

Lowrise Multi-family Zoning Code Corrections

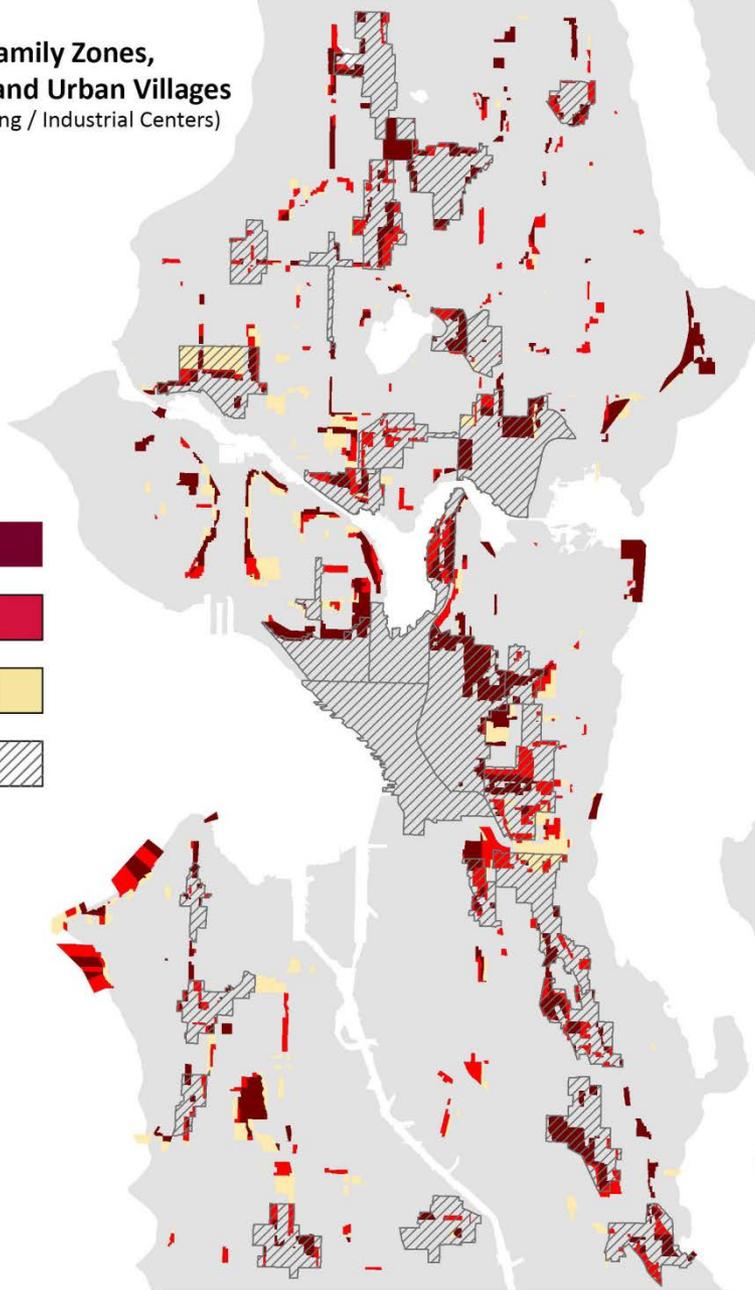
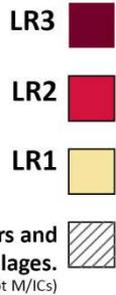
Planning Commission
February 13, 2014
Seattle Municipal Tower



City of Seattle
Department of Planning and Development

Lowrise Multi-family Zones Citywide

**Lowrise Multi-family Zones,
Urban Centers and Urban Villages**
(Except Manufacturing / Industrial Centers)



- 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.



0 0.5 1 2 Miles



Department of
Planning &
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)



Lowrise Multi-family Zones: Before 2010 Major Update



- 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.



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 23.84.032 for complete housing type definitions.

Cottage Housing



Individual cottage house structures are arranged around a common open space. 960 SF is the maximum size allowed for each cottage.

Rowhouse



Rowhouses are attached side by side along common walls. Each rowhouse directly faces the street with no other principal housing units behind the rowhouses. Rowhouses occupy the space from the ground to the roof. Units can not be stacked.*

Townhouse



Townhouses are attached along common walls. Townhouses occupy the space from the ground to the roof. Units can not be stacked. Principal townhouse units may be located behind other townhouses units as seen from the street.*

Apartments



Multifamily housing that is not cottage housing, rowhouses, or townhouses is considered apartments. Apartment units may be stacked.

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.

	Cottage Housing	Rowhouse	Townhouse	Apartments
Floor Area Ratio (FAR)**	1.1	1.0 or 1.2	0.9 or 1.1	1.0
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 2,200 SF or 1 unit / 1,600 SF lot area	1 unit / 2,000 SF lot area (duplexes and triplexes only)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch
Building Setbacks	Front: 7' Average, 5' minimum Rear: 0' with Alley, 7' no Alley Side: 5' minimum	Front: 5' minimum Rear: 0' with Alley, 7' average, 5' minimum Side: 0', 5' on lots next to single family zones	Front: 7' Average, 5' minimum Rear: 7' Average, 5' minimum Side: 5' if building is 40' or less in length, or 7' Average 5' min.	Front: 5' minimum Rear: 10' minimum with Alley, 15' minimum no Alley Side: 5' if building is 40' or less in length, or 7' Average 5' min.
Building Width Limit	60'	60'	60'	45'
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

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.

	Cottage Housing	Rowhouse	Townhouse	Apartments
Floor Area Ratio (FAR)**	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,200 SF or No Limit
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch or 30' + 4' for partially below grade floor
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	Not applicable	No Limit	90'	90'
Max. Facade Length	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

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.

