

1 ***** DRAFT FOR PURPOSES OF SEPA ANALYSIS *****

2
3 **CITY OF SEATTLE**

4 **ORDINANCE _____**

5 **COUNCIL BILL _____**

6 ..title

7 AN ORDINANCE relating to affordable housing on properties owned or controlled by religious
8 organizations; modifying existing development standards to facilitate creation of
9 affordable housing; amending Section 23.45.504, recodifying Section 23.44.009 of the
10 SMC as Section 23.44.007 and Section 23.44.019 as Section 23.44.009; and adding
11 Sections 23.42.057, 23.44.019, 23.45.550, 23.47A.040, 23.48.100, and 23.49.037.

12 ..body

13 WHEREAS, Seattle has an acute shortage of and need for housing affordable to households with
14 low incomes, particularly extremely low-income households; and

15 WHEREAS, roughly one in seven Seattle households pays more than 30 percent of their income
16 toward housing costs, a phenomenon called housing cost burden, which leaves very little
17 to pay for other basic necessities like food, transportation, healthcare, and child care; and

18 WHEREAS, housing cost burden is particularly high for Black households, half of which in
19 2018 paid more than 30 percent of their income toward housing costs; and

20 WHEREAS, from 2006 to 2018 the share of rental housing in Seattle affordable to low-, very
21 low-, and extremely low-income households fell from more than 80 percent to less than
22 half; and

23 WHEREAS, in 2019, with support from leaders in Seattle’s religious communities, the
24 Washington State Legislature adopted Substitute House Bill 1377 (SHB 1377), requiring
25 cities and counties to allow additional residential density for long-term affordable
26 housing on property owned or controlled by a religious organization; and

1 WHEREAS, Seattle’s faith institutions have a long history of supporting and creating affordable
2 housing for low-income families and individuals, with the help of the City’s housing levy
3 and other public funds; and

4 WHEREAS, religious organizations own property in multifamily, mixed-use, and single-family
5 zones throughout Seattle, including many underdeveloped sites that could be feasible for
6 affordable housing, provided adequate development capacity is available; and

7 WHEREAS, the City, through the Office of Housing, has helped financed hundreds of affordable
8 rental apartments on land availed by faith-based organizations; and

9 WHEREAS, while religious organizations may be motivated, as a matter of mission, to
10 redevelop their land into affordable housing, their property may not be ideal for
11 residential development under existing regulations if, among other reasons, it lacks
12 sufficient development capacity for a financially feasible multifamily project; and

13 WHEREAS, existing land use policy can increase the cost of affordable housing development,
14 delay project delivery, introduce uncertainty into feasibility calculations, restrict areas of
15 the city where affordable housing investment is viable, limit the opportunity to leverage
16 scarce land available for affordable housing, or render a project a altogether infeasible,
17 particularly for projects seeking public funding; and

18 WHEREAS, several faith institutions have expressed interest in redeveloping their property with
19 long-term affordable housing under the provisions required under SHB 1377; NOW,

20 THEREFORE,

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

22 Section 1. A new Section 23.42.057 is added to the Seattle Municipal Code as follows:

23 **23.42.057 Low-income housing on property owned or controlled by a religious organization**

1 A. This Section 23.42.057 establishes the requirements for developments using
2 alternative standards for low-income housing on property owned or controlled by a religious
3 organization where allowed by the provisions of the zone.

4 B. Eligible property. The property must be owned or controlled by a religious
5 organization at the date of the permit application.

6 C. Affordability requirements

7 1. Eligible households. All dwelling units or congregate residence sleeping rooms
8 permitted pursuant to this Section 23.42.057 shall serve only:

9 a. For rental units, households with incomes no greater than 80 percent of
10 median income, adjusted by household size.

11 b. For ownership units, households with incomes no greater than 80
12 percent of median income, adjusted by household size, and whose assets meet a reasonable limit
13 as established by rule by the Director of Office of Housing.

14 2. Duration. The obligation to provide dwelling units meeting the requirements of
15 subsection 23.42.057.B shall last for a period of 50 years from the date of certificate of
16 occupancy or, if a certificate of occupancy is not required, from the date of the final building
17 permit inspection for the development to which this Section 23.42.057 applies.

