

Seattle City Council  
Select Committee on the Comprehensive Plan

Seattle City Council Consent Package Amendments to Council Bill 120993

September 15, 2025

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Seattle City Council  
Select Committee on the Comprehensive Plan

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Amendment 59 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

**Sponsor:** Councilmember Rinck

Exempt ADUs from MHA

**Effect:** This amendment would add accessory dwelling units to the list of exempted residential development under mandatory housing affordability chapter of Seattle Municipal Code.

Amend Council Bill 120993, to add a new section 63 as follows:

Section 63. Section 23.58C.040 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

**23.58C.040 - Affordable housing—Payment option**

**A. Payment amount**

1. An applicant complying with this [Chapter 23.58C](#) through the payment option shall provide a cash contribution to the City, calculated by multiplying the payment calculation amount per square foot according to Table A or Table B for 23.58C.040 and Map A for 23.58C.050, as applicable, by the total gross floor area in the development, excluding the floor area of parking located in stories, or portions of stories, that are underground, excluding the floor area contained in any accessory dwelling units, and excluding any floor area devoted to a domestic violence shelter, as follows:

a. In the case of construction of a new structure, the gross floor area in residential use and the gross floor area of live-work units;

b. In the case of construction of an addition to an existing structure that results in an increase in the total number of units within the structure, the gross floor area in residential use and the gross floor area of live-work units in the addition;

c. In the case of alterations within an existing structure that result in an increase in the total number of units within the structure, the gross floor area calculated by dividing the total gross floor area in residential use and gross floor area of live-work units by the total number of units in the proposed development, and multiplying that quotient by the net increase in units in the development;

d. In the case of change of use that results in an increase in the total number of units, the gross floor area that changed to residential use or live-work units; or

e. Any combination of the above.

\*\*\*

Renumber subsequent sections of the bill, as appropriate.

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

## Amendment 61 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

**Sponsor:** Councilmember Kettle

Expanding affordable housing bonus and extending bonus to social housing

**Effect:** This amendment would expand the scope of the alternative standards for low-income housing development to all lots in neighborhood residential zones, remove parking requirements, and extend the alternative standards to social housing. The amendment adds a new definition for social housing such that public development authorities would be granted the same bonus standards as low-income housing developers.

Amend Section 30 of Council Bill 120993, to amend Section 23.44.170 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

### **Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

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#### **23.44.170 Alternative standards for development of low-income housing and social housing**

A. Development of low-income housing or social housing that meets all of the following criteria may meet the alternative development standards in subsection 23.44.170.B:

~~1. The lot is located within a frequent transit service area;~~

~~2.~~1. The restricted units are generally distributed throughout the development and have substantially the same functionality as unrestricted units, if any, in the development;

~~3.~~2. To the extent practicable, the restricted units are comparable to unrestricted units, if any, in terms of square footage and number of bedrooms and bathrooms;

~~4.~~3. The tenure (i.e., rental or ownership) of restricted units and unrestricted units, if any, is the same;

~~5.~~4. For ownership housing, the restricted units are stewarded by a qualified non-profit organization, which for purposes of this subsection 23.44.170.A means a non-profit

organization that the Office of Housing determines as experienced in the development and stewardship of permanently affordable homes, including:

a. Pre-purchase verification of income and other requirements for eligible households, affordable sale price calculations for approval by the Office of Housing, and execution of legal restrictions on the property; and

b. Post-purchase support for homeowners by facilitating resales, monitoring compliance with financial, owner occupancy, and other legal requirements, and clear communication of program guidelines and restrictions; and

~~6~~ 5. At such times as may be required by the Director of Housing but no less than annually, the property owner (for rental housing) or the qualified non-profit organization (for ownership housing) agree to file property reports with the Office of Housing, verified upon oath or affirmation, which shall contain such information as the Office of Housing may deem necessary to determine compliance with this subsection 23.44.170.A and the regulatory agreement, covenant, or other legal instrument.

B. Proposed development on a lot meeting the criteria in subsection 23.44.170.A may elect to meet the following development standards in lieu of the standards in subsections 23.44.050.B (floor area), 23.44.060.B (density), and 23.44.070.A (structure height), and Sections 23.44.080 (lot coverage) and 23.54.015 (parking):

1. The maximum floor area ratio (FAR) limit is 1.8. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

2. The maximum density limit is one unit per 400 square feet.

3. The maximum height limit is 42 feet.

4. The maximum lot coverage is 60 percent.

5. No minimum required parking.

Amend section 82 as follows:

Section 82. Section 23.84A.036 of the Seattle Municipal Code, last amended by Ordinance 126157, is amended as follows:

**23.84A.036 “S”**

\* \* \*

“Social housing” means housing that is publicly owned, publicly financed, mixed-income housing developed by a Public Development Authority organized pursuant to RCW 35.21.660, RCW 35.21.670, and RCW 35.21.730-.755.

