

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE relating to land use and zoning; adding a new Section 23.49.167 to the Seattle Municipal Code to provide alternative development standards for small lots located in Downtown Mixed Residential zones.

..body

WHEREAS, existing development standards in Downtown Mixed Residential (DMR) zones

make development on small lots difficult because the standards require small upper-story floor plates, challenging floor layouts, and complicated construction; and

WHEREAS, modular and panelized construction is making small lot development more feasible, but requires consistent floor plates to be feasible; and

WHEREAS, allowing alternative development standards for small lots located in DMR zones could increase the supply of market-rate and rent-restricted housing; NOW,

THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. A new Section 23.49.167 of the Seattle Municipal Code is added as follows:

**23.49.167 Downtown Mixed Residential, alternative standards for small lots**

In lieu of meeting development standards contained in subsections 23.49.158.A (lot coverage), 23.49.164.A (structure width and depth), and 23.49.166.B (Green Street setbacks), a proposed development that meets the eligibility requirements of subsection 23.49.167.A may elect to meet the alternative development standards of subsections 23.49.167.B, 23.49.167.C, and 23.49.167.D of this Section 23.49.167. A proposed development that elects to meet the alternative development standards must meet the development standards contained in each of subsections

1 23.49.167.B, 23.49.167.C, and 23.49.167.D and may not elect to comply with some but not other  
2 of those standards.

3 A. Eligibility requirements. The alternative development standards in subsections  
4 23.49.167.B, 23.49.167.C, and 23.49.167.D are only applicable to development that meets the  
5 following standards:

6 1. The lot is located in a DMR/C 145/75, DMR/R 145/65, DMR/C 280/125, or  
7 DMR/R 280/65 zone;

8 2. The lot is be less than 14,500 square feet in size; and

9 3. At least 75 percent of gross floor area is in residential use.

10 B. Lot Coverage

11 1. For lots 8,000 square feet or less in size, development must meet one of the  
12 following:

13 a. Portions of structures above 25 feet in height shall not exceed a lot  
14 coverage of 80 percent; or

15 b. Portions of structures above 25 feet in height shall not exceed a lot  
16 coverage of 85 percent and the development does not exceed a height of 135 feet, excluding  
17 rooftop features and any additional height granted by the Living Building Pilot program in  
18 Section 23.40.060.

19 2. For lots 14,500 square feet or less but greater than 8,000 square feet in size,  
20 portions of structures above 45 feet in height shall not exceed a lot coverage of 75 percent.

21 C. Maximum width and depth

1                   1. The maximum width and depth for any portion of a structure above 45 feet  
2 in height is 100 feet on avenues and 120 feet on east/west streets. The maximum applies to  
3 the width and depth of portions of structures as measured parallel to any street lot line.

4                   2. Any portion of a structure above 45 feet in height shall be separated  
5 horizontally by at least 20 feet at all points from any other portion of a structure on the lot  
6 above 45 feet in height.

7                   D. Green street setbacks. If the structure is located on the northern side of the green  
8 street, portions of structures above 25 feet in height shall be set back 10 feet from the street lot  
9 line of a green street designated on the Downtown Overlay Map 1B of Chapter 23.49. If the  
10 structure is located on the southern side of the green street, the standards of subsection  
11 23.49.166.B shall still apply.

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