18 3. Affordable rent. Monthly rent shall not exceed 30 percent of 80 percent of
19 median income. For purposes of this subsection 23.44.055.C.3, "monthly rent" includes a utility
20 allowance for heat, gas, electricity, water, sewer, and refuse collection, to the extent such items
21 are not paid for tenants by the owner, and any recurring fees that are required as a condition of
22 tenancy.

23 4. Affordable sales price

1 a. Affordable price – initial sales. The initial affordable sale price must be
2 an amount in which total ongoing housing costs do not exceed 30 percent of 80 percent of
3 median income. The Director of Housing will establish by rule the method for calculating the
4 initial sales price including standard assumptions for determining upfront housing costs,
5 including the down payment, and ongoing housing costs, which must include mortgage principal
6 and interest payments, homeowner's insurance payments, homeowner or condominium
7 association dues and assessments, and real estate taxes and other charges included in county tax
8 billings. The Director of Housing may establish by rule a maximum down payment amount.

9 b. Affordable price – resales. Eligible households for purchase of an
10 ownership unit subsequent to the initial sale must have incomes no greater than 80 percent of
11 median income at initial occupancy. The Office of Housing will establish by rule the formula for
12 calculation of maximum affordable prices for sales subsequent to the initial sale to allow modest
13 growth in homeowner equity while maintaining long-term affordability for future buyers.

14 D. Agreement. As a condition of building permit issuance for a development according to
15 this Section 23.42.057, the property owner and the City must enter into an agreement in a form
16 acceptable to the City that includes housing covenants consistent with this Section 23.42.057 and
17 the final plan set approved by SDCI. The agreement must be recorded on the title of the property
18 on which the low-income housing development is located.

19 Section 2. Section 23.44.009 of the Seattle Municipal Code, last amended by Ordinance
20 125791, is renumbered 23.44.007:

21 ~~((23.44.009))~~ **23.44.007 Mandatory Housing Affordability in RSL zones**

22 RSL zones that have a mandatory housing affordability suffix are subject to the provisions of
23 Chapters 23.58B and 23.58C.

1 Section 3. Section 23.44.019 of the Seattle Municipal Code, last amended by Ordinance
2 125791, is renumbered 23.44.009:

3 ~~((23.44.019))~~ **23.44.009 Design standards in RSL zones**

4 In RSL zones, the following provisions apply:

5 A. Pedestrian access at least 3 feet in width shall be provided between each principal
6 structure and the street. This access may be over a driveway and may cross any required yards or
7 interior separation. The pedestrian access may be part of a driveway, provided that the pathway
8 is differentiated from the driveway by pavement color, texture, or similar technique.

9 B. Each dwelling unit with a street-facing facade that is located within 40 feet of a street
10 lot line shall have a pedestrian entry on that street-facing facade. The pedestrian entry shall be
11 marked with a covered stoop, porch, or other similar architectural entry feature.

12 Section 4. A new Section 23.44.019 is added to the Seattle Municipal Code as follows:

13 **23.44.019 Alternative standards for low-income housing on property owned or controlled**
14 **by a religious organization**

15 In lieu of meeting development standards contained in subsection 23.44.010.A (minimum lot
16 area), subsection 23.44.010.C (maximum lot coverage), subsection 23.44.011.B (floor area),
17 subsection 23.44.012.A (height), and subsection 23.44.017 (density), a proposed development
18 that meets the requirements of Section 23.42.057 and subsection 23.44.019.A may elect to meet
19 the alternative development standards subsections 23.44.019.B through 23.44.019.F.

20 A. Site requirements

21 1. All development must meet the base requirements in subsection 23.44.019.A.2.
22 Development that meets only the base requirements in subsection 23.44.019.A.2 is subject to the
23 alternative standards in subsection 23.44.019.B and subsection 23.44.019.D through subsection

1 23.44.019.F. Development that meets the additional requirements in subsection 23.44.019.A.3 is
2 subject to the alternative standards in subsection 23.44.019.C and subsection 23.44.019.D
3 through subsection 23.44.019.F.