	Cottage Housing	Rowhouse	Townhouse	Apartments	Growth Areas***	Outside Growth Areas***	Growth Areas***	Outside Growth Areas***
Floor Area Ratio (FAR)**	1.1	1.2 or 1.4	1.2 or 1.4	1.1 or 1.3	1.5 or 2.0	1.3 or 1.5 (1.8 on a street with frequent transit)	1.5 or 2.0	1.3 or 1.5 (1.8 on a street with frequent transit)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	Rowhouses and Townhouses: 30' + 5' for roof with min. 6:12 pitch and +4' for partially below grade floor; or +10' for roof with min. 6:12 pitch (no height added for below-grade floor). Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments).	1.2 or 1.4	1.1 or 1.3	40' + 5' for roof with min. 6:12 pitch; or +4' for partially below-grade floor; 30' limit if within 50' of a single family zone.	30'	40' + 5' for roof with min. 6:12 pitch; or +4' for partially below-grade floor; 30' limit if within 50' of a single family zone.	30'
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,200 SF or No Limit	1 unit / 800 SF lot area or No Limit	1 unit / 800 SF lot area or No Limit	1 unit / 800 SF lot area or No Limit	1 unit / 800 SF lot area or No Limit
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	No Limit	No Limit	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.							
SDR	Optional	Optional	Required for 3 or more units	Optional	Optional	Optional	Optional	Optional

Lowrise Multi-family Zones: 2010 Update



Rowhouses in NYC.

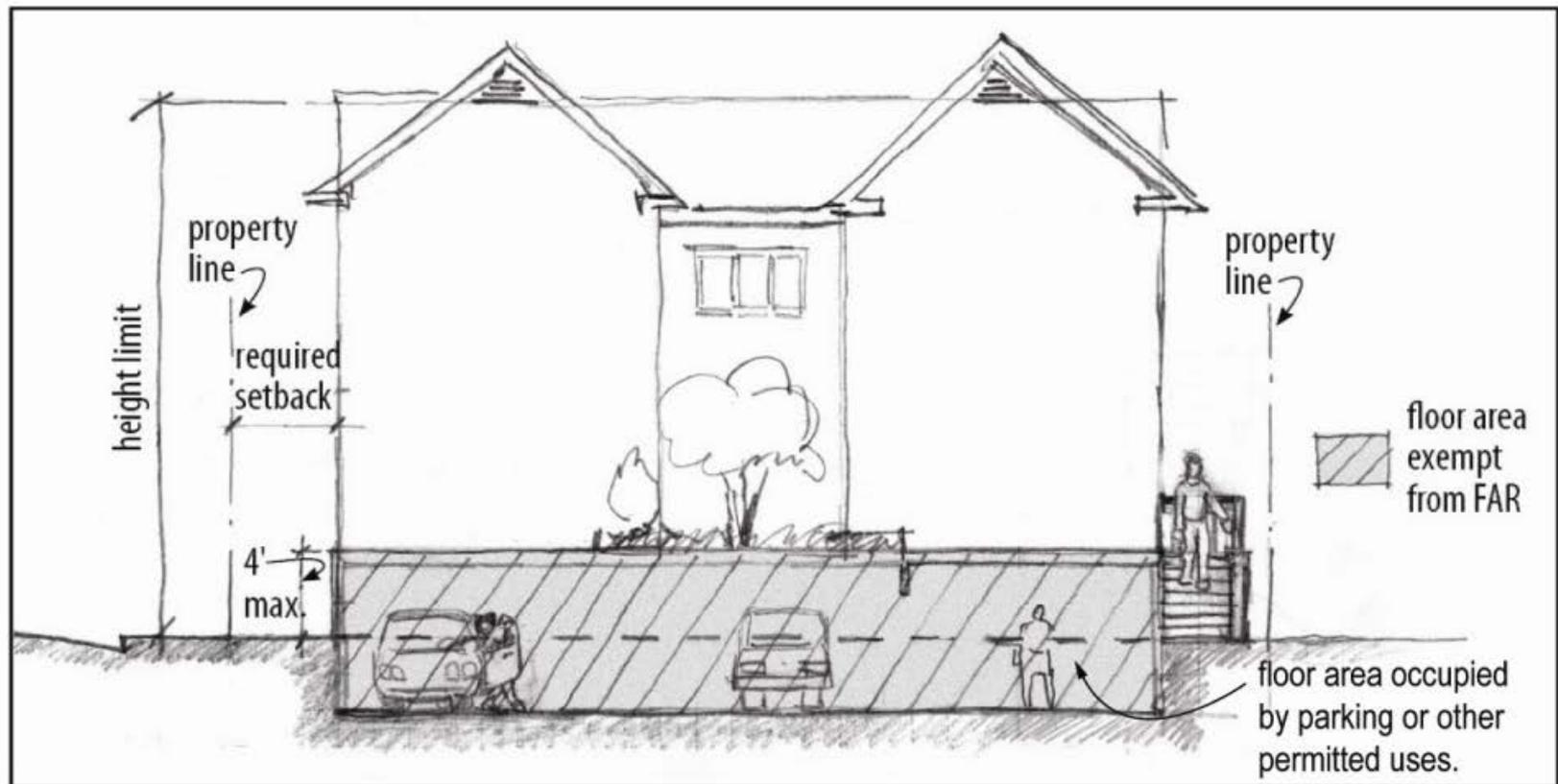
- Promoted more 'urban' formats of lowrise housing.
 - Reduced setbacks
 - More flexible height limits and rooflines
- Considered historic and best practices in lowrise housing.
 - Raised first floor
 - Allow 4-stories



