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**NOTICE OF CITY COUNCIL PUBLIC HEARING ON PROPOSED TEXT AMENDMENTS TO  
ESTABLISH PERMANENT REGULATIONS FOR DEVELOPMENT ON UNDERSIZED SINGLE  
FAMILY-ZONED LOTS**

The Department of Planning and Development is proposing to amend the Land Use Code to establish new standards for development of single-family houses on undersized lots in single-family zones. The new standards would replace interim standards first established by Ordinance 123978. Among other things, the proposed new standards would:

- Establish a minimum site size of 2,500 square feet in area;
- Eliminate use of tax records and historic mortgages as a basis for establishing lot size exceptions;
- Require consolidation for redevelopment of adjacent lots with areas less than 3,200 square feet;
- Clarify the “75/80 Rule” for establishing lot size exceptions;
- Establish a new “100 Percent Rule” exception for establishing lot size exceptions that are equal to the mean area of lots on the same block front;
- Establish a Type II discretionary review process with notice and the opportunity for appeal for development on sites less than 3,200 square feet in area;
- Establish lower maximum height limit for development on sites less than 3,200 square feet in area;
- Repeal a platting development standard related to short subdivisions where there are two existing houses; and
- Make other minor clarifications and modifications to development standards.

**PUBLIC HEARING**

The City Council’s Planning, Land Use and Sustainability Committee will hold a public hearing to take comments on the proposal on Friday, April 18<sup>th</sup> at 2:00 p.m. The hearing will be held in the:

City Council Chambers  
2nd floor, Seattle City Hall  
600 Fourth Avenue

The meeting begins at 2:00 p.m. For more information on the time of the hearing, please check the Committee agenda a few days prior to the meeting at [www.seattle.gov/council/com\\_assign.htm](http://www.seattle.gov/council/com_assign.htm). The entrances to City Hall are located on the west side of Fifth Avenue and the east side of Fourth Avenue, between James and Cherry Streets. For those who wish to testify, a sign-up sheet will be available outside the Council Chamber one-half hour before the public hearing.

Questions concerning the public hearing may be directed to Esther Handy in the offices of Councilmember Mike O’Brien, at 684-8800 or via e-mail at [esther.handy@seattle.gov](mailto:esther.handy@seattle.gov). Print and communications access is provided on prior request. Please contact Esther Handy at 684-8800 as soon as possible to request accommodations for a disability.

**Written Comments**

For those unable to attend the public hearing, written comments may be sent to:

**Councilmember Mike O’Brien**  
**Legislative Department**  
**600 Fourth Avenue, Floor 2**  
**PO Box 34025**  
**Seattle, WA 98124-4025**  
or by email to [mike.obrien@seattle.gov](mailto:mike.obrien@seattle.gov)

Written comments should be received by Thursday, April 17<sup>th</sup> at 5 p.m.

**INFORMATION AVAILABLE**

Copies of the proposal may be obtained from the City Clerk website at <http://clerk.ci.seattle.wa.us/~public/CBOR1.htm>. Please reference Council Bill No. 118052.

Questions regarding the proposal or requests for electronic copies may be directed to Andy McKim of DPD at (206) 684-8737 or via email at [andy.mckim@seattle.gov](mailto:andy.mckim@seattle.gov), Ketil Freeman of the Council Central Staff at (206) 684-8178 or via email at [ketil.freeman@seattle.gov](mailto:ketil.freeman@seattle.gov).