Lowrise Multi-family
Zoning Code Corrections

Community Meeting
January 14, 2014
Lowell Elementary School

*Corrections to material made following the meeting: Pages 15, 16 and 23
Planning for Growth: The Comprehensive Plan

- 1994-2014 Plan anticipated +47,000 households and +84,000 jobs.
- +47,800 households, and about +27,000 jobs occurred.
- A new major Plan update (2015 – 2035) will update the growth strategy for an expected +70,000 households and +115,000 jobs.
Urban Villages & Urban Centers

- Urban Centers and Urban Villages are priority areas for growth, compact development, services and amenities.

- 75% of household growth (1994 – 2014) occurred in Urban Centers and Urban Villages.
• LR zones occupy about 12% of the City’s land area (non ROW).

• About half of LR zones are in urban villages and urban centers.

• Also located along arterial roadways and areas that already had multifamily development.
Lowrise Multi-family Zoning Goals / Policy

• Provide a **diversity of multi-family housing** to meet Seattle’s diverse population. (LUG11).

• Increased availability of housing at **densities that promote walking and transit use** near employment and services. (LUG12)

• Ensure **compatibility with neighborhoods**. (LU73)

• Create **transitions in development intensity** between single-family commercial and mixed use areas. (LUG14)
• Multifamily zoning had not been changed significantly since 1989.

• Townhouse ‘6-packs’ were predominant.

• Little rental housing was being produced.

• Formula designs were common.
Lowrise Multi-family Zones: Before 2010 Update

Undesired design outcomes:

- I.e. autocourts, unused open space, street-facing facades, others.
Lowrise Multi-family Zones: 2010 Update

• 4 year process. New zoning became effective 4/19/2011.

• Promoted variety of housing types.
  Rowhouse, Townhouse, Apartments, Cottages.

• Standards vary depending on neighborhood, directing growth to urban centers, villages and station areas.

• More flexible standards: setbacks, height limits, & FAR.

• Improved design standards, and created streamlined design review process.

• Incentivized green building and better parking access.
Lowrise Multi-family Zones: 2010 Update

- Promoted a variety of multifamily housing types.

- Cottage Housing
- Rowhouses
- Townhouses
- Apartments
Lowrise Multi-family Zones: 2010 Update

- Re-organized zoning by housing type. Recognized Urban Centers & Villages.

### Housing Types:

Development standards apply according to the following housing types: cottage housing, rowhouses, townhouses or apartments. See SMC 23.010 for complete housing type definitions.

### 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.

<table>
<thead>
<tr>
<th></th>
<th>Cottage Housing</th>
<th>Rowhouse</th>
<th>Townhouse</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Individual cottages houses are arranged around a common open space. 400 SF is the maximum size allowed for each cottage.</td>
<td><img src="image1" alt="Cottage Housing Diagram" /></td>
<td><img src="image2" alt="Rowhouse Diagram" /></td>
<td><img src="image3" alt="Townhouse Diagram" /></td>
<td><img src="image4" alt="Apartments Diagram" /></td>
</tr>
<tr>
<td>Rownouses are attached side by side along common wall. Each townhouse directly faces the street with no other principal housing units behind the townhouses. Rowhouses occupy the space from the ground to the roof. Units can not be stacked. Principal townhouses may be located behind other townhouses units as seen from the street.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. Facade Length</td>
<td>Applies to all. 65% of lot depth for portions within 15' of a side lotline that is not a street or alley lot line and 40% for a rowhouse unit located within 15' of a side lotline that abuts a lot in a single family zone.</td>
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</tr>
</tbody>
</table>

### 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.

<table>
<thead>
<tr>
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<th>Rowhouse</th>
<th>Townhouse</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front 7.5 Average 8 Minimum</td>
<td><img src="image1" alt="Cottage Housing Diagram" /></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front 6 Average 6 Minimum</td>
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</tr>
<tr>
<td>Front 5 Minimum</td>
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</tr>
<tr>
<td>Side 8 x 16 No Allow</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>Side 6 x 16</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Width Limit</td>
<td>02</td>
<td></td>
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</tr>
</tbody>
</table>

### 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.

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<td></td>
<td></td>
</tr>
<tr>
<td>Building Width Limit</td>
<td>No Limit</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Floor Area Ratio (FAR)