4 2. Base requirement. The lot must meet one of the following criteria:

5 a. The lot has or abuts a lot with a religious facility or other use accessory
6 to a religious facility; or

7 b. In SF 5000, SF 7200, and SF 9600 zones, the lot area is 10,000 square
8 feet or greater.

9 3. Additional requirements. The lot must meet the following criteria:

10 a. The lot area is 10,000 square feet or greater;

11 b. The lot is in an urban village, within one-quarter mile (1,320 feet) of an
12 urban village, or within one-quarter mile (1,320 feet) of a transit stop or station served by a
13 frequent transit route as defined in subsection 23.54.015.B.4; and

14 c. The lot meets one of the following locational criteria:

15 1) The lot abuts, is located on a block face with, or is located
16 across a right-of-way from a more intensive zone; or

17 2) No lot line is located within 50 feet of a single-family dwelling
18 unit.

19 B. Proposed development on lots meeting the criteria in subsection 23.44.019.A.2 but not
20 subsection 23.44.019.A.3 must meet the following development standards:

21 1. The minimum lot area per dwelling unit is 1,500 square feet in SF 5000, SF
22 7200, and SF 9600 zones and 1,200 square feet in RSL zones.

1 2. The maximum lot coverage is 50 percent of lot area in SF 5000, SF 7200, and
2 SF 9600 zones and 65 percent in RSL zones.

3 3. The maximum FAR limit is 1.0 in SF 5000, SF 7200, and SF 9600 zones and
4 1.2 in RSL zones. The applicable FAR limit applies to the total chargeable floor area of all
5 structures on the lot.

6 4. In SF 5000, SF 7200, and SF 9600 zones, the maximum height for a proposed
7 development that exceeds the maximum lot coverage limit in subsection 23.44.010.C is 22 feet.
8 The maximum height for all other developments is 30 feet.

9 C. Proposed development on lots meeting the locational criteria in subsection
10 23.44.019.A.3 must meet the following development standards:

11 1. The minimum lot area per dwelling unit is 400 square feet.

12 2. The maximum lot coverage is 50 percent of lot area in SF 5000, SF 7200, and
13 SF 9600 zones and 65 percent in RSL zones.

14 3. The maximum height limit is 40 feet in SF 5000, SF 7200, and SF 9600 zones
15 and 50 feet in RSL zones.

16 4. The maximum FAR limit is 2.0 in SF 5000, SF 7200, and SF 9600 zones and
17 3.0 in RSL zones. The applicable FAR limit applies to the total chargeable floor area of all
18 structures on the lot.

19 D. Permitted uses. In addition to the uses listed in Section 23.44.006, the following uses
20 are permitted outright on lots meeting the requirements of this Section 23.44.019: apartments,
21 cottage housing development, rowhouse development, and townhouse development.

22 E. Siting requirements. In addition to the yard requirements of Section 23.44.014, the
23 following standards apply:

1 1. No dwelling unit shall be closer than 10 feet to a side lot line of an abutting
 2 single-family-zoned lot.

3 2. No dwelling unit shall be closer than 20 feet to a rear lot line of an abutting
 4 single-family-zoned lot.

5 3. No dwelling unit shall be closer than 5 feet to any lot line.

6 F. Maximum facade length. The maximum combined length of all portions of a facade
 7 within 20 feet of a lot line of abutting single-family-zoned lot may not exceed 40 feet.

8 Section 5. Section 23.45.504 of the Seattle Municipal Code, last amended by Ordinance
 9 125558, is amended as follows:

10 **23.45.504 Permitted and prohibited uses**

11 A. All uses are permitted outright, prohibited, or permitted as a conditional use according
 12 to Table A for 23.45.504 and this Section 23.45.504. Uses not referred to in Table A for
 13 23.45.504 are prohibited, unless otherwise indicated in this Chapter 23.45 or Chapters 23.51A,
 14 23.51B, or 23.57. Communication utilities and accessory communication devices, except as
 15 exempted in Section 23.57.002, are subject to the regulations in this Chapter 23.45 and additional
 16 regulations in Chapter 23.57. Public facilities are subject to the regulations in Section
 17 23.51A.004.

