

Small Lot Development in Belltown

Office of Planning and Community Development

September 2021



City of Seattle

Purpose

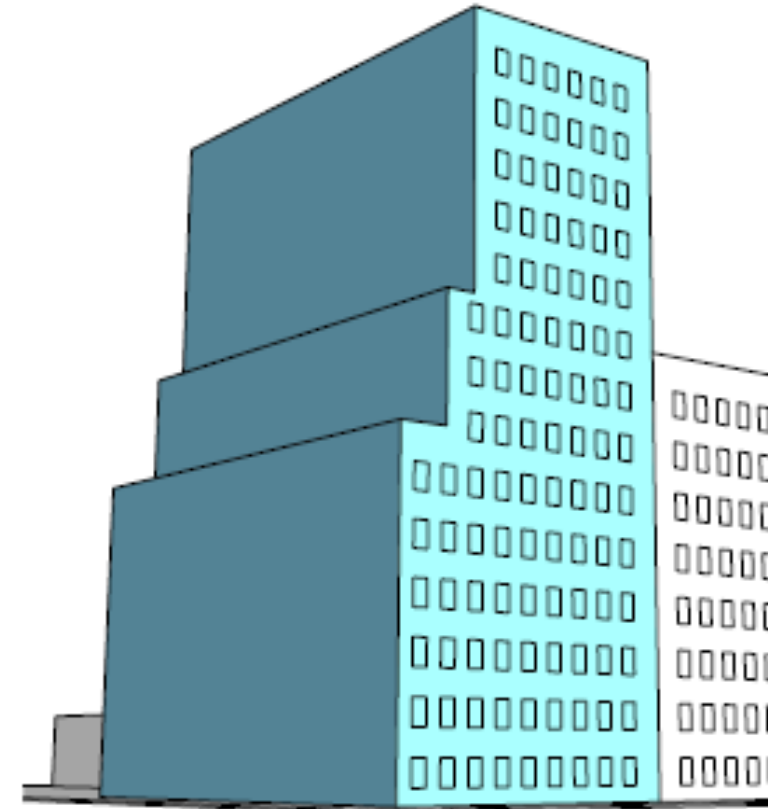
To create more appropriate development standards for small lots in limited areas of Belltown that would:

- Create additional housing
- Support innovative construction that can help bring down costs and meet environmental goals

The Challenge

It is challenging to build on small lots in the Downtown Mixed Residential (DMR) zones of North Belltown because:

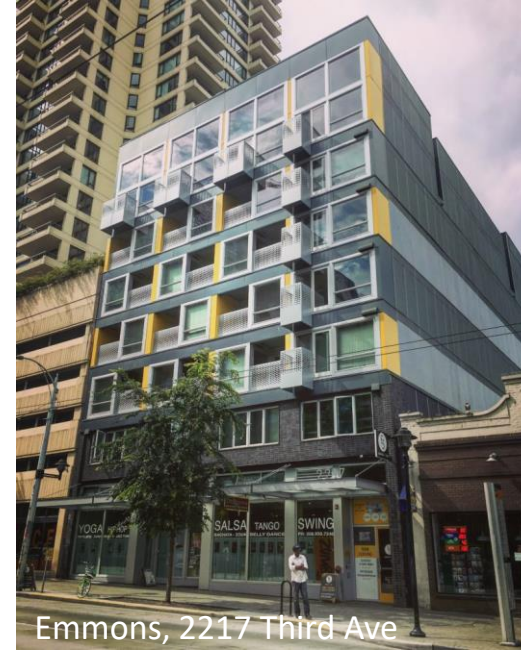
- Building to the local height limit of 145 feet requires steel and concrete construction which is expensive.
- Existing development regulations require complex building shapes that make development impractical on small lots.



New Opportunities

Panelized and modular construction can bring down cost and time, especially in areas where traditional construction is challenging such as areas with height limits of between 85 and 160 feet and on small lots.

However, they require building shapes that allow stacking of units.

