LOWRISE 1

MAXIMUM DEVELOPMENT POTENTIAL

EXISTING LR1

**APARTMENTS - SMALL SITE**

- **Max Density**: 1 unit per 2000 sf of lot area
- **Floor Area (FAR):** 1.2
- **Height Limit**: 30'
- **Setbacks**:
  - Front: 5'
  - Rear: 10' w/ alley
  - Sides: < 40' bldg; 5' avg, 7' w/o alley
  - Parking: 1 per unit, no min. in Urban Villages

**APARTMENTS - LARGE SITE**

- **Max Density**: 1 per 2000 sf of lot area
- **Floor Area (FAR):** 1.3
- **Height Limit**: 30'
- **Setbacks**:
  - Front: 5 min
  - Rear: 10' w/ alley
  - Sides: < 40' bldg: 5'; > 40' bldg: 15'; avg, 15' w/o alley
  - Parking: 1 per unit, no min. in Urban Villages

**ROWHOUSES**

- **Max Density**: 1 unit per 2000 sf of lot area
- **Floor Area (FAR):** 1.3
- **Height Limit**: 30'
- **Setbacks**:
  - Front: 5'
  - Rear: 10' w/ alley
  - Sides: < 40' bldg: 5'; 40' bldg: avg, 6' w/o alley
  - Parking: 1 per unit; no min. in Urban Villages

**PROPOSED MHA LR1**

- **Max Density**: Family-sized unit requirement*
- **Floor Area (FAR):** Max 1.3
- **Height Limit**: 30'
- **Setbacks**:
  - Front: 5'
  - Rear: 10' w/ alley
  - Sides: < 40' bldg: 5'; > 40' bldg: 10'; avg, 9.5' min.
  - Parking: 1 per unit, no min. in Urban Villages

**LR1 ZONES IN SEATTLE**

**AFFORDABLE HOUSING QUANTITIES**

**APARTMENTS - SMALL SITE**

- **High Market Area (7%)**: 0.63 = 1 unit
- **Medium Market Area (6%)**: 0.54 = 1 unit
- **Low Market Area (5%)**: 0.45 = 1 unit

**PAYMENT HOUSING**

- **High Market Area ($20.75/sf)**: $135k
- **Medium Market Area ($13.25/sf)**: $86k
- **Low Market Area ($7/sf)**: $45.5k

**APARTMENTS - LARGE SITE**

- **High Market Area (7%)**: 1.05 = 1 unit
- **Medium Market Area (6%)**: 0.90 = 1 unit
- **Low Market Area (5%)**: 0.75 = 1 unit

**PAYMENT HOUSING**

- **High Market Area ($20.75/sf)**: $299k
- **Medium Market Area ($13.25/sf)**: $191k
- **Low Market Area ($7/sf)**: $101k

**ROWHOUSES**

- **High Market Area (7%)**: 0.35 = 1 unit
- **Medium Market Area (6%)**: 0.30 = 1 unit
- **Low Market Area (5%)**: 0.25 = 1 unit

**PAYMENT HOUSING**

- **High Market Area ($20.75/sf)**: $135k
- **Medium Market Area ($13.25/sf)**: $66k
- **Low Market Area ($7/sf)**: $46k