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

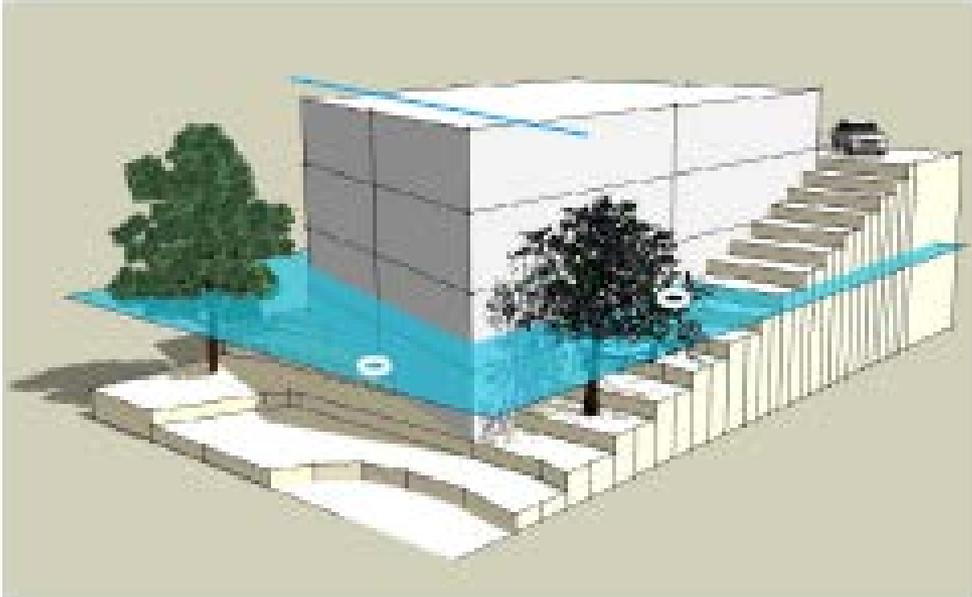


Lowrise Multi-family Zones: 2010 Update

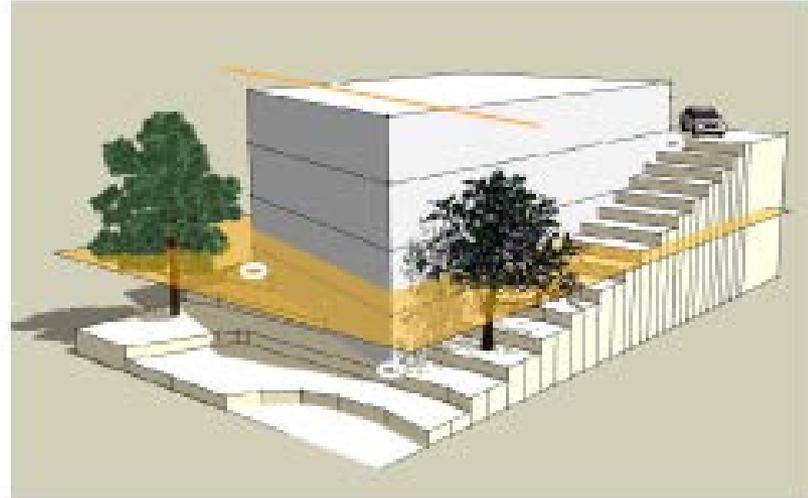
Height Measurement

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

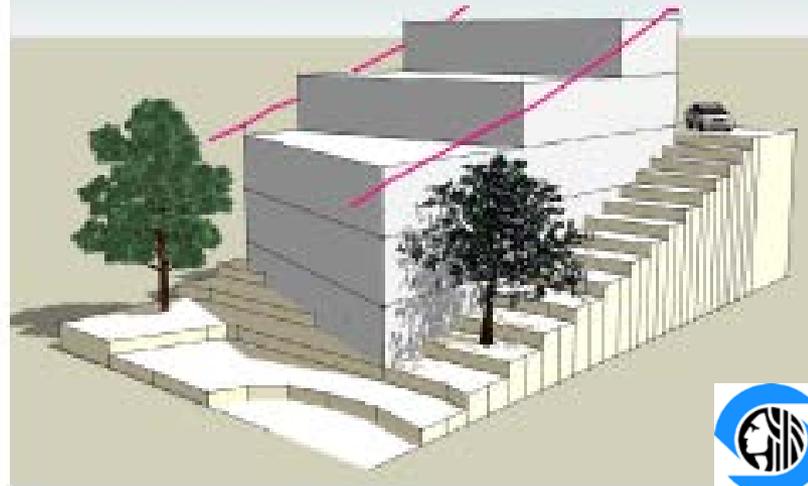
- New Method: Similar to Shorelines



- Building Code Method



- 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)