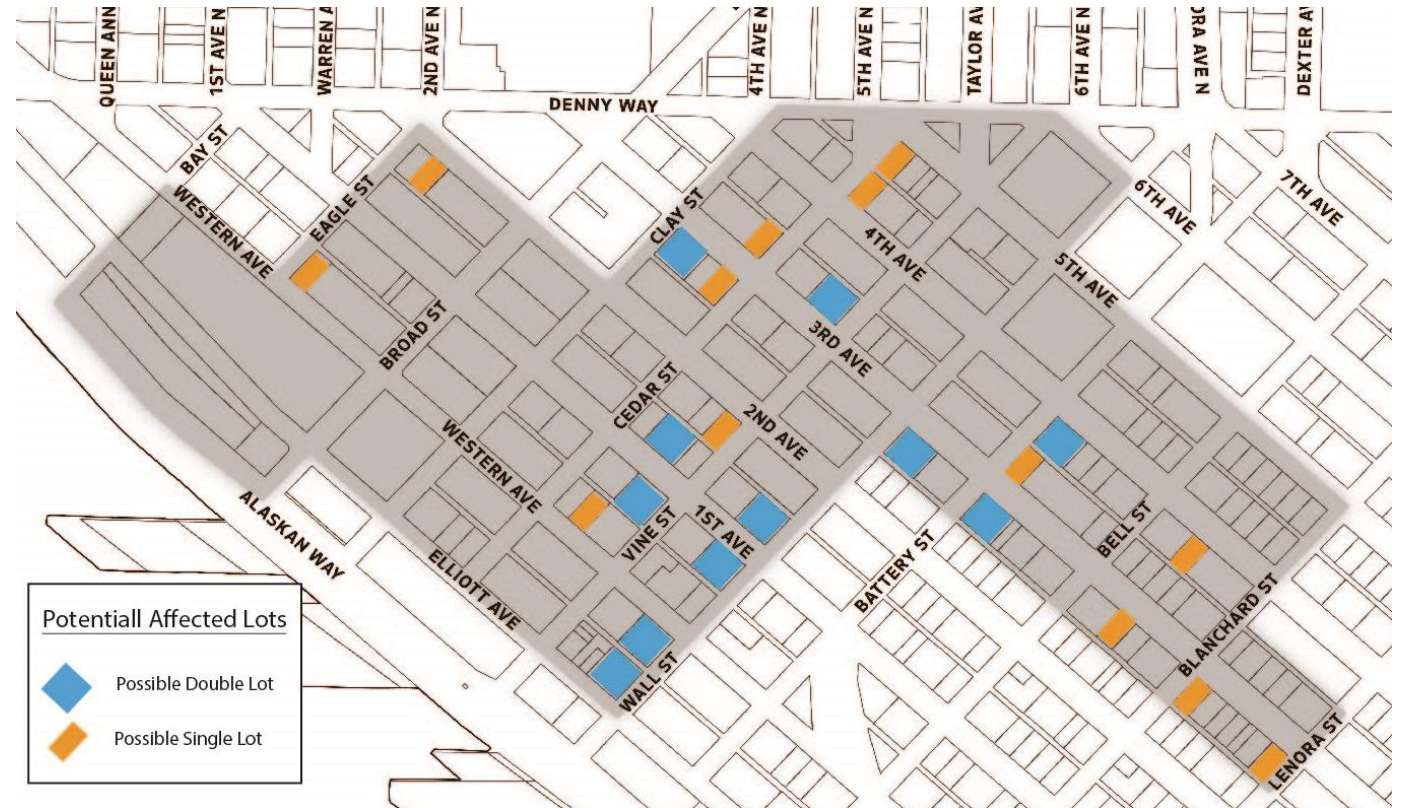


Location

Changes would only apply in DMR zones in Belltown with height limits of 145 ft

In addition:

- Sites must be less than 14,500 square feet (equal to two platted lots)
- At least 75% of building must be residential



