

Amendment #6 to Council Bill (CB) 118385

Sponsor: Rasmussen
 Planning, Land Use, and Sustainability Committee

Rounding thresholds for density limits

CB 118385 would establish a 0.85 rounding threshold (the current rounding threshold is 0.5) for density calculations for Lowrise 1 (LR1) zoned lots that measure less than 3,000 square feet in area. For such lots, if density calculations result in a fraction of a unit, any fraction up to and including 0.85 would be disregarded and any fraction over 0.85 would allow one additional unit. This amendment would apply the proposed 0.85 rounding threshold to all density calculations for Lowrise-zoned lots regardless of lot size.

The content of the amendment is shown below in ~~double strikethrough~~ and double underline.

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Section 3. Section 23.45.512 of the Seattle Municipal Code, last amended by Ordinance 123495, is amended as follows:

23.45.512 Density limits–Lowrise zones

A. (~~There shall be a~~) The minimum lot area per dwelling unit in LR zones for cottage housing developments, townhouse developments, and apartments (~~(,as)~~) is shown on Table A for 23.45.512, except as provided in subsections B, C, D, E, or (~~and~~) G of this Section 23.45.512.

Table A for 23.45.512: Density Limits in Lowrise Zones

Zone	Units allowed per square foot of lot area by category of residential use ⁽¹⁾			
	Cottage Housing Development ⁽²⁾ and Single-family Dwelling Unit ⁽³⁾	Rowhouse Development	Townhouse Development ⁽⁴⁾	Apartment ⁽⁵⁾
LR1 ⁽⁶⁾	1/1,600	<u>1/1,600</u> or No limit ⁽⁷⁾	1/2,200 or 1/1,600	1/2,000 Duplexes and Triplexes only
LR2	1/1,600	No limit	1/1,600 or No limit	1/1,200 or No limit
LR3	1/1,600	No limit	1/1,600 or No limit	1/800 or No limit

Footnotes for Table A for 23.45.512

~~(1) For lots in LR1 zones that measure less than 3,000 square feet in size, if~~ When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

~~((4))~~ (2) See Section 23.45.531 for specific regulations about cottage housing developments.

(3) The density limit for rowhouse development in LR1 zones applies only on lots less than 3,000 square feet in size.

~~((2))~~ (4) For townhouse developments that meet the standards of subsection 23.45.510.C, the higher density shown is permitted in LR1 zones, and there is no density limit in LR2 and LR3 zones.

~~((3))~~ (5) For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.

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Section 7. Section 23.86.002 of the Seattle Municipal Code, last amended by Ordinance 120117, is amended as follows:

23.86.002 General provisions ((-))

A. For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements. These drawings shall be drawn to scale, and shall be of sufficient detail to allow verification upon inspection or examination by the Director.

B. Fractions.

1. When any measurement technique for determining the number of items required or allowed, including but not limited to parking or bicycle spaces, or required trees or shrubs, results in fractional requirements, any fraction up to and including ~~((one-half (1/2)))~~ 0.5 of the applicable unit of measurement shall be disregarded and fractions over ~~((one-half (1/2)))~~ 0.5 shall require the next higher full unit of measurement.

2. When any measurement technique for determining required minimum or allowed maximum dimensions, including but not limited to height, yards, setbacks, lot coverage, open space, building depth, parking space size or curb cut width, results in fractional requirements, the dimension shall be measured to the nearest inch. Any fraction up to and including ~~((one-half~~

~~(1/2))~~ 0.5 of an inch shall be disregarded and fractions over ~~((one-half (1/2)))~~ 0.5 of an inch shall require the next higher unit.

3. Except within Lowrise multi-family zones, ~~LR1 zones on lots that measure less than 3,000 square feet in size,~~ (When) if density calculations result in a fraction of a unit, any fraction up to and including ~~((one-half (1/2)))~~ 0.5 constitutes zero additional units, ~~((shall be disregarded))~~ and any fraction over ~~((one-half (1/2)))~~ 0.5 constitutes one additional unit. ~~((shall allow the next higher number.))~~ Within Lowrise multi-family zones ~~LR1 zones on lots that measure less than 3,000 square feet in size,~~ the effect of a density calculation that results in a fraction of a unit is as described in Table A for 23.45.512. This provision may not be applied to density calculations that result in a quotient less than one ~~((1))~~.

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