\* \* \*

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

## Amendment 63 Version 2 to CB 120993 OPCD Permanent State Zoning Compliance ORD

**Sponsor:** Council President Nelson

Expand affordable housing bonus FAR in LR zones

**Effect:** This amendment would add a new section to provide bonus development standards for affordable housing in multifamily zones. As transmitted, the proposed legislation includes a bonus in multifamily zones for affordable housing on property owned or controlled by a religious organization, for households making up to 80% area median income. This amendment would create a broader affordable housing bonus provision in multifamily zones, with higher development standards than the bonus provisions for properties owned by religious organizations, such as higher floor area ratio and higher maximum heights, for households making up to 60% area median income for rentals and 80% area median income for ownership.

Add new Section 46 to Council Bill 120993, to create a new Section 23.45.560 as follows:

Section 46. Section 23.45.560 of the Seattle Municipal Code, is added as follows:

### **23.45.560 Alternative standards for certain development**

A. Development that meets all of the following criteria may elect to meet the development standards in subsections 23.45.560.B and 23.45.560.C in lieu of the standards in subsection 23.45.510.C (floor area) and subsections 23.45.514.A and 23.45.514.B (height):

1. At least 25 percent of the dwelling units in the development are restricted units subject to a regulatory agreement, covenant, or other legal instrument enforceable by The City of Seattle that, for a period of 50 years, ensures that the units are affordable to and reserved solely for:

a. in the case of rental units, households with annual incomes no higher than 60 percent of median income; or

b. in the case of ownership units, households with annual incomes no higher than 80 percent of median income.



2. The restricted units are generally distributed throughout the development and have substantially the same functionality as unrestricted units, if any, in the development;

3. To the extent practicable, the restricted units are comparable to unrestricted units, if any, in terms of square footage and number of bedrooms and bathrooms;

4. The tenure (i.e., rental or ownership) of restricted units and unrestricted units, if any, is the same;

5. If the development containing the restricted units is demolished or converted to a nonresidential use prior to the end of the 50-year affordability period, the Director shall require the owner to make a payment in lieu of continuing affordability;

6. For ownership housing, the restricted units are stewarded by a qualified non-profit organization, which for purposes of this subsection 23.45.560.A means a non-profit organization that the Office of Housing determines as experienced in the development and stewardship of permanently affordable homes, including:

a. Pre-purchase verification of income and other requirements for eligible households, affordable sale price calculations for approval by the Office of Housing, and execution of legal restrictions on the property; and

b. Post-purchase support for homeowners by facilitating resales, monitoring compliance with financial, owner occupancy, and other legal requirements, and clear communication of program guidelines and restrictions

7. At such times as may be required by the Director of Housing but no less than annually, the property owner (for rental housing) or the qualified non-profit organization (for ownership housing) agree to file property reports with the Office of

Housing, verified upon oath or affirmation, which shall contain such information as the Office of Housing may deem necessary to determine compliance with this subsection 23.45.560.A and the regulatory agreement, covenant, or other legal instrument; and

8. In zones that have a mandatory housing affordability suffix, the restricted units shall count towards any obligation to provide MHA-R units according to subsection 23.58C.050.A, provided that subsections 23.58C.050.B through 23.58C.050.E, except for subsection 23.58C.050.C.8, shall apply to any dwelling units so counted and shall govern over any conflicting requirements of this subsection 23.45.560.A.

B. Floor area

1. Development permitted pursuant to this Section 23.45.560 is subject to the FAR limits as shown in Table A for 23.45.560.

Table A for 23.45.550

FAR limits for development permitted pursuant to Section 23.45.560

<u>Zone</u>	<u>Base FAR</u>	<u>Maximum additional exempt FAR <sup>1</sup></u>
<u>LR1</u>	<u>2.0 <sup>2</sup></u>	<u>0.5</u>
<u>LR2</u>	<u>2.0</u>	<u>0.5</u>
<u>LR3 outside urban centers and urban villages</u>	<u>3.0</u>	<u>0.5</u>
<u>LR3 inside urban centers and urban villages</u>	<u>3.5</u>	<u>0.5</u>
<u>MR</u>	<u>5.0</u>	<u>0.5</u>
<u>HR</u>	<u>16</u>	<u>1.0</u>

Footnotes to Table A for 23.45.560

<sup>1</sup>Gross floor area for uses listed in subsection 23.45.560.B.2 are exempt from FAR calculations up to this amount.

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<sup>2</sup> Except that lots in LR1 zones that have previously been zoned RSL have a base FAR of 2.7.

2. In addition to the FAR exemptions in subsection 23.45.510.D, an additional FAR exemption up to the total amount specified in Table A for 23.45.560 is allowed for any combination of the following floor area:

a. Floor area in units with two or more bedrooms and a minimum net unit area of 850 square feet;

b. Floor area of a religious facility;

c. Floor area in a structure designated as a Landmark pursuant to Chapter 25.12; and/or

d. Any floor area in a development located within a frequent transit service area.

C. Maximum height

1. Development permitted pursuant to this Section 23.44.560 is subject to the height limits as shown in Table B for 23.45.560.

