

Amendment #8 to Council Bill (CB) 118385

Sponsor: Rasmussen
Planning, Land Use, and Sustainability Committee

Side setback requirements for rowhouses

This amendment would establish a new, 3.5 foot side setback requirement for all rowhouse projects in Lowrise zones except those that share a side lot line with another rowhouse project (no side setback required) or a single-family zone (5 to 7 foot side setback required).

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

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Section 5. Section 23.45.518 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

23.45.518 Setbacks and Separations

A. LR zones. Required setbacks for the LR zones are shown in Table A for 23.45.518

Table A for 23.45.518				
Required Setbacks in LR Zones measured in feet				
All LR Zones	Category of Residential Use			
Setback	Cottage Housing Developments and Single-Family Dwelling Units	Rowhouse Developments	Townhouse Developments	Apartments
Front	7 average; 5 minimum	5 minimum	7 average; 5 minimum	5 minimum
Rear	0 with Alley; 7 if no Alley	0 with Alley; With no alley: 7 average; 5 minimum	7 average; 5 minimum	10 minimum with alley; 15 minimum if no alley

Side Setback for Facades 40 feet or less in length ¹	5	0 <u>where abutting another rowhouse, otherwise 3.5</u> , except that on side lot lines that abut a single-family zone, the setback is 5	5	5
Side Setback for Facades greater than 40 feet in length	5 minimum	0 <u>where abutting another rowhouse, otherwise 3.5</u> , except that on side lot lines that abut a single-family zone, the setback is 7 average; 5 minimum	7 average; 5 minimum	7 average; 5 minimum
Footnote to Table A for 23.45.518				
¹ Portions of structures that qualify for the FAR exemption in subsection 23.45.510.E.5 are not considered part of the facade length for the purposes of determining the side setback requirement.				

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