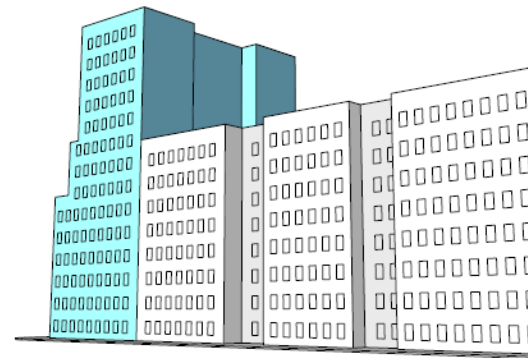
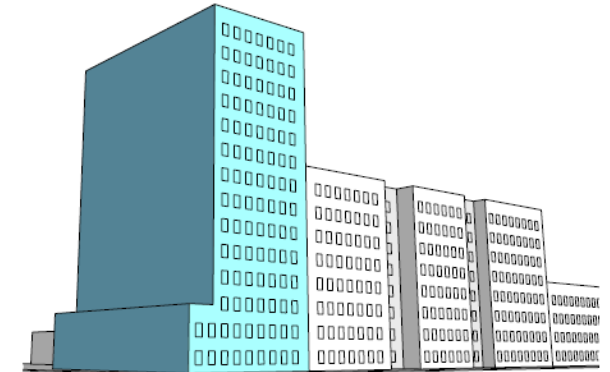
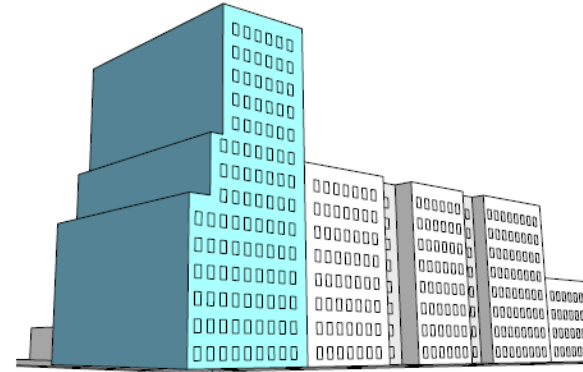
DMR zoning in Belltown

Proposed Change

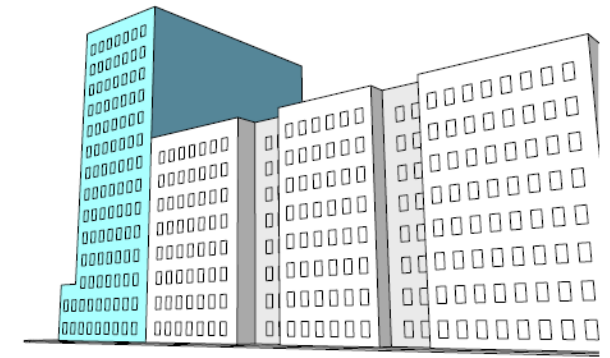
Allow housing development on small lots to be a slightly different shape:

- Reduce number of required upper-level setbacks to allow a more rectangular shape
- Allow upper floors to be larger while requiring lower floors to be smaller

Would **not** increase the size (floor area or height) of new buildings

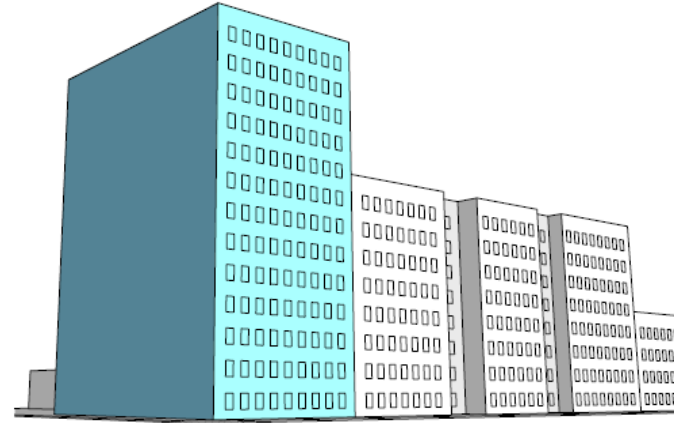
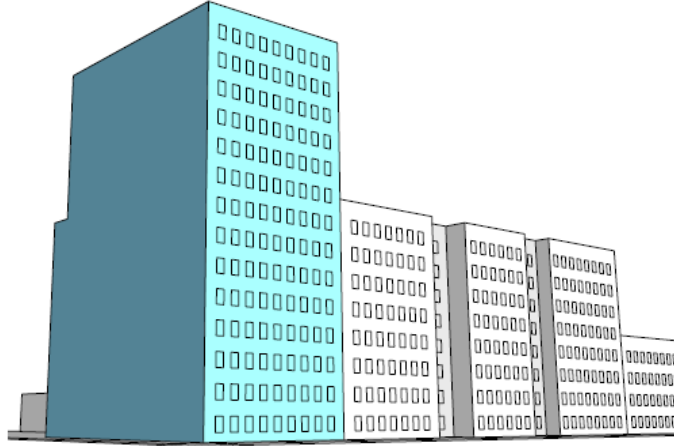