18 B. All permitted uses are allowed as a principal use or as an accessory use, unless
 19 otherwise indicated in this Chapter 23.45.

Table A for 23.45.504
Permitted and (~~Prohibited Uses~~) prohibited uses

Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
A. Residential use except as listed below	P	P
A.1. Congregate residence	X/P ¹	P/X ²
B. Institutions	P/CU ³	P/CU ³

Table A for 23.45.504		
Permitted and ((Prohibited Uses)) prohibited uses		
Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
C. Uses in existing or former public schools		
C.1. Child care centers, preschools, public or private schools, educational and vocational training for the disabled, adult evening education classes, nonprofit libraries, community centers, community programs for the elderly, and similar uses in existing or former public schools	P	P
C.2. Other non-school uses in existing or former public schools	Permitted pursuant to procedures established in Chapter 23.78	Permitted pursuant to procedures established in Chapter 23.78
D. Park and ride facilities		
D.1. Park and ride facilities on surface parking lots	X/CU ⁴	X/CU ⁴
D.2. Park and ride facilities in parking garages	X/P ⁵	X/P ⁵
E. Parks and playgrounds including customary uses	P	P
F. Ground-floor commercial uses	RC/P ⁶	RC/P ^{6,7}
G. Medical service uses other than permitted ground-floor commercial uses	P/X ((⁷)) ⁸	P/CU/X ((⁷)) ⁸
H. Uses not otherwise permitted in ((landmark)) <u>Landmark</u> structures	CU	CU
I. Cemeteries	P/X ((⁸)) ⁹	P/X ((⁸)) ⁹
J. Community gardens	P	P
K. Parking, flexible-use	X/P ((⁹)) ¹⁰	P ((⁹)) ¹⁰
L. All other uses	X	X

Table A for 23.45.504

Permitted and (~~Prohibited Uses~~) prohibited uses

Uses	Permitted and prohibited uses by zone	
	LR1, LR2, and LR3	MR and HR
Footnotes to Table A for 23.45.504		
¹ Congregate residences that are owned by a college or university; or are a sorority or fraternity; or are owned by a not-for-profit entity or charity; or are licensed by the State and provide on-site supportive services for seniors or persons with disabilities; are permitted outright. All others are prohibited. Supportive services include meal service, cleaning service, health services, or similar.		
² Congregate residences that are owned by a college or university; or are a sorority or fraternity; or are owned by a not-for-profit entity or charity; or are licensed by the State and provide on-site supportive services for seniors or persons with disabilities; are permitted outright. All others are permitted only in locations within urban villages and urban centers. Supportive services include meal service, cleaning service, health services, or similar.		
³ Institutions meeting development standards are permitted outright; all others are administrative conditional uses pursuant to Section 23.45.506. The provisions of this Chapter 23.45 shall apply to Major Institution uses as provided in Chapter 23.69.		
⁴ Prohibited in Station Area Overlay Districts (SAODs); otherwise, permitted as an administrative conditional use pursuant to Section 23.45.506 on surface parking existing as of January 1, 2017.		
⁵ Prohibited in LR1 and LR2 zones, including LR1/RC and LR2/RC. Permitted outright in LR3, MR, HR, and LR3/RC zones, except prohibited in the SAOD.		
⁶ <u>Permitted in development that meets the requirements of Section 23.42.057 and Chapter 23.46 even if it is not located in a Residential-Commercial zone.</u>		
⁷ Subject to subsection 23.45.504.E except in zones that include an RC designation.		
⁽⁷⁾ ⁸ Subject to subsections 23.45.504.G and 23.45.506.F.		
⁽⁸⁾ ⁹ Subject to subsection 23.45.504.F.		
⁽⁹⁾ ¹⁰ Prohibited in LR1 and LR2 zones. Permitted outright in all other multifamily zones as surface parking on surface parking lots existing as of January 1, 2017; permitted outright in garages; subject to Section 23.54.026.		
P = Permitted outright CU = Permitted as an Administrative Conditional Use RC = Permitted in areas zoned Residential Commercial (RC), and subject to the provisions of the RC zone, Chapter 23.46 X = Prohibited		

