



SEATTLE CITY COUNCIL

August 5, 2024

PUBLIC HEARING ON Co-Living Housing Congregate Residences Land Use Code Amendments

The Seattle City Council's Land Use Committee will hold a public hearing on Wednesday, September 4, 2024 on Council Bill 120822, a bill that would remove restrictions and limitations on the construction of congregate residences primarily in Lowrise (LR) and Midrise (MR) multifamily zones, and Commercial and Neighborhood Commercial 1 and 2 (C1, C2, NC1, NC2) zones. The changes to the code are intended to put Seattle in compliance with Engrossed Substitute House Bill 1998, passed in the Washington State 2024 legislative session.

The proposed bill would make the following changes:

- Amend allowable use tables to make congregate residence an allowed use on any lot that allows for at least six multifamily residential units, which includes LR, MR, and HR multifamily zones and all C and NC zones;
- Remove minimum development standards for configuration and features of living spaces in congregate residences including standards for communal areas, common food preparation areas, and food preparation in sleeping rooms;
- Remove parking requirements for congregate residences in all frequent transit served areas; and
- Update the definition of congregate residence to better match language and terminology of State legislation.

Councilmembers may adopt the legislation as proposed or amend the legislation to mitigate impacts of the proposal.

PUBLIC HEARING

The City Council's Land Use Committee will hold a public hearing on the proposed bill on Wednesday, September 4, 2024, at 2:00 pm.

The hearing will be held in the:

City Council Chambers
2nd floor, Seattle City Hall
600 Fourth Avenue

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City will provide instructions in the meeting agenda on how to participate remotely. Please check the Land Use Committee agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>.

Print and communications access is provided on prior request. Please contact Naomi Lewis at 206-833-7218 or via e-mail at: Naomi.Lewis2@seattle.gov as soon as possible to request accommodations for a disability.

Questions concerning the public hearing may be directed to Naomi Lewis in Councilmember Tammy Morales' office, by calling 206-833-7218 or via e-mail at: Naomi.Lewis2@seattle.gov.

WRITTEN COMMENTS

Written comments on the legislation will be accepted until noon on Wednesday, September 4, 2024. Please send comments to Councilmember Tammy Morales office, via e-mail at: Tammy.Morales@seattle.gov, or by mail to:

Councilmember Tammy Morales
Seattle City Council
600 4th Avenue, 2nd Floor
PO Box 34025
Seattle, WA 98124-4025

INFORMATION AVAILABLE

Copies of the proposed bill may be obtained from: [CB 120822](#)

Questions regarding the legislation may be directed to Geoff Wentlandt in the City of Seattle Office of Planning and Community Development at (206) 684-3586 or via e-mail at geoffrey.wentlandt@seattle.gov or Lish Whitson at the City Council Central Staff at (206) 615-1674 or via email at lish.whitson@seattle.gov.