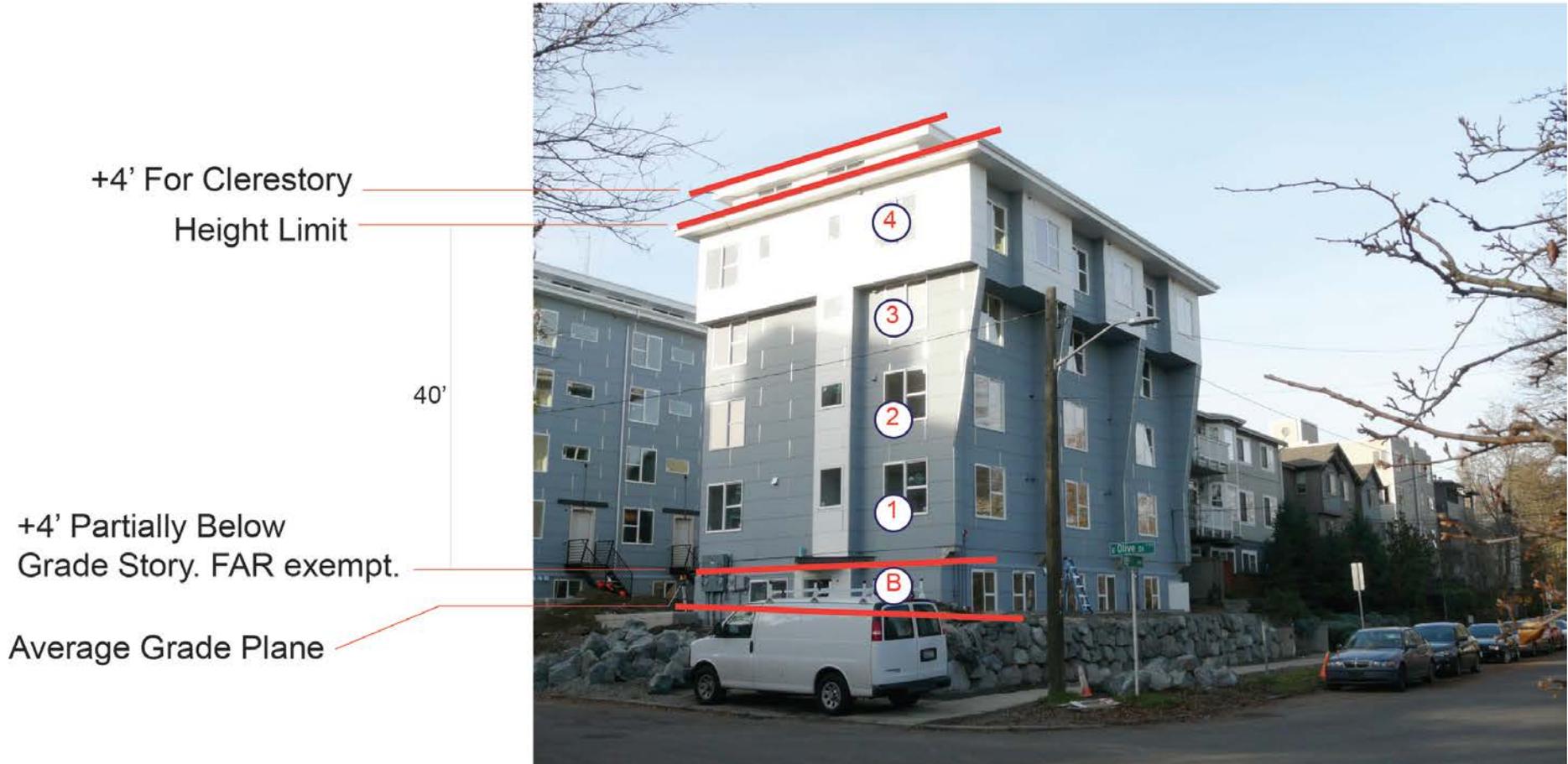
- Micro-housing
- Parking
- Design review
- Urban village boundaries
- Overall FAR limits



Lowrise Multi-family Zoning: Development Examples

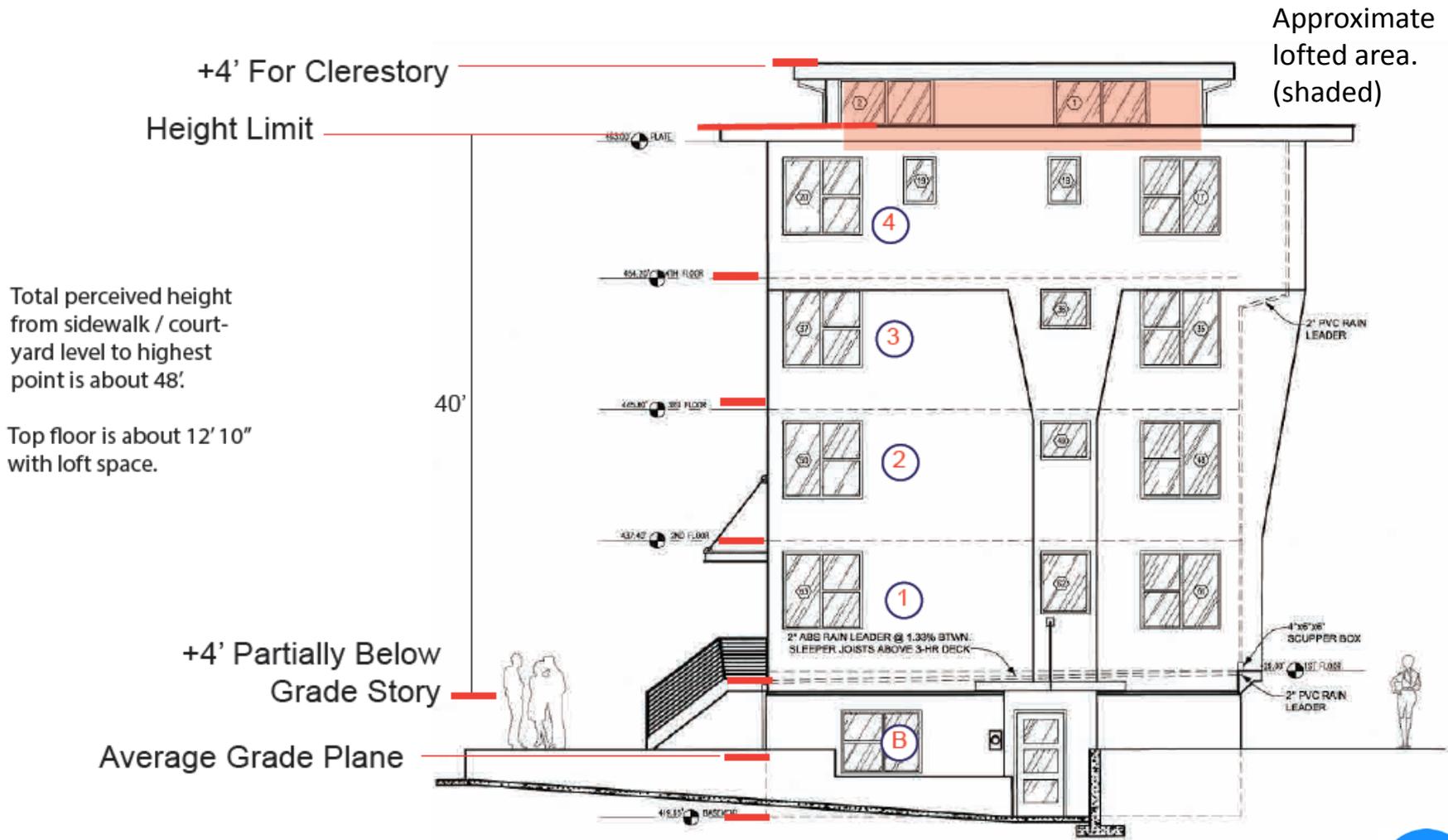
1720, 1728 E. Olive St.

