



# Director's Rule 9-2002

<b>Applicant:</b>  City of Seattle  Department of Design, Construction and Land Use	<b>Page</b>  1 of 2	<b>Supersedes:</b>  6-2000
	<b>Publication:</b>  6/6/02	<b>Effective:</b>  7/1/02
<b>Subject:</b>  Determination of Certain Multifamily Development Standards on Lots Zoned Partly Single Family and Partly Multifamily	<b>Code and Section Reference:</b>  Land Use Code Sections 23.44.010 and 23.45.006	
	<b>Type of Rule:</b>  Code interpretation	
	<b>Ordinance Authority:</b>  SMC 3.06.040	
<b>Index:</b>  Land Use Code/ Technical Requirements	<b>Approved</b>  Diane M. Sugimura (signature on file)	<b>Date</b>  6/26/02

## Background

Section 23.44.010 provides lot size requirements for development in single family zones. Any lot that does not meet those regulations cannot be developed separately from adjoining land, unless it qualifies for variance relief.

Section 23.45.006 provides: "The development standards of each zone shall be applied in that zone, and may not be used in any other zone, unless otherwise specified."

## Rule

When a lot proposed for multifamily development is zoned partly multifamily and partly single family, setbacks, lot depth, lot width and open space shall be measured using only the multifamily zoned portion of the lot, except that when the single-family zoned

portion of the lot does not meet the requirements of Section 23.44.010 as a separate legal building lot, the entire lot including the single-family zoned portion may be counted towards lot width and lot depth measurements, and may also be used to satisfy setback and open space requirements.

No portion of the multifamily structure, its parking, access, or any accessory structures may be located in the single-family zoned portion.

### **Reason**

Permitting otherwise unusable single-family zoned land to be used for measurement of multifamily development standards and for provision of open space allows reasonable use of that land while avoiding any improper intrusion of multifamily development into single-family zones.