Existing Rules



Proposed Rules

Example: Single Lot without a Green Street



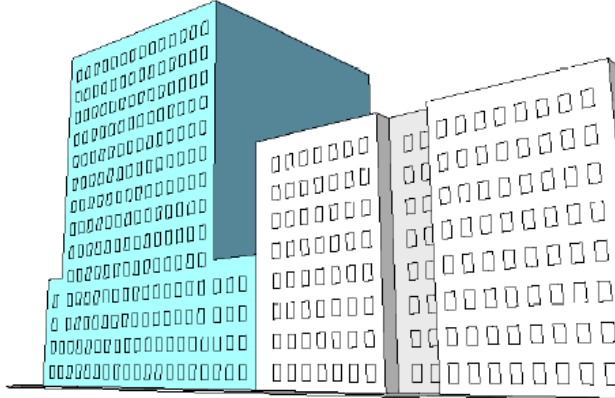
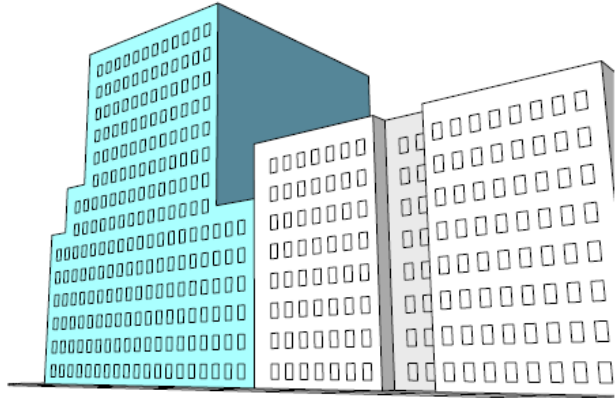
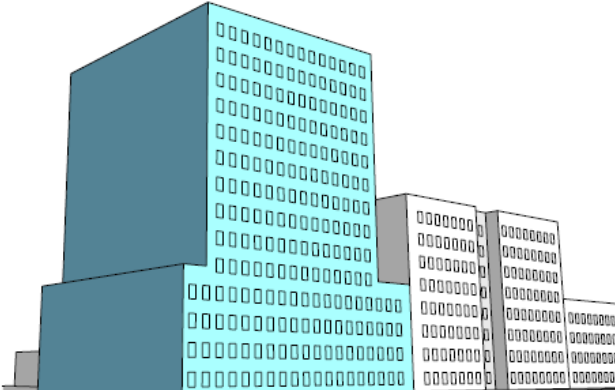
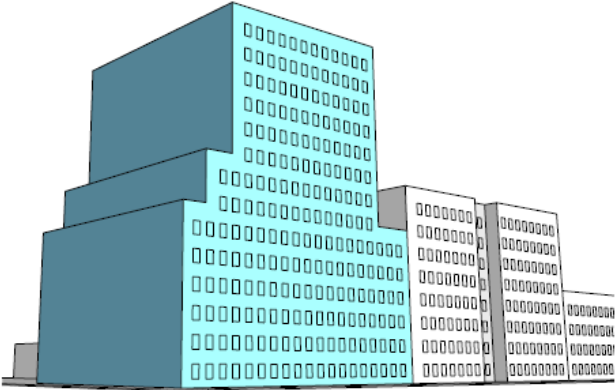
Existing Rules

Proposed Rules

Thank you.

Materials, including additional modeling examples, are available at OPCD's Beltown Small Lot website.