- **LR1**
  - 1.1
  - 1.3 or 1.2
  - 0.6 or 1.1
  - 1.0

- **LR2**
  - 1.1
  - 1.1 or 1.3
  - 1.0 or 1.2
  - 1.1 or 1.3

- **LR3**
  - 1.1
  - 1.2 or 1.4
  - 1.1 or 1.3
  - 1.5 or 2.0
  - 1.5 or 2.0 (1.0 for a corner with frequent transit)

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<tr>
<td>Building Height</td>
<td>15' x 7.5 for a roof with minimum 6.12 pitch</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>Same as LR1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Width Limit</td>
<td>No Limit</td>
<td></td>
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Lowrise Multi-family Zones: 2010 Update

- Promoted more ‘urban’ formats of lowrise housing.
  - Reduced setbacks
  - More flexible height limits and rooflines

- Considered historic and best practices in lowrise housing.
  - Raised first floor
  - Allow 4-stories

Rowhouses in NYC.
Lowrise Multi-family Zones: 2010 Update

- Illustration from the code. FAR exemption, and partially below grade story.

Exhibit A for 23.45.510: Area Exempt from FAR
Lowrise Multi-family Zones: 2010 Update

Height Measurement

23.86.006.A - new height measurement method for all zones except Downtown & South Lake Union

- Building Code Method

- New Method: Similar to Shorelines

- Old Method
Lowrise Multi-family Zones: Code Corrections

Project Purpose / Focus

- Evaluate outcomes.
- **Combination** of height incentives.
- Address unintended consequences.
- Allow 4 stories (not 5)
- FAR exemptions

Parking Lot Issues
(or Bike Corral if you prefer)

- Micro-housing
- Parking
- Design review
- Urban village boundaries
- Overall FAR limits
Lowrise Multi-family Zoning: Development Examples

1720, 1728 E. Olive St.
LR3 Zone in Capitol Hill Urban Center.

An earlier version of this presentation incorrectly identified certain depictions of height limit and grade on this slide, which have since been corrected.
1720 & 1728 E. Olive

Apartment building with 40’ height limit. Lowrise 3 zone, inside urban center, urban village or station area.

Approximate lofted area. (shaded)

An earlier version of this presentation incorrectly identified certain depictions of height limit and grade on this slide, which have since been corrected.
Lowrise Multi-family Zoning: Development Examples

1734 13th Ave. S.
LR3 outside of urban village. Beacon Hill.

+10’ For Stair Penthouse
+4’ For Parapet
Height Limit

30’

Average Grade
Lowrise Multi-family Zoning: Development Examples

1305 E. Mercer St.
LR3 in Capitol Hill Urban Center.
Lowrise Multi-family Zoning: Development Examples

1305 E. Mercer St.

+4' For Clerestory
+4' Partially Below Grade Story

Height Limit 40'

Approximate lofted area. (shaded)

Total perceived façade height from sidewalk level is about 57'.

Average Grade Plane
Lowrise Multi-family Zoning: Development Examples

2048 NW 64th St.
LR1 inside Ballard urban village.
Specific Standards Under Review – Including Combinations

- +4’ Height bonus for partially below-grade story. (& FAR exemption for partially below-grade story)
  (23.45.514.F, 23.45.514.E.4, 23.45.510 exemptions)

- Height exceptions for rooftop features: ie. clerestories.
  (23.45.514.J)

- Height exceptions for roof forms: Shed & Butterfly roofs, and parapets.
  (23.45.514.E, 23.45.514.H)

- 40’ height allowance for apartments in LR3 zones in urban centers, urban villages and station areas, in combination with others.
  (23.45.514 Table A)
Lowrise Multi-family Zoning Corrections

Specific Standards Under Review – Including Combinations

• Interpretation of average grade plane measurement. (Measurements, and interpretation of 23.86.006)

• FAR exemption for exterior stairs and breezeways. (23.86.007)

• Consider: possible additional or new design standards. (ie. maximum street facing façade height.)
Lowrise Multi-family Zoning Corrections
Timeline & Opportunities to Participate

January
- Background Research & Project Review
- Outreach Meetings
  - Community (1/14)
  - Designers
  - Builders
  - Planning Commission

February

March
- Public Review Draft & SEPA Determination

April
- Transmit Code Changes to Mayor & Council
- Council Consideration
  - Public Hearing: Comment Opportunity
  - Adoption of Code Changes

Comments received and considered by DPD
Lowrise Multi-family Zoning Corrections

Thank You

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Geoffrey.Wentlandt@seattle.gov

Presentation will be posted on website:

Meeting to be re-broadcast on Seattle Channel:
http://www.seattlechannel.org/

City of Seattle
Department of Planning and Development