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 2 C. Accessory uses. The following accessory uses are permitted in all multifamily zones,
 3 subject to the standards in Section 23.45.545, if applicable:

- 4 1. Private garages and carports;
- 5 2. Private, permanent swimming pools, hot tubs and other similar uses;
- 6 3. Solar collectors, including solar greenhouses;
- 7 4. Open wet moorage accessory to residential structures;
- 8 5. Uses accessory to parks and playgrounds, pursuant to Section 23.45.578;
- 9 6. Bed and breakfasts in a dwelling unit that is at least five years old;
- 10 7. Recycling collection stations;

1 8. Urban farms with planting area not more than 4,000 square feet. Urban farms
2 with greater than 4,000 square feet of planting area may be allowed as an administrative
3 conditional use to any use permitted outright or as a conditional use. The Director may grant,
4 condition or deny a conditional use permit in accordance with subsection 23.42.051.B; and

5 9. Accessory dwelling units.

6 D. Heat recovery incinerators may be permitted as accessory administrative conditional
7 uses, pursuant to Section 23.45.506.

8 E. Ground-floor commercial use

9 1. Drive-in businesses are prohibited, as either a principal or accessory use.

10 2. The following uses are permitted as ground-floor commercial uses in
11 ~~((Midrise))~~ MR and ~~((Highrise))~~ HR zones pursuant to Section 23.45.532:

12 a. Business support services;

13 b. Food processing and craft work;

14 c. General sales and services;

15 d. Medical services;

16 e. Offices;

17 f. Restaurants; and

18 g. Live-work with one of the uses permitted in this subsection 23.45.504.E
19 as the permitted commercial use.

20 F. Existing cemeteries are permitted to continue in use. New cemeteries are prohibited
21 and existing cemeteries are prohibited from expanding. For purposes of this ~~((section))~~ Section
22 23.45.504, a change in a cemetery boundary is not considered an expansion in size and is
23 permitted provided that:

1 1. ~~((the))~~ The change does not increase the net land area occupied by the
2 cemetery;

3 2. ~~((the))~~ The land being added to the cemetery is contiguous to the existing
4 cemetery and is not separated from the existing cemetery by a public street or alley whether or
5 not improved; and

6 3. ~~((the))~~ The use of the land being added to the cemetery will not result in the
7 loss of housing.

8 G. Except as provided in subsections 23.45.504.G.1 and 23.45.504.G.2 below, medical
9 service uses other than permitted ground-floor commercial uses are prohibited.

10 1. Medical service uses in HR zones may be permitted as administrative
11 conditional uses pursuant to subsection 23.45.506.F.

12 2. Medical service uses meeting the development standards for institutions are
13 permitted outright on property conveyed by a deed from the City that, at the time of conveyance,
14 restricted the property's use to a health care or health-related facility.

15 H. Fences and free-standing walls of utility services uses shall be set back from the street
16 lot line by an average of 7 feet(~~(7)~~) and be no less than 5 feet from the street lot line at any point.
17 Landscaping shall be provided between the fence or wall and the street lot line. The Director
18 may reduce this setback after finding that the reduced setback will not significantly increase
19 project impacts, including but not limited to noise, odor, and the scale of the structure in relation
20 to nearby buildings. Acceptable methods to reduce fence or wall impacts include changes in the
21 height, design or construction of the fence or wall, including the use of materials, architectural
22 detailing, artwork, vegetated trellises, decorative fencing, or similar features to provide visual
23 interest facing the street lot line. Fences and walls may obstruct or allow views to the interior of

1 a site. Where site dimensions and conditions allow, applicants are encouraged to provide both a
2 landscaped setback between the fence or wall and the right-of-way, and a fence or wall that
3 provides visual interest facing the street lot line, through the height, design or construction of the
4 fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises,
5 decorative fencing, or similar features.

6 Section 6. A new Section 23.45.550 is added to the Seattle Municipal Code as follows:

7 **23.45.550 Alternative standards for low-income housing on property owned or controlled**
8 **by a religious organization**

9 In lieu of meeting development standards contained in subsections 23.45.510.B and 23.45.510.C
10 (floor area), subsections 23.45.512.A and 23.45.512.B (density), and subsections 23.45.514.A
11 and 23.45.514.B (height), a proposed development that meets the requirements of Section
12 23.42.057 may elect to meet the alternative development standards this Section 23.45.550.

