

# Low Impact Development Code Changes Summary — Staff Draft

<http://www.seattle.gov/dpd/codesrules/changestocode/lowimpactdevelopment/whatwhy/default.htm>

CODE SECTION	CHANGES WE ARE CONSIDERING
<b>Grading Code</b>	
1 <a href="#">22.170.190.G General Requirements</a>	Clarify that only areas receiving fill shall be prepared so that no unnecessary area is stripped of vegetation.
2 <a href="#">22.170.190.I.7 Requirements for fill materials</a>	Generally, space constraints on urban sites make it infeasible to replace topsoil after construction. However, to address the cases where it does make sense, this would add "topsoil stockpiling" to options the Director may require.
<b>Land Use Code</b>	
3 <a href="#">23.41.018 Streamlined administrative design review</a>	Add stormwater management to the list of criteria by which the Director may waive or allow adjustments to development standards.
4 <a href="#">23.43.008 Development standards for one dwelling unit per lot</a> <a href="#">23.43.010 Tandem housing</a> <a href="#">23.43.012 Cottage Housing Developments (CHDs)</a> <a href="#">23.44.014 Single family residential - Yards</a> <a href="#">23.45.518 Multifamily - Setbacks and separations</a> <a href="#">23.47A.009 Standards applicable to specific areas</a> <a href="#">23.47A.014 Commercial - Setback requirements</a> <a href="#">23.75.140 Master Planned Communities - Setbacks and projections</a>	Similar to the existing flexibility allowed to retain exceptional trees (25.11.060), this series of changes would allow flexibility to waive yard, separation, and/or setback requirements to accommodate above grade bioretention facilities.  In certain zones, sideyard setbacks prevent structures within 5 feet of property lines. We have an existing exception for cisterns in single-family residential, but it's unclear whether or not above-grade bioretention facilities such as bioretention planters are allowed. This change would apply the same exception to both cisterns and above-grade bioretention structures.
5 <a href="#">23.44.022 Institutions</a>	Change the landscaping standards for institutions and require a Green Factor score of 0.3 or greater for certain lots.
6 <a href="#">23.44.024 Clustered housing planned developments</a> <a href="#">23.44.034 Planned residential development (PRD)</a>	Allow Director to modify required setbacks or require landscaping to minimize impervious surface, preserve native vegetation, and encourage green stormwater infrastructure (GSI); require permeable paving, shared driveways, etc.; and for large sites require phasing to minimize site disturbance.
7 <a href="#">23.45.536.D Multifamily residential parking screening</a>	Add consistency with the commercial parking screening requirements in 23.47A, which allow bioretention as screening provided the vegetation is high enough.
8 <a href="#">23.45.536.C.2 Multifamily residential parking location</a>	If street access rather than alley access is required for parking, stipulate that either driveways to individual rowhouse and townhouse units be paved with permeable materials or that they use shared driveways.
9 <a href="#">23.45.516.C.2 Additional height and extra residential floor area in Midrise and Highrise zones</a> <a href="#">23.45.522 Amenity area</a> <a href="#">23.47A.024 Amenity area</a>	Clarify that bioretention facilities and rain gardens count towards required landscaped amenity areas.
10 <a href="#">23.47A.016.D Commercial landscaping and screening standards</a>	Clarify that bioretention can be used as screening in commercial parking lots and that screening must only be protected, not continuously enclosed, by a structural barrier to prevent cars driving onto the landscaped area. This allows for openings that let water into the bioretention area.
11 <a href="#">23.49.019 Downtown parking</a>	Clarify that landscaping required for surface parking downtown need only be protected, not enclosed, by a structural barrier to prevent cars from enter that area.
12 <a href="#">23.49.036 Planned community developments</a>	Add GSI beyond what the Stormwater Code (SMC 22.800-22.808) requires to the list of public benefits PCDs should address.
13 <a href="#">23.49.041 Combined lot development</a>	Add GSI beyond what the Stormwater Code requires to the list of public benefits the Director may consider when considering combined lot development.
14 <a href="#">23.49.045 Downtown principal and accessory parking</a>	Clarify if and where surface parking is allowed in Downtown zones and add criteria for bioretention and GSI.
15 <a href="#">23.49.046 Downtown conditional uses and Council decisions</a>	Allow flexibility for the Director to modify landscaping standards for new surface parking lots for 20 or more vehicles in DOC1, DOC2, or DMC zones in order to accommodate bioretention or GSI.
16 <a href="#">23.50.034 Industrial screening and landscaping</a>	Similar to #10 above, clarify that bioretention is allowed in industrial parking lots provided the vegetation is high enough.
17 <a href="#">23.57.008 Communications Regulations - Development standards</a>	Clarify that bioretention can be used as part of the landscaping requirement provided it results in the same level of screening and mitigation of visual impacts that would otherwise result.
18 <a href="#">23.84A.028 "O"</a>	Add bioretention and rain gardens to the definition of "landscaped open space."
<b>Environmentally Critical Areas Regulations</b>	
19 Chapter 25.09  This will be part of separate ECA legislation.	Development in Environmentally Critical Areas (ECA) and ECA buffers is allowed only under certain circumstances. Consider adding flexibility for LID retrofits for nonconforming structures and LID measures in ECAs and ECA buffers in certain conditions.
<b>Landscape Director's Rule</b>	
20 <a href="#">DR 10-2011</a>	Change to update the soil standard reference and add guidance about trees in bioretention planters.