

Amendment 14: Exempt up to 250 square feet of floor area in an attached garage from FAR limits

Sponsor: Councilmember Pacheco

Background:

Under existing regulations, FAR limits are used in multifamily and commercial zones to regulate the bulk and scale of buildings. In single-family zones, there are no FAR limits today, instead, the maximum size of structures on lots in single-family zones is effectively controlled by yard requirements, height limits, and lot coverage limits. CB 119544 would apply an FAR limit of 0.5 or 2,500 square feet (whichever is greater) to principal single-family homes. Below-grade floor area, any floor area in ADUs, and up to 500 square feet of floor area in any other accessory structure would not count toward the FAR limit. This amendment would add an option of exempting either 500 additional square feet in an accessory structure that is not a DADU (e.g. a detached garage) or up to 250 square feet of floor area included in an attached garage.

Notes:

Double underlines indicate new language to be added.

~~Double strikethroughs~~ indicate language proposed to be removed.

Amendment

Amend Section 1 to Council Bill 119544 as follows:

Section 1. Section 23.44.011 of the Seattle Municipal Code, enacted by Ordinance 125791, is amended as follows:

23.44.011 Floor area in ~~((RSL))~~ single-family zones

A. Gross floor area. In ~~((RSL))~~ single-family zones, gross floor area includes exterior corridors, breezeways, and stairways that provide building circulation and access to dwelling units or sleeping rooms. Balconies, patios, and decks that are associated with a single dwelling unit or sleeping room and that are not used for common circulation, and ground-level walking paths, are not considered gross floor area.

B. Floor area ratio (FAR) limits.

1. The FAR limit for single-family dwelling units in SF 5000, SF 7200, and SF 9600 zones is 0.5, except that lots with less than 5,000 square feet of lot area can include up

to 2,500 square feet of total chargeable floor area. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

2. The FAR limit in RSL zones is 0.75. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

C. The following floor area is exempt from FAR limits:

1. All stories, or portions of stories, that are underground.
2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.

3. In SF 5000, SF 7200, and SF 9600 zones:

a. ~~Any~~ Any floor area contained in an accessory dwelling unit; ~~and up~~

b. Either up to 500 additional square feet of floor area in any other accessory structure that is not a detached accessory dwelling unit, or up to 250 square feet of floor area in an attached garage.

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