13 A. Floor area

14 1. Development permitted pursuant to Section 23.42.057 is subject to the FAR
15 limits as shown in Table A for 23.45.550.

Table A for 23.45.550
FAR limits for development permitted pursuant to Section 23.42.057

Zone	Base FAR	Maximum additional exempt FAR¹
LR1	1.5	0.3
LR2	1.8	0.3
LR3 outside urban centers and urban villages	2.5	0.5
LR3 inside urban centers and urban villages	3.25	0.5
MR	5.0	0.5
HR	16	1.0

Table A for 23.45.550
FAR limits for development permitted pursuant to Section 23.42.057

Zone	Base FAR	Maximum additional exempt FAR¹
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Footnote to Table A for 23.45.550

¹ Gross floor area for uses listed in subsection 23.45.550.B.2 are exempt from FAR calculations up to this amount.

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2. In addition to the FAR exemptions in subsection 23.45.510.D, the following floor area is exempt from FAR limits up to the total amount specified in Table A for 23.45.550:
- a. Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;
 - b. Floor area in use as a religious facility; and
 - c. Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and
 - d. Any floor area in a development located within one-quarter mile (1,320 feet) of a transit stop or station served by a frequent transit route as defined in subsection 23.54.015.B.4.
3. Split-zoned lots. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that:
- a. At least 70 percent of the total lot area is in the zone with the highest FAR limit;
 - b. No portion of the lot is located in a single-family zone; and
 - c. A minimum setback of 10 feet applies for any lot line that abuts a lot in a single-family zone.

B. Maximum height

1 1. Development permitted pursuant to Section 23.42.057 is subject to the height
2 limits as shown in Table B for 23.45.550.

Table B for 23.45.550	
Structure height for development permitted pursuant to Section 23.42.057	
Zone	Height limit (in feet)
LR1	40
LR2	50
LR3 outside urban centers and urban villages	55
LR3 inside urban centers and urban villages	65
MR	95
HR	480

3 2. Split-zoned lots. On lots located in two or more zones, the height limit for the
4 entire lot shall be the highest height limit of all zones in which the lot is located, provided that:

- 5 a. At least 70 percent of the total lot area is in the zone with the highest
6 height limit;
- 7 b. No portion of the lot is located in a single-family zone; and
- 8 c. A minimum setback of 10 feet applies for any lot line that abuts a lot in
9 a single-family zone.

10 C. Density limits. Development permitted pursuant to this Section 23.45.550 is not
11 subject to the standards of subsections 23.45.512.A and 23.45.512.B.

12 Section 7. A new Section 23.47A.040 is added to the Seattle Municipal Code as follows:

13 **23.47A.040 Alternative standards for low-income housing on property owned or controlled**
14 **by a religious organization**

15 In lieu of meeting development standards contained in subsections 23.47A.012.A (height) and
16 23.47A.013.A (floor area), a proposed development that meets the requirements of Section
17 23.42.057 may elect to meet the alternative development standards this Section 23.47A.040.

1 A. Maximum height.

2 1. The applicable height limit for development permitted pursuant to Section
3 23.42.057 in NC zones and C zones as designated on the Office Land Use Map, Chapter 23.32 is
4 increased as shown in Table A for 23.47A.040.

Table A for 23.47A.040	
Additional height for development permitted pursuant to Section 23.42.057	
Mapped height limit (in feet)	Height limit (in feet)
30	55
40	75
55	85
65	95
75	95
85	145
95	145
145	200
200	240

5 2. Split-zoned lots. On lots located in two or more zones, the height limit for the
6 entire lot shall be the highest height limit of all zones in which the lot is located, provided that:
7 a. At least 70 percent of the total lot area is in the zone with the highest
8 height limit;
9 b. No portion of the lot is located in a single-family zone; and
10 c. A minimum setback of 10 feet applies for any lot line that abuts a lot in
11 a single-family zone.

12 B. Floor area

13 1. Development permitted pursuant to Section 23.42.057 is subject to the FAR
14 limits as shown in Table B for 23.47A.040.