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**Table B for 23.45.560**

**Structure height for development permitted pursuant to Section 23.44.560**

<u><b>Zone</b></u>	<u><b>Height limit (in feet)</b></u>
<u>LR1</u>	<u>55</u>
<u>LR2</u>	<u>55</u>
<u>LR3 outside urban centers and urban villages</u>	<u>65</u>
<u>LR3 inside urban centers and urban villages</u>	<u>65</u>
<u>MR</u>	<u>95</u>
<u>HR</u>	<u>480</u>

Renummer subsequent sections of the bill, as appropriate.

HB Harper  
Select Committee on the Comprehensive Plan  
7/1/25  
D1

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

## Amendment 65 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

**Sponsor:** Council President Sara Nelson

**Cosponsor:** Councilmember Strauss

Allowing stores to be located anywhere in neighborhood residential

**Effect:** This amendment would remove the requirement that ground-floor commercial uses in neighborhood residential zones be located on a corner lot. As transmitted, the proposed legislation allows small (under 2,500 square feet) commercial uses such as food processing and general sales and service in neighborhood residential zones on a corner lot or on a lot that abuts a street and alley. This amendment would allow these small commercial uses to be located on any lot in the zone. All other restrictions such as hours of operation, ground floor location, and distance from adjacent lots for outside sales or service are as transmitted.

Amend Section 30 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

### Chapter 23.44 NEIGHBORHOOD RESIDENTIAL

\* \* \*

#### 23.44.020 Permitted and prohibited uses

\* \* \*

E. All ground-floor commercial uses permitted pursuant to this Section 23.44.020 shall meet the following conditions:

~~1. The commercial use is located on a corner lot or on a lot that abuts both a street and an alley;~~

2.1. The commercial use is limited to the following:

- a. Food processing and craft work;
- b. General sales and services; and
- c. Restaurants;

~~3.2.~~ The gross floor area of commercial uses does not occupy more than 2,500 square feet of gross floor area;

~~4.3.~~ The commercial use is located only on or below the ground floor of a structure;

~~5.4.~~ Vents for venting of odors, vapors, smoke, gas and fumes, and exterior heat exchangers and other similar devices (e.g., related to ventilation, air conditioning, refrigeration) shall be at least 10 feet above finished sidewalk grade and directed away to the extent possible from residential uses within 50 feet of the vent;

~~6.5.~~ Drive-in businesses are prohibited as a principal or accessory use;

~~7.6.~~ Outdoor sales of food or beverages must be located at least 50 feet from adjacent lots;

~~8.7.~~ Outdoor service of food or beverages must be located at least 50 feet from adjacent lots; and

~~9.8.~~ Businesses may not be open between the hours of 10 p.m. and 6 a.m.

\* \* \*

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

**Amendment 68 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD**

**Sponsor:** Councilmember Hollingsworth  
Development Standard Waivers for Conversions

**Effect:** This amendment would authorize the SDCI Director to waive certain development standards for residential conversions in NR zones.

Amend Section 30 of Council Bill 120993, to amend Section 23.44.040 of the Seattle Municipal Code (SMC), as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

**Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

\* \* \*

**23.44.040 General provisions**

- A. An exception from one specific standard does not relieve the applicant from compliance with any other standard.
- B. Any structure occupied by a permitted principal use other than residential use may be converted to residential use even if the structure does not conform to the development standards for residential uses in the Neighborhood Residential zone.
- C. Assisted living facilities, congregate residences, and structures containing ground floor commercial uses shall meet the development standards for stacked dwelling units unless otherwise specified.
- D. If more than one category of residential use is located on a lot, and if different development standards apply to the different categories of use, then each category's percentage

of the total limit imposed by the development standard shall be calculated based on each category's percentage of total structure footprint area as follows:

1. Calculate the footprint, in square feet, for each category of residential use.

For purposes of this calculation, "footprint" is defined as the horizontal area enclosed by the exterior walls of the structure.

2. Calculate the total square feet of the footprint of all categories of residential uses on the lot.

3. Divide the square footage of the footprint for each category of residential structure in subsection 23.44.040.D.1 by the total square feet of the footprint of all residential uses in subsection 23.44.040.D.2.

4. Multiply the percentage calculated in subsection 23.44.040.D.3 for each housing category by the area of the lot. The result is the area of the lot devoted to each housing category.

5. The total limit for each category of residential use is the applicable limit for that use multiplied by the percentage calculated in subsection 23.44.040.D.4.

E. As a Type I decision, the Director may waive or modify the standards of Sections 23.44.110, 23.44.130, 23.44.140, and 23.44.160 for the conversion of a residential structure within a development from one dwelling unit to two or more dwelling units. For the purposes of this subsection 23.44.040.E, conversion means keeping an existing residential structure intact without the addition of interior floor area.

