

**NOTICE OF LAND USE CODE TEXT AMENDMENT AND  
DETERMINATION OF NON-SIGNIFICANCE**

Pursuant to SMC 25.05.340 and WAC 197-11-340

The Department of Planning and Development (DPD) is proposing to amend the Land Use Code (Title 23) to modify and clarify the exceptions to minimum lot area standards for Single Family zones, and related provisions, in response to concerns that some homes built on lots qualifying under existing lot area exceptions have been out of scale with their surroundings. The proposal would accomplish the following:

- Establish absolute minimum lot area of 2,500 square feet for lots qualifying for exceptions
- Allow unit lot subdivision if two houses already exist on a lot
- Require short plats involving multiple houses on a lot to meet platting standards of the Land Use Code
- Clarify language of the lot area exceptions
- Exclude large lots developed with non-residential uses from the calculation for the “75/80” rule exception
- Exclude tax records and mortgages from public records that can be considered in application of the historic lot exception
- Require that parcels be held under separate ownership from all abutting properties if deeds or contracts of sale are considered in application of the historic lot exception
- Limit the historic lot exception so it does not allow separate development of multiple abutting lots with average area under 3,200 square feet, when in common ownership
- Add structure depth limits for lots under 3,200 square feet that qualify for development under the historic lot exception
- Clarify regulations for modification of undersized lots by lot boundary adjustment
- Clarify minimum dimension requirement for lot coverage measurement
- Eliminate exhibits for Section 23.44.010
- Limit structure height to 22 feet, with additional 5 feet for a pitched roof, on lots under 3,200 square feet or lots where the largest quadrilateral within the lot lines is less than 3,200 square feet
- Allow additional height on lots subject to the 22-foot limit as a special exception (Type II review with public notice and appeal opportunity)
- Amend definition of “lot” to mean “building site” in the proper context
- Clarify Code requirements for lots with no street frontage and lots with frontage on multiple streets, and discourage creation of lot configurations with minimal front yards

Other Land Use Action for publication in the LUIB & DJC on June 27, 2013

## **ENVIRONMENTAL DETERMINATION**

After review of a completed environmental checklist and other information on file, DPD has determined that the amendments described above will not have a probable significant adverse environmental impact, and has issued a Determination of Non-Significance under the State Environmental Policy Act (no Environmental Impact Statement required).

## **HOW TO COMMENT**

Comments regarding this DNS or potential environmental impacts may be submitted through July 11, 2013. Comments may be sent to:

**City of Seattle, DPD  
Attn: Bill Mills  
PO Box 34019  
Seattle WA 98124-4019**

**William.Mills@Seattle.Gov**

## **HOW TO APPEAL**

Appeals of the decision to issue a Determination of Non-Significance (DNS) must be submitted to the Office of the Hearing Examiner by 5:00 p.m. July 18, 2013. Appeals should be addressed to the Hearing Examiner and must be accompanied by an \$85.00 filing fee in a check payable to the City of Seattle. The appeal must be sent to:

**City of Seattle  
Hearing Examiner  
PO Box 94729  
Seattle WA 98124-4729**

## **INFORMATION AVAILABLE**

Copies of the DNS and the proposal may be obtained from DPD's website at this link: <http://bit.ly/1916kta> or at the DPD Public Resource Center, 700 5th Avenue, Suite 2000 in the Seattle Municipal Tower. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, and Friday, and 10:30 a.m. to 4:00 p.m. on Tuesday and

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Thursday. Questions regarding the proposed amendments may be directed to Andy McKim at (206) 684-8737 or via email at [Andy.McKim@Seattle.gov](mailto:Andy.McKim@Seattle.gov). Questions regarding the SEPA determination may be directed to Bill Mills at (206) 684-8738 or [William.Mills@Seattle.gov](mailto:William.Mills@Seattle.gov).