LR3 Zone in Capitol Hill Urban Center.



Lowrise Multi-family Zoning: Development Examples

1720, 1728 E. Olive St.



Approximate lofted area. (shaded)

+4' For Clerestory

Height Limit

Total perceived height from sidewalk / courtyard level to highest point is about 48'.

Top floor is about 12' 10" with loft space.

40'

+4' Partially Below Grade Story

Average Grade Plane

SOUTH ELEVATION (BLDG # B)

SCALE: 3/16" = 1'-0"



Lowrise Multi-family Zoning: Development Examples

1734 13th Ave. S.

LR3 outside of urban village. Beacon Hill.



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.



Lowrise Multi-family Zoning: Development Examples

2048 NW 64th St.

LR1 inside Ballard urban village.

+10' For Stair
Penthouse

+4' Allowed Railing

Height Limit

30'

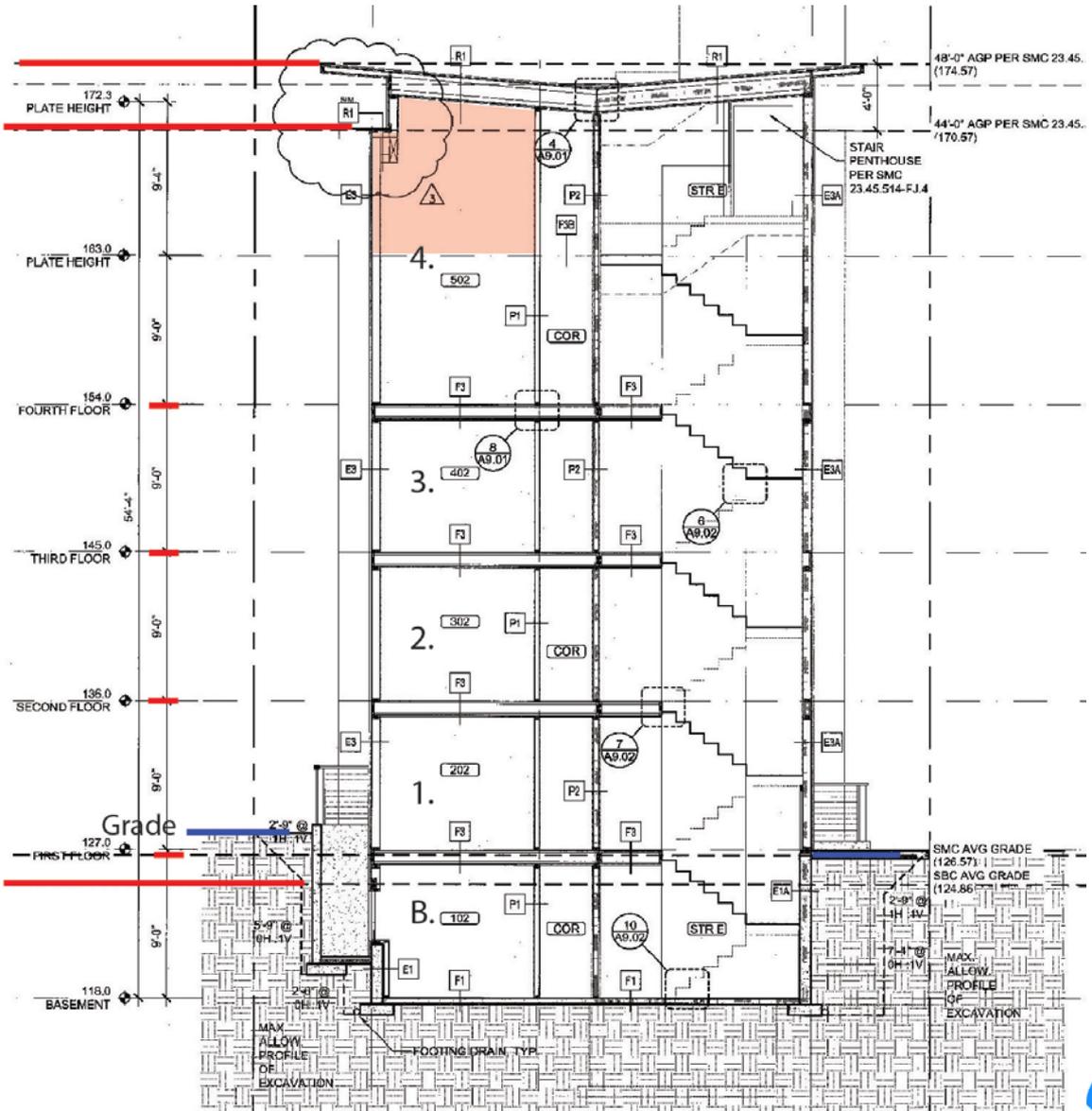
Average
Grade



Lowrise Multi-family Zoning: Development Examples

2371 Franklin Ave. E.

+4' for Clerestory
40' Height Limit
+ 4' for below grade story.