\* \* \*



Lish Whitson  
Select Committee on the Comprehensive Plan  
July 3, 2025  
D#1

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

Amendment 69 Version #1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

Sponsor: Councilmember Rinck

Minimum floor area for development on small lots

**Effect:** This amendment would maintain a provision that allows 2,500 square feet of floor area on lots that are less than 5,000 square feet. For single development on lots that are less than about 4,000 square feet in size, FAR maximums would limit the size of residential development to less than 2,500 square feet.

Amend section 30 of CB 120993, as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

**Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

\* \* \*

**23.44.050 Floor area**

A. Gross floor area. In Neighborhood Residential 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 are not considered gross floor area.

B. Floor area ratio (FAR) limits. The FAR limit in Neighborhood Residential zones for lots with residential uses is as shown in Table A for 23.44.050, except that structures on lots with less than 5,000 square feet of lot area can include up to 2,500 square feet of total chargeable floor area or the amount of total chargeable floor area allowed by the FAR limit shown in Table A for 23.44.050, whichever is greater. The FAR limit in Neighborhood Residential zones for

lots without residential uses is 1.2. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

<b>Table A for 23.44.050</b>	
<b>Floor area ratio (FAR) in NR zones</b>	
<b>Density (dwelling units per lot size)</b>	<b>FAR</b>
Less dense than 1 unit / 4,000 square feet	0.6
1 unit / 4,000 square feet to 1 unit / 2,201 square feet	0.8
1 unit / 2,200 square feet to 1 unit / 1,601 square feet	1.0
1 unit / 1,600 square feet or denser	1.2, except that it is 1.4 for stacked dwelling units located within a frequent transit service area on lots 6,000 square feet or larger

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. Common walls separating individual attached dwelling units.

\* \* \*

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

Amendment 71 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

Sponsor: Councilmember Rinck  
Clarifying density allowances

**Effect:** This amendment would reorganize section 23.44.060 to clarify density calculations in neighborhood residential zones.

Amend Section 30 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

**Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

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**23.44.060 Maximum density and minimum lot size**

A. Except as provided in subsection 23.44.060.C, the maximum density is:

1. For stacked dwelling units on lots larger than 6,000 square feet that are located in a frequent transit service area, one dwelling unit per 650 square feet of lot area;

2. For all other dwelling units, one dwelling unit per 1,250 square feet of lot area.

B. The minimum lot size for lots created after the effective date of this ordinance is 5,000 square feet.

C. Maximum density exceptions

~~1. At least one dwelling unit is allowed on all lots in existence as of the effective date of this ordinance.~~

~~2.~~1. A lot that is less than 5,000 square feet may be developed with up to four dwelling units provided that the lot does not contain any riparian corridors; wetlands and

their buffers; submerged lands and areas within the shoreline setback; or designated non-disturbance area in steep slopes.

~~3.2.~~ A lot that is less than 7,500 square feet and within one-quarter mile walking distance of a stop on a major transit service may be developed with up to six dwelling units if the lot does not contain any riparian corridors; wetlands and their buffers; submerged lands and areas within the shoreline setback; or designated non-disturbance area in steep slopes.

~~4.3.~~ A lot that is less than 7,500 square feet and located more than one-quarter mile walking distance from a stop on a major transit service may be developed with up to six dwelling units if the lot meets the following criteria:

- a. The lot does not contain any riparian corridors; wetlands and their buffers; submerged lands and areas within the shoreline setback; or designated non-disturbance area in steep slopes;
- b. At least two principal dwelling units are low-income units subject to a regulatory agreement, covenant, or other legal instrument enforceable by The City of Seattle;
- c. The low-income units are generally distributed throughout the development and have substantially the same functionality as unrestricted units in the development;
- d. To the extent practicable, the low-income units are comparable to unrestricted units in terms of square footage and number of bedrooms and bathrooms;

e. The tenure (i.e., rental or ownership) of low-income units and unrestricted units is the same;

f. The regulatory agreement, covenant, or other legal instrument contains criteria and policies to maintain public benefit if the property is demolished or converted to a non-residential use;

g. For ownership housing, the low-income units are stewarded by a qualified non-profit organization, which for purposes of this subsection 23.44.060.C.4 means a non-profit organization that the Office of Housing determines as experienced in the development and stewardship of permanently affordable homes, including:

1) Pre-purchase verification of income and other requirements for eligible households, affordable sale price calculations for approval by the Office of Housing, and execution of legal restrictions on the property; and

2) Post-purchase support for homeowners by facilitating resales, monitoring compliance with financial, owner occupancy, and other legal requirements, and clear communication of program guidelines and restrictions; and

h. At such times as may be required by the Director of Housing but no less than annually, the property owner (for rental housing) or the qualified non-profit organization (for ownership housing) agrees to file property reports with the Office of Housing, verified upon oath or affirmation, which shall contain such information as the Office of Housing may deem necessary to determine

compliance with this subsection 23.44.060.C.4 and the regulatory agreement, covenant, or other legal instrument.