Table B for 23.47A.040
FAR limits for development permitted pursuant to Section 23.42.057

Mapped height limit (in feet)	FAR limit for development that does not exceed mapped height limit	FAR limit for development that exceeds mapped height limit	Maximum additional exempt FAR¹
30	2.75	3.25	0.5
40	3.5	4.5	0.5
55	4.25	5.25	0.5
65	5.25	5.75	0.5
75	5.75	5.75	0.5
85	6.25	7.0	1.0
95	6.5	7.0	1.0
145	7.25	8.0	1.0
200	8.5	9.0	1.0

Footnote to Table A for 23.47A.040

¹ Gross floor area for uses listed in subsection 23.47A.040.B.2 are exempt from FAR calculations up to this amount.

2. In addition to the FAR exemptions in subsection 23.47A.013.B, the following floor area is exempt from FAR limits up to the total amount specified in Table B for 23.47A.040:

a. Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;

b. Floor area in use as a religious facility; and

c. Floor area in a structured designated as a Landmark pursuant to Chapter 25.12; and

d. Any floor area in a development located within one-quarter mile (1,320 feet) of a transit stop or station served by a frequent transit route as defined in subsection 23.54.015.B.4.

3. Split-zoned lots. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that:

- 1 a. At least 70 percent of the total lot area is in the zone with the highest
2 FAR limit;
- 3 b. No portion of the lot is located in a single-family zone; and
4 c. A minimum setback of 10 feet applies for any lot line that abuts a lot in
5 a single-family zone.

6 C. Upper-level setback. An upper-level setback of 8 feet from the lot line is required for
7 any street-facing facade for portions of a structure exceeding the mapped height limit designated
8 on the Official Land Use Map, Chapter 23.32.

9 Section 8. A new Section 23.48.100 is added to the Seattle Municipal Code as follows:

10 **23.48.100 Alternative standards for low-income housing on property owned or controlled**
11 **by a religious organization**

12 A proposed development that meets the requirements of Section 23.42.057 may achieve
13 additional height and FAR as provided in this Section 23.48.100.

14 A. Maximum height. The applicable maximum height limit for residential uses in
15 development permitted pursuant to Section 23.42.057 in Seattle Mixed zones as designated on
16 the Office Land Use Map, Chapter 23.32 is increased by the following amounts:

- 17 1. For zones with a mapped maximum height limit of 85 feet or less, 20 feet.
18 2. For zones with a mapped maximum height limit greater than 85 feet, 40 feet.

19 B. Floor area. The applicable maximum FAR limit for residential uses in development
20 permitted pursuant to Section 23.42.057 in Seattle Mixed zones is increased by the following
21 amounts:

- 22 1. For zones with a mapped maximum height limit of 85 feet or less, 1.5 FAR.
23 2. For zones with a mapped maximum height limit greater than 85 feet, 3.0 FAR.

1 Section 9. A new Section 23.49.037 is added to the Seattle Municipal Code as follows:

2 **23.49.037 Alternative standards for low-income housing on property owned or controlled**
3 **by a religious organization**

4 In lieu of meeting development standards contained in 23.49.008.A (height) and 23.49.011.A.1
5 (floor area), a proposed development that meets the affordability and eligibility requirements of
6 Section 23.42.057 may elect to meet the alternative development standards this Section
7 23.49.037.

8 A. Maximum height. The applicable maximum height limit for residential uses in
9 development permitted pursuant to Section 23.42.057 in Downtown zones as designated on the
10 Office Land Use Map, Chapter 23.32 is increased by the following amounts:

- 11 1. For zones with a mapped maximum height limit of 85 feet or less, 20 feet.
12 2. For zones with a mapped maximum height limit greater than 85 feet, 40 feet.

13 B. Floor area. The applicable maximum FAR limit for residential uses in development
14 permitted pursuant to Section 23.42.057 in Downtown zones is increased by the following
15 amounts:

- 16 1. For zones with a mapped maximum height limit of 85 feet or less, 1.5 FAR.
17 2. For zones with a mapped maximum height limit greater than 85 feet, 3.0 FAR.

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