Lowrise Multi-family Zoning Corrections

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)



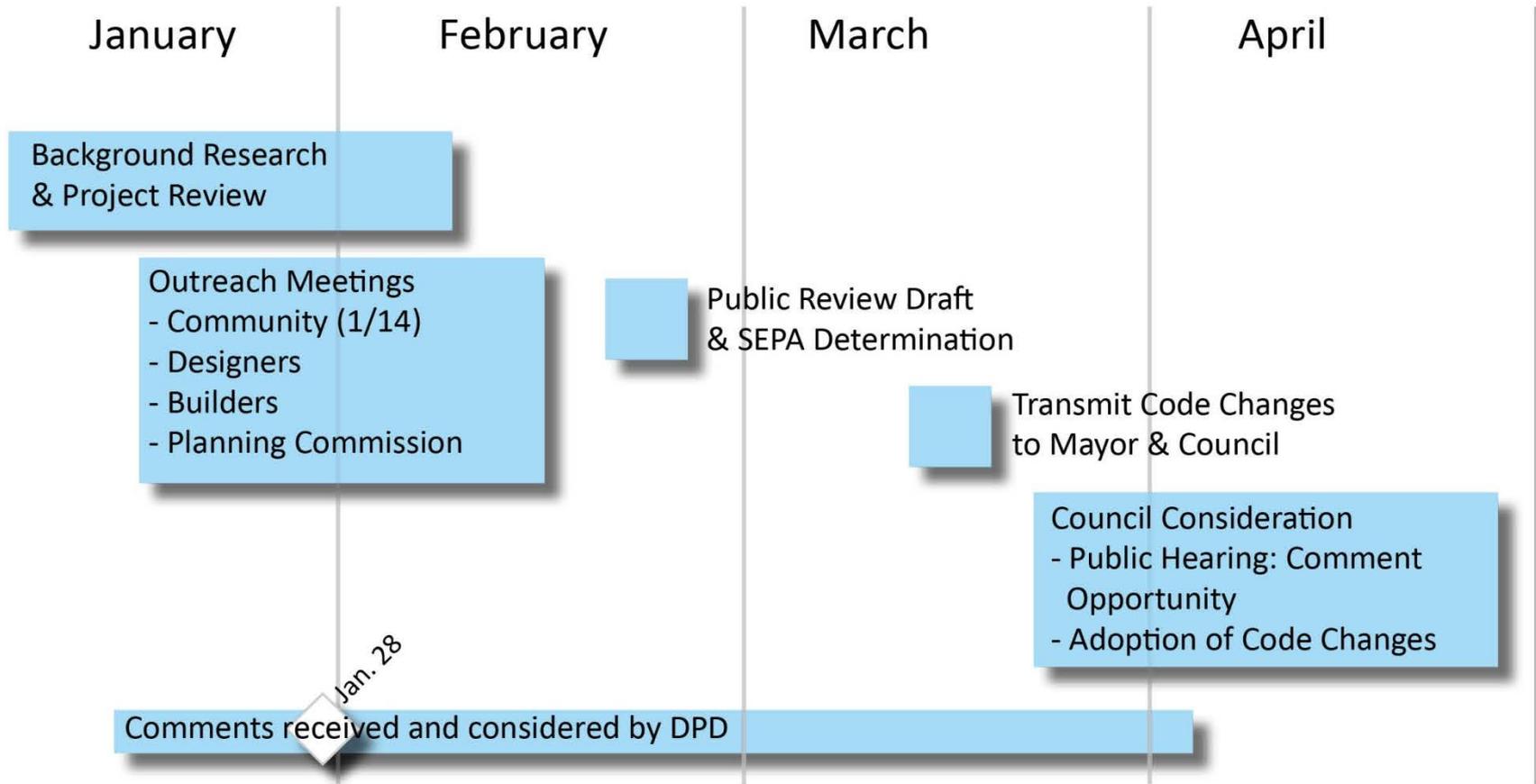
Lowrise Multi-family Zoning Corrections

Specific Standards Under Review – Including Combinations

- Interpretation of average grade plane measurement.
(Measurements, and interpretation of 23.86.006)
- FAR for exterior stairs corridors and breezeways. (23.86.007)
- Consider: possible additional or new design standards.
(ie. maximum street facing façade height.)