~~5.4.~~ For lots that contain any riparian corridors, wetlands and their buffers, submerged lands and areas within the shoreline setback, or designated non-disturbance area in steep slopes, applicants may choose to develop the lot with the number of dwelling units provided in the density limits in subsection 23.44.060.A or with the number of dwelling units calculated as follows:

a. Determine the number of units that would be allowed under subsections 23.44.060.C.1 through 23.44.060.C.4 if no environmentally critical areas were located on the lot;

b. Determine the percentage of the lot that is not covered by riparian corridors, wetlands and their buffers, submerged lands and areas within the shoreline setback, or designated non-disturbance area in steep slopes; and

c. Calculate the number of dwelling units by multiplying the number of units determined in subsection 23.44.060.C.5.a by the percentage of the lot calculated in subsection 23.44.060.C.5.b. At least one dwelling unit is allowed on all lots in existence as of the effective date of this ordinance.

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Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

**Amendment 73 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD**

**Sponsor:** Councilmember Strauss

Parcel Rounding

**Effect:** This amendment would change how density calculations treat fractions of units, such that fractions over 0.85 are rounded up. As transmitted, the legislation proposes that any fraction of a unit is to be rounded down, resulting in overall less development capacity on any given lot. This amendment would change how maximum density is measured by rounding fractions over 0.85 up, resulting in those cases in an additional unit.

Amend Section 30 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

**Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

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**23.44.060 Maximum density and minimum lot size**

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**D. Measurement of minimum lot size and maximum density**

1. When calculation of the number of dwelling units allowed results in a fraction of a unit, any fraction ~~shall be rounded down~~ over 0.85 constitutes one additional unit.

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Amend Section 87 as follows:

Section 87. Section 23.86.002 of the Seattle Municipal Code, last amended by Ordinance 125791, is amended as follows:

**23.86.002 General provisions**

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When calculation of the number of dwelling units allowed results in a fraction of a unit, any fraction ~~shall be rounded down~~ over 0.85 constitutes one additional unit.

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

## Amendment 74 Version #1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

**Sponsor:** Councilmember Nelson

Increase Neighborhood Residential and Lowrise 1 Height Limits

**Effect:** This amendment would increase the maximum structure height in NR and LR1 zones from thirty-two feet to thirty-five feet. The three foot increase would allow for higher floor-to-floor ceiling heights and thicker plates between floors.

Amend Section 30 of CB 120993, as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

### **Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

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#### **23.44.070 Structure height**

##### **A. Maximum height established**

1. Subject to the exceptions allowed in this Section 23.44.070, the height limit for any structure in NR zones is ~~32~~ 35 feet.

2. The height limit for accessory structures that are located in required setbacks is 12 feet, except as follows:

a. The ridge of a pitched roof may extend up to 3 feet above the 12-foot height limit provided that all parts of the roof above the height limit shall be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 12-foot height limit.

b. Freestanding flagpoles and religious symbols for religious institutions are exempt from height controls except as regulated in Chapter 23.64, provided they are no closer to any lot line than 50 percent of their height above existing grade.

\*\*\*

Amend Section 36, as follows

Section 36. Section 23.45.514 of the Seattle Municipal Code, last amended by Ordinance 127211, is amended as follows:

**23.45.514 Structure height**

A. Subject to the additions and exceptions allowed as set forth in this Section 23.45.514, the height limits for structures in LR zones are as shown on Table A for 23.45.514.

<b>Table A for 23.45.514 Structure height for LR zones (in feet)</b>				
<b><del>((Housing))</del> Dwelling unit type</b>	<b>LR1</b>	<b>LR2</b>	<b>LR3 outside urban centers, urban villages, and Station Area Overlay Districts</b>	<b>LR3 in urban centers, urban villages, and Station Area Overlay Districts</b>
<del>((Cottage housing developments))</del>	22	22	22	22
<del>Rowhouse and townhouse developments))</del> Attached and detached dwelling units	<del>((30))</del> <del>32</del> 35	40 <sup>1</sup>	40 <sup>1</sup>	50 <sup>1</sup>
<del>((Apartments))</del> Stacked dwelling units	<del>((30))</del> <del>32</del> 35	40 <sup>1</sup>	40 <sup>1</sup>	50 <sup>2</sup>

<b>Table A for 23.45.514</b> <b>Structure height for LR zones (in feet)</b>				
<b>((Housing)) Dwelling unit type</b>	<b>LR1</b>	<b>LR2</b>	<b>LR3 outside urban centers, urban villages, and Station Area Overlay Districts</b>	<b>LR3 in urban centers, urban villages, and Station Area Overlay Districts</b>
Footnotes for Table A for 23.45.514 <sup>1</sup> Except that the height limit is ((30)) <del>32</del> <u>35</u> feet in zones without a mandatory housing affordability suffix. <sup>2</sup> Except that the height limit is 40 feet in zones without a mandatory housing affordability suffix.				