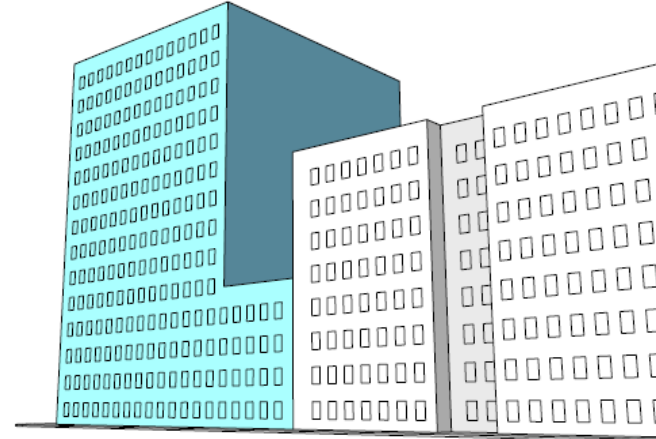
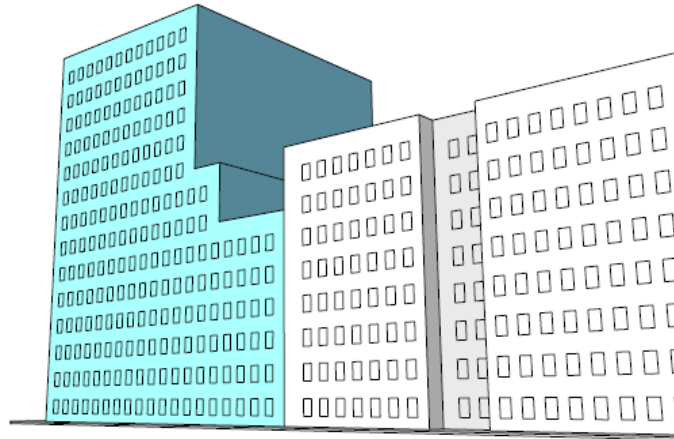
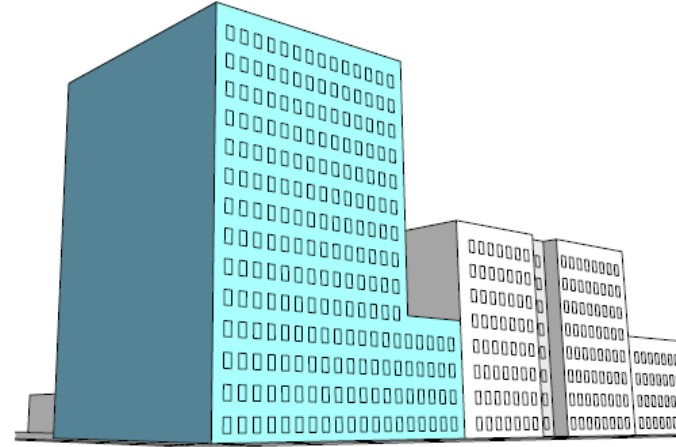
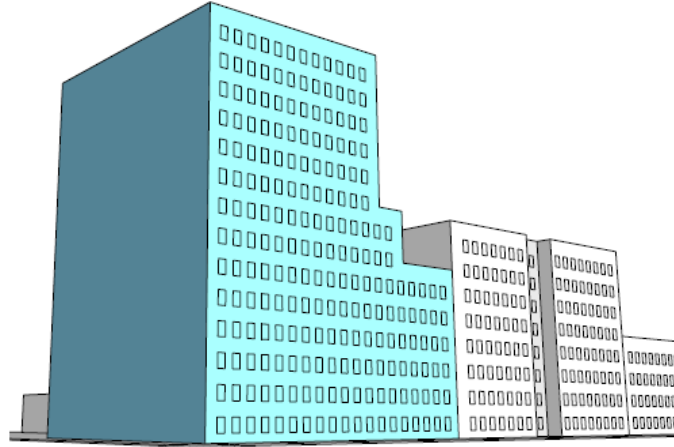
Example: Double Lot with a Green Street



Existing Rules

Proposed Rules

Example: Double Lot without a Green Street



Existing Rules

Proposed Rules