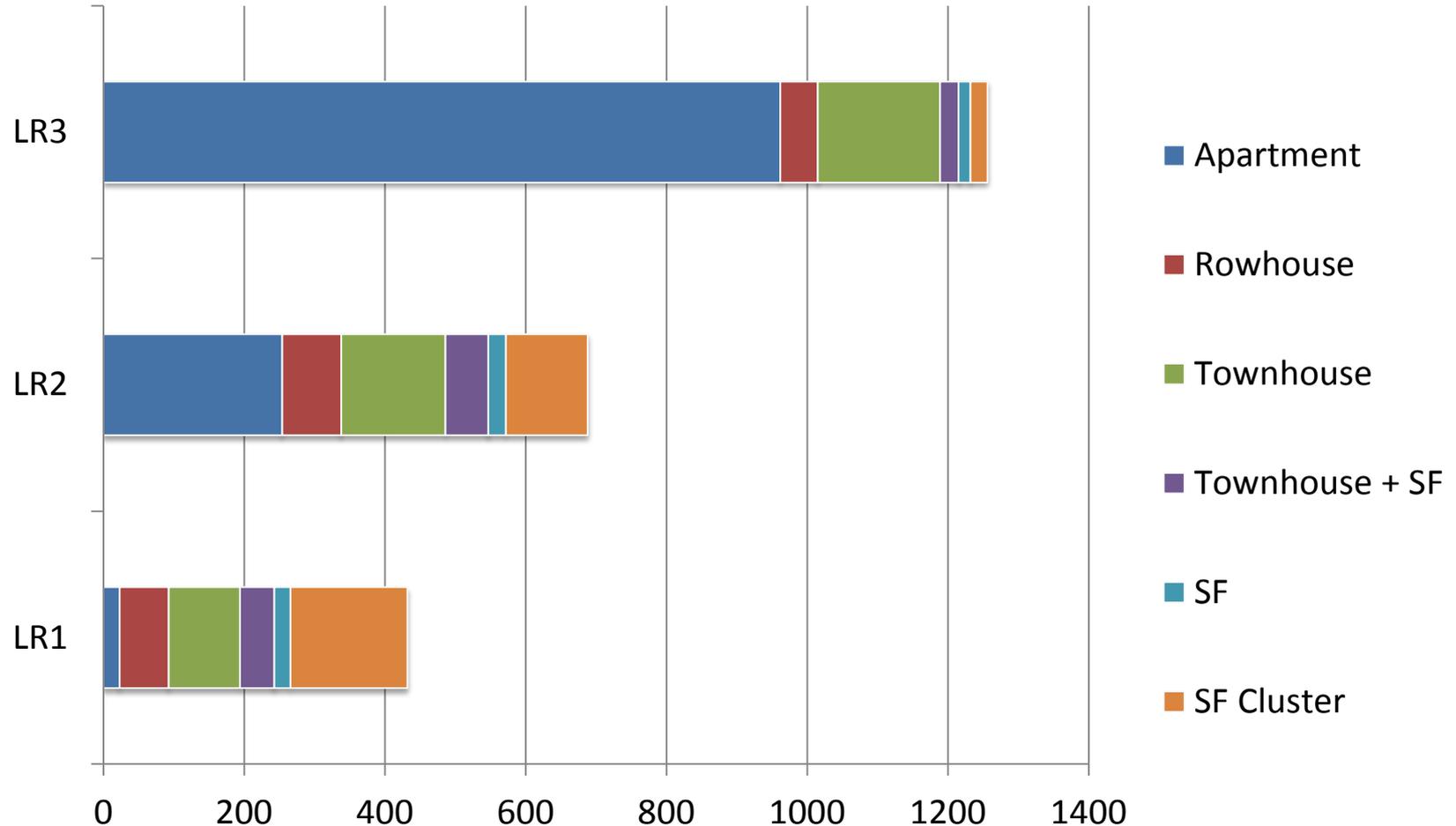
Lowrise Multi-family Zoning Corrections Timeline & Opportunities to Participate