\* \* \*

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

**Amendment 75 Version #1 to CB 120993 OPCD Permanent State Zoning Compliance ORD**

**Sponsor:** Councilmember Hollingsworth

**Co-Sponsor:** Councilmember Saka

Require indoor air quality and noise improvements for development near interstates, highways, major truck streets, or railroad rights-of-way

**Effect:** This amendment would add a requirement that development of housing, schools and child care centers near highways include features to improve indoor air quality and reduce exterior noise. It would use requirements for sound-insulating windows and HVAC systems included in the City's industrial zones. The Comprehensive Plan Final Environmental Impact Statement found that there would be impacts on indoor air quality and noise inside new housing, schools and child care facilities near interstates, highways, truck routes and railroads, which would have health impacts on future residents of that development. Improved windows and HVAC systems were identified as appropriate mitigation measures to address these impacts.

Add a new Section 23 to Council Bill 120993, to add a new section 23.42.047, as follows:

Section 23. A new Section 23.42.047 is added to the Seattle Municipal Code as follows:

**23.42.047 Sensitive land uses near highways and major truck routes**

Any dwelling unit, school or child care center located within 600 feet of an interstate, highway, designated major truck street, or railroad right-of-way must incorporate the following features to maintain indoor air quality and reduce noise intrusion:

A. Sound-insulating windows or other noise-insulating features sufficient to maintain interior sound levels at 45 decibels or below in consideration of existing environmental noise levels at the site. The applicant shall submit an analysis of existing noise levels and documentation of the sound insulating capabilities of windows or other noise-insulating features as part of the permit application; and

B. A permanently installed air cooling system and a balanced ventilation system, which may be combined. The ventilation system shall filter any outdoor air supply through filters rated MERV 13 or higher as determined by the American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE). The air cooling and ventilation systems shall be indicated on the plan.

Renumber the subsequent sections of the bill, as appropriate.

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

## Amendment 77 Version 2 to CB 120993 OPCD Permanent State Zoning Compliance ORD

**Sponsor:** Councilmember Saka

Cottage Housing Bonus

**Effect:** This amendment would make development standards more flexible for “cottage housing,” which would be defined as “development consisting entirely of dwelling units in structures that are less than three stories and that are arranged on up to three sides of a common, ground-level amenity area equal to at least 20 percent of the lot area, that includes usable, contiguous community green space and trees...” The amendment would increase FAR for cottage housing, allow increased lot coverage for cottage housing, and set maximum density limits for cottage housing development that are the same as those for stacked flat development.

Amend Section 30 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

### **Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

\*\*\*

#### **23.44.050 Floor area**

A. Gross floor area. In Neighborhood Residential 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 are not considered gross floor area.

B. Floor area ratio (FAR) limits. The FAR limit in Neighborhood Residential zones for lots with residential uses is as shown in Table A for 23.44.050. The FAR limit in Neighborhood

Residential zones for lots without residential uses is 1.2. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

<b>Table A for 23.44.050</b>	
<b>Floor area ratio (FAR) in NR zones</b>	
<b>Density (dwelling units per lot size)</b>	<b>FAR</b>
Less dense than 1 unit / 4,000 square feet	0.6
1 unit / 4,000 square feet to 1 unit / 2,201 square feet	0.8
1 unit / 2,200 square feet to 1 unit / 1,601 square feet	1.0
1 unit / 1,600 square feet or denser	<p>1.2, except that it is:</p> <p><u>a. 1.4 for stacked dwelling units located within a frequent transit service area on lots 6,000 square feet or larger <b>and</b></u></p> <p><u>b. 1.6 for development consisting entirely of dwelling units in structures that are less than three stories and that are arranged on up to three sides of a common, ground-level amenity area equal to at least 20 percent of the lot area that includes usable, contiguous community green space and trees on lots located within a frequent transit service area.</u></p>



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. Common walls separating individual attached dwelling units.

#### **23.44.060 Maximum density and minimum lot size**

A. Except as provided in subsection 23.44.060.C, the maximum density is:

1. For stacked dwelling units on lots larger than 6,000 square feet that are located in a frequent transit service area, one dwelling unit per 650 square feet of lot area;

2. Within a frequent transit service area, for development consisting entirely of dwelling units in structures that are less than three stories and that are arranged on up to three sides of a common, ground-level amenity area equal to at least 20 percent of the lot area that includes usable, contiguous community green space and trees, one dwelling unit per 650 square feet of lot area;

~~((2))~~ 3. For all other dwelling units, one dwelling unit per 1,250 square feet of lot area.

\* \* \*

#### **23.44.080 Lot coverage**

A. Except as otherwise provided in this Section 23.44.080, the maximum lot coverage allowed for structures is 50 percent.

\* \* \*

E. Within a frequent transit service area, development consisting entirely of dwelling units in structures that are less than three stories and that are arranged on up to three-sides of a common, ground-level amenity area equal to at least 20 percent of the lot area, that includes usable, contiguous community green space and trees the maximum lot coverage allowed for structures is 60 percent.

\* \* \*

Note: Multiple amendments may amend the same sections or subsections. Following Land Use Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

**Amendment 78 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD**

**Sponsor:** Councilmember Hollingsworth  
Family Housing Bonus Near Schools

**Effect:** This amendment would give bonus height and additional floor area to stacked flat projects incorporating units with three or more bedrooms near schools in neighborhood residential zones. As transmitted, there are no specific bonuses related to number of bedrooms in dwelling units; the proposed legislation would grant additional floor area ratio (FAR) and density to stacked flats on larger lots within a frequent transit service area. The height limit in the zone as transmitted is proposed at 32 feet. This amendment would add additional bonuses for stacked dwelling units within one quarter mile of an elementary or secondary school. To qualify, 25% of the units in stacked flat projects near schools would have to have three or more bedrooms and be a minimum of 1,050 square feet. These family-sized units near schools would be granted additional floor area and additional height allowance up to 42 feet.

Amend Section 30 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

**Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

\*\*\*

**23.44.050 Floor area**

A. Gross floor area. In Neighborhood Residential 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 are not considered gross floor area.

B. Floor area ratio (FAR) limits. The FAR limit in Neighborhood Residential zones for lots with residential uses, except for stacked dwelling units that meet the requirements in

subsection 23.44.050.D is as shown in Table A for 23.44.050. The FAR limit in Neighborhood Residential zones for lots without residential uses is 1.2. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

<b>Table A for 23.44.050</b>	
<b>Floor area ratio (FAR) in NR zones <u>except for stacked dwelling units that meet the requirements in subsection 23.44.050.D</u></b>	
<b>Density (dwelling units per lot size)</b>	<b>FAR</b>
Less dense than 1 unit / 4,000 square feet	0.6
1 unit / 4,000 square feet to 1 unit / 2,201 square feet	0.8
1 unit / 2,200 square feet to 1 unit / 1,601 square feet	1.0
1 unit / 1,600 square feet or denser	1.2, except that it is 1.4 for stacked dwelling units located within a frequent transit service area on lots 6,000 square feet or larger

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. Common walls separating individual attached dwelling units.

D. The FAR limit for lots with stacked dwelling units that meet the following requirements is as shown in Table B for 23.44.050.

1. The lot is within one quarter mile of an elementary or secondary school;

2. At least 25 percent of the stacked dwelling units have a minimum of three bedrooms and a minimum floor area of 1,050 square feet.

**Table B for 23.44.050**

**Floor area ratio (FAR) in NR zones for stacked dwelling units that meet the requirements in subsection 23.44.050.D**

<b>Density (dwelling units per lot size)</b>	<b>FAR</b>
Less dense than 1 unit / 4,000 square feet	0.6
1 unit / 4,000 square feet to 1 unit / 2,201 square feet	<u>1.0</u>
1 unit / 2,200 square feet to 1 unit / 1,601 square feet	<u>1.2</u>
1 unit / 1,600 square feet or denser	1.4

**23.44.060 Maximum density and minimum lot size**

A. Except as provided in subsection 23.44.060.C, the maximum density is:

1. For stacked dwelling units on lots larger than 6,000 square feet that are located in a frequent transit service area, one dwelling unit per 650 square feet of lot area;

\*\*\*

**23.44.070 Structure height**

A. Maximum height established

1. Subject to the exceptions allowed in this Section 23.44.070, the height limit for any structure in NR zones is 32 feet;

2. The height limit for stacked dwelling units that meet the requirements in subsection 23.44.050.D is 42 feet;

3. The height limit for accessory structures that are located in required setbacks is 12 feet, except as follows:

a. The ridge of a pitched roof may extend up to 3 feet above the 12-foot height limit provided that all parts of the roof above the height limit shall be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 12-foot height limit.

b. Freestanding flagpoles and religious symbols for religious institutions are exempt from height controls except as regulated in Chapter 23.64, provided they are no closer to any lot line than 50 percent of their height above existing grade.

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

## Amendment 79 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

**Sponsor:** Councilmember Hollingsworth

Bonus for Accessible Units

**Effect:** This amendment would relax development standards for development projects incorporating a higher level of accessibility for required accessible units. The majority of development in NR will be subject to the residential code, which generally requires that ground floor units be Type B accessible: a flexible standard of accessibility that can be easily adapted to meet the needs of a disabled resident, but may not be fully accessible at the outset. Type A units are the most accessible and are designed to meet the needs of individuals with significant mobility impairments; as transmitted, there would be no Type A accessible units required for development in neighborhood residential zones due to scale of development. This amendment would incentivize the construction of Type A accessible units in neighborhood residential zones by allowing the square footage of Type A accessible units to be exempt from floor area ratio limits, maximum density, and lot coverage limitations.

Amend Section 30 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

### **Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

\*\*\*

#### **23.44.050 Floor area**

\*\*\*

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. Common walls separating individual attached dwelling units.
4. Square footage of dwelling units that are Type A units as defined in the

Seattle Building Code.

#### **23.44.060 Maximum density and minimum lot size**

\*\*\*

##### **C. Maximum density exceptions**

\*\*\*

6. Square footage of dwelling units that are Type A units as defined in the Seattle Building Code do not count toward maximum density.

\*\*\*

#### **23.44.080 Lot coverage**

\*\*\*

C. Structures not counted. The following structures and portions of structures are not counted in lot coverage calculations:

1. Underground structures;
2. The first 36 inches of architectural features such as cornices, eaves, gutters, roofs, fireplaces, chimneys, and other similar features that project from principal and accessory structures;
3. Decks or parts of a deck that are 36 inches or less above existing grade;
4. Unenclosed porches or steps no higher than 4 feet above existing grade, or the grade at the street lot line closest to the porch, whichever is lower; and
5. Unenclosed structures that meet the standards of subsection 23.44.090.H.

6. Square footage of dwelling units that are Type A units as defined in Seattle Building Code.



HB Harper  
Select Committee on the Comprehensive Plan  
7/1/25  
D1

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

## Amendment 80 Version 2 to CB 120993 OPCD Permanent State Zoning Compliance ORD

**Sponsor:** Councilmember Hollingsworth

Incentivizing balconies on apartment buildings

**Effect:** This amendment would change amenity area requirements to incentivize balcony construction in NR and LR zones. As transmitted, proposed amenity area requirements would allow balconies but not be favorable for balcony construction; proposed square footage minimums would only allow very large balconies to count toward amenity area requirements. This amendment would allow smaller balconies to count toward amenity area requirements. Additionally, the transmitted legislation requires that half of amenity area shall be provided as common space for stacked flats in neighborhood residential zones, and that half of the amenity area shall be provided at the ground level in low rise zones, potentially disincentivizing balcony construction. This amendment would reduce the amount of common space required to 30 percent of the amenity area in neighborhood residential zones, and remove the requirement that half of the amenity area must be at ground level in low rise zones. Finally, in neighborhood residential zones, the transmitted legislation proposes to require amenity area equal to 20% of the lot area; this amendment would raise that to 25% unless every unit above the ground level has a balcony, in which case it would be 20% of the lot area, further incentivizing balcony construction.

Amend Section 30 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

### **Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

\*\*\*

#### **23.44.110 Amenity area**

A. The amount of required amenity area is equal to ~~20~~25 percent of the lot area, unless every unit above the ground level has a balcony, in which case it is 20 percent of the lot area.

B. All dwelling units shall have access to either a common or private amenity area.

C. For attached and detached dwelling units, required ground-level amenity areas may be provided as either private or common space. For stacked dwelling units, at least ~~half~~30 percent of the amenity area shall be provided as common space.

~~D. A minimum of 50 percent of the required amenity area shall be provided at ground level or within 4 feet of existing grade. In calculating the total amount of amenity area, only half of the amenity area that is not provided at ground level or within 4 feet of existing grade shall count toward the required amenity area.~~

~~F.D.~~ Amenity area shall not be enclosed within a structure.

~~F.E.~~ Each amenity area shall be at least 120 square feet in area and have a minimum width and depth of 8 feet, except for balconies, which shall be at least 30 square feet in area and have a minimum width and depth of 4 feet.

Amend Section 39 as follows:

Section 39. Section 23.45.522 of the Seattle Municipal Code, last amended by Ordinance 126157, is amended as follows:

### **23.45.522 Amenity area**

A. Amount of amenity area (~~((required for rowhouse and townhouse developments and apartments in LR zones))~~)

1. The (~~((required))~~) amount of required amenity area (~~((for rowhouse and townhouse developments and apartments))~~) in LR zones is equal to (~~((25))~~) 20 percent of the lot area.

-)) 2. The (~~((required))~~) amount of required amenity area in MR and HR zones is equal to (~~((5))~~) five percent of the total gross floor area of a residential structure.

)) B. Attached and detached dwelling units shall have access to either a common or private amenity area. Stacked dwelling units shall have access to a common amenity area.

~~C. In LR zones, a minimum of 50 percent of the required amenity area shall be provided at ground level or within 4 feet of existing grade. Amenity area used to meet the requirements of this subsection 23.45.522.C may not be covered by any projections that provide floor area.~~

~~((2-))~~ ~~D.C.~~ Enclosed amenity areas

\*\*\*

~~E.D.~~ Amenity area size

~~((4-))~~ 1. Private amenity areas. ~~((a. There is no minimum dimension for private amenity areas, except that if a private amenity area is located between the structure and a side lot line that is not a side street lot line, the minimum horizontal dimension shall be measured from the side lot line and is required to be a minimum of 10 feet.~~

~~b. An unenclosed porch that is a minimum of 60 square feet in size and that faces a street or a common amenity area may be counted as part of the private amenity area for the rowhouse, townhouse, or cottage to which it is attached.))~~ Each private amenity area shall be at least 60 square feet in area and have a minimum width and depth of 6 feet, except for balconies, which shall be at least 30 square feet in area and have a minimum width and depth of 4 feet.

\*\*\*

*Renumber all subsequent sections as appropriate.*

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

## Amendment 83 Version #1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

**Sