbacks from property lines on multifamily zoned lots abutting single family zoned lots.
3. Use an incentive program in the Lowrise 3 (L3), Midrise (MR) and Highrise (HR) zones to encourage affordable housing in exchange for additional height and floor area.
4. Encourage landmark preservation and new open space amenities through floor area incentives and the transfer of development potential (TDP) in HR zones.
5. Improve the appearance and function of townhouses with new design standards.
6. Require green buildings when the incentive program is used.
7. Eliminate parking requirements in urban centers and station areas, and reduce parking requirements in other areas (consistent with changes in commercial areas).
8. Apply the Seattle Green Factor and residential amenity requirements.
9. Clarify and organize regulations.

Recommendations to change multifamily code provisions apply only to land that is currently zoned for multifamily development. No single family zoned areas are proposed to be rezoned. While Lowrise 3 (L3) and Lowrise 4 (L4) zones are proposed to be consolidated, no further remapping is proposed.

Other amendments are proposed, such as space requirements for garbage and recycling, apply to zones other than multifamily. Minor amendments are proposed to the standards for Residential Small Lot (RSL) zones to allow for features such as eaves and architectural features within setbacks areas, consistent with allowances in other residential zones. In addition, amendments are proposed for cottage housing, allowed in RSL and multifamily zones, to clarify standards related to the permitted floor area of a cottage structure and open space requirements. Amendments to SEPA would eliminate authority for DPD to require additional parking than required by the Land Use Code in the Station Area Overlay District, consistent with provisions for urban centers.

## **ENVIRONMENTAL DETERMINATION**

DPD has determined that the amendments described above will not have a significant adverse environmental impact, and has issued a Determination of Non-Significance (no Environmental Impact Statement required).

## **HOW TO COMMENT**

Comments regarding potential environmental impacts may be submitted thru July 24, 2008. Comments must be sent to:

**City of Seattle, DPD  
Attn: Mike Podowski  
PO Box 34019  
Seattle WA 98124-4019**

## **HOW TO APPEAL**

Appeals of the decision to issue a Determination of Non-Significance (DNS) must be submitted to the Office of the Hearing Examiner by 5:00 p.m. July 31, 2008. Appeals should be addressed to the Hearing Examiner and must be accompanied by a \$50.00 filing fee in a check payable to the City of Seattle. The appeal must be sent to:

**City of Seattle  
Hearing Examiner  
PO Box 94729  
Seattle WA 98124-4729**

## **INFORMATION AVAILABLE**

Copies of the DNS and the proposal may be obtained at the DPD Public Resource Center, 700 5th Avenue, Suite 2000 in the Seattle Municipal Tower or from the Multifamily Code Update Website at this link:

[http://www.seattle.gov/DPD/Planning/Multifamily\\_Code\\_Update/Overview/](http://www.seattle.gov/DPD/Planning/Multifamily_Code_Update/Overview/). The Public Resource Center is open 7:30 a.m. to 5:30 p.m. on Monday, Wednesday, and Friday, and 10:30 a.m. to 5:30 p.m. on Tuesday and Thursday. Questions regarding the proposed amendments may be directed to Mike Podowski at (206) 386-1988 or via email at [mike.podowski@seattle.gov](mailto:mike.podowski@seattle.gov) or Dennis Meier at (206) 684-8270 or via email at [dennis.meier@seattle.gov](mailto:dennis.meier@seattle.gov).