Lowrise Multi-family Zoning Corrections

Lowrise Development by Zone by Housing Type

Dwelling Units. Building permit applications Sept. 2011 – Sept. 2013

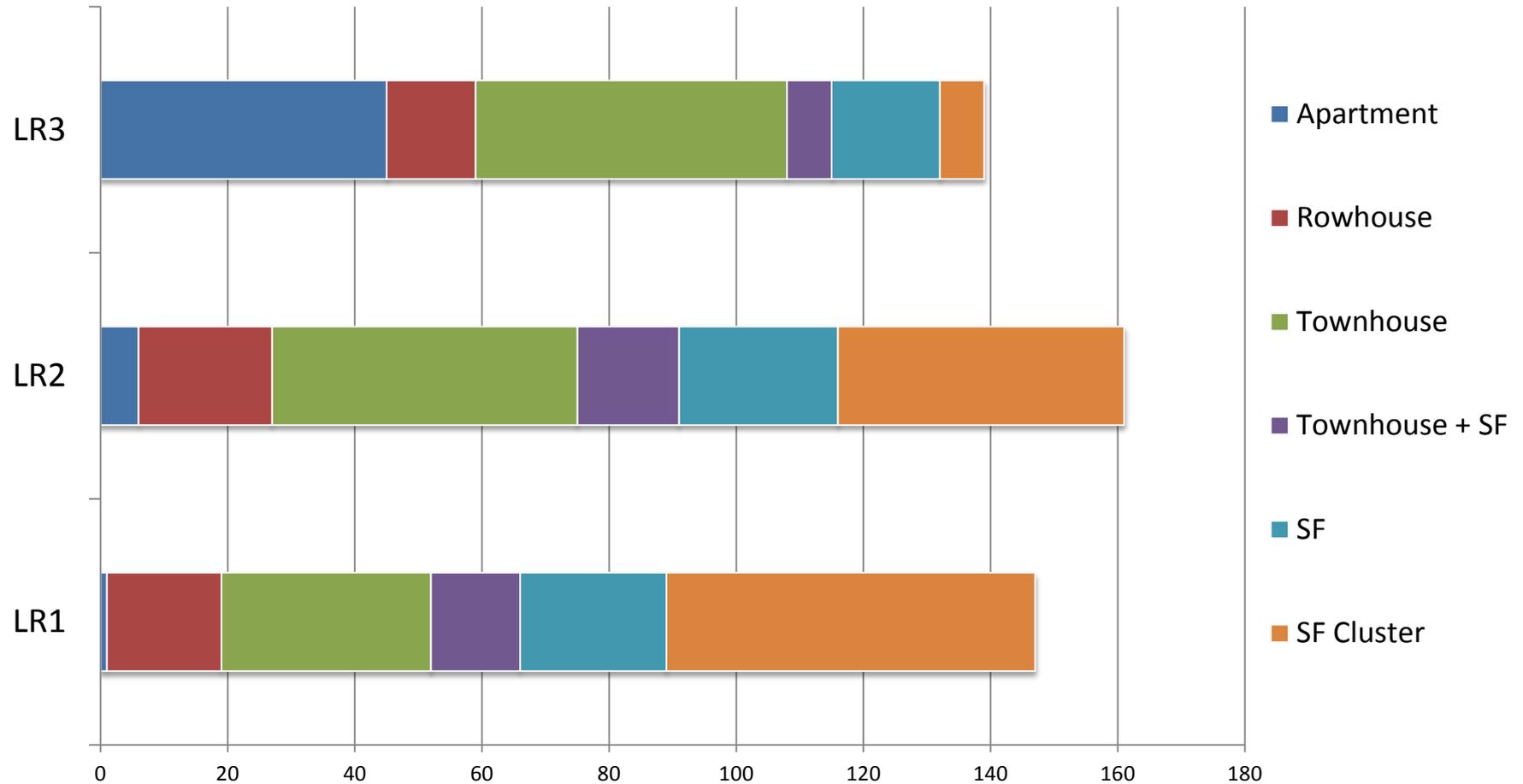


Note: 19 out of the 20 micro-housing or congregate housing projects were in the LR3 zone. 1 was in LR2.

Lowrise Multi-family Zoning Corrections

Lowrise Development by Zone by Housing Type

Development Projects. Building permit applications Sept. 2011 – Sept. 2013

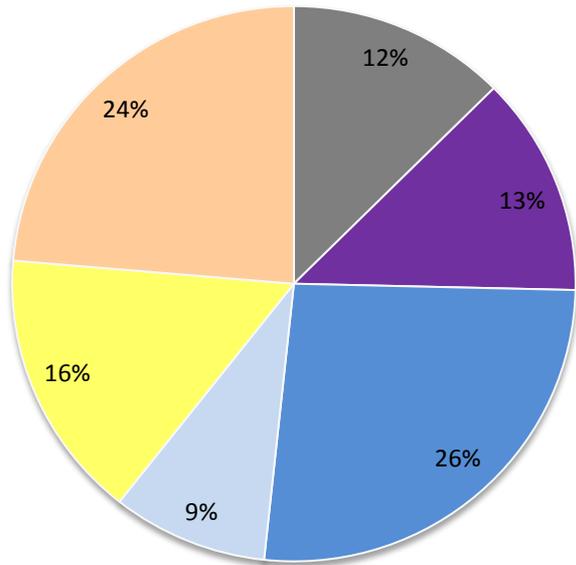


Lowrise Multi-family Zoning Corrections

Lowrise Development by Housing Type

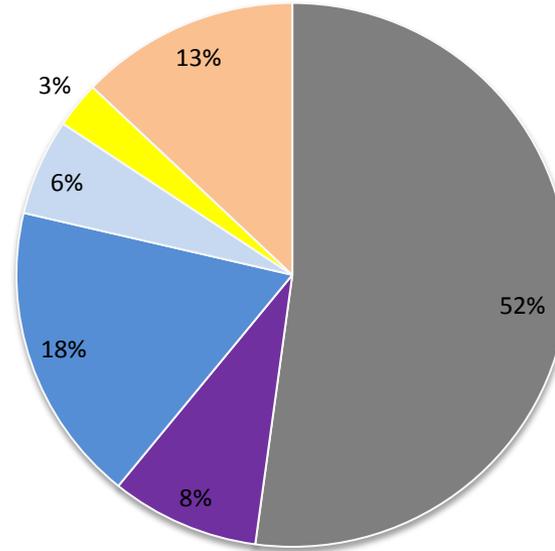
Development Projects

Lowrise Multifamily Zones: Sept. 2011 - Sept. 2013
Building Permit Applications
by Housing Type



Dwelling Units

Lowrise Multifamily Zones: Sept. 2011 - Sept. 2013
Building Permit Applications
by Housing Type



- Apartment
- Rowhouse
- Townhouse
- Townhouse + SF
- Single Family (1)
- Single Family Cluster



Lowrise Multi-family Zoning Corrections

Lowrise Development by Housing Type

Building Permit Applications Lowrise Zones (LR1, LR2, LR3)				
By Housing Type				
City of Seattle as a Whole				
September 2011 - September 2013				
Housing Type		Development Projects	Dwelling Units	Micros/Sleeping Rooms
Apartment	Conventional	32	1,148	-
	Micro-Housing / Cong.	20	91	705
	All Apartments	52	1,239	705
Rowhouse	Conventional	51	198	-
	Micro-Housing / Cong.	2	9	70
	All Rowhouses	53	207	70
Townhouse		109	423	
Townhouse + SF		37	136	
Single Family (1)		65	65	
Single Family Cluster		98	306	
Total All Types		414	2,376	775



Lowrise Multi-family Zoning Corrections

Other Potential Issues Identified

- 'Detached' Projects Not Undergoing Design Review
- Rowhouse End Unit Setback.



Lowrise Multi-family Zoning Corrections

Thank You

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Presentation will be posted on website:

<http://bit.ly/lowrise>

Meeting to be re-broadcast on Seattle Channel:

<http://www.seattlechannel.org/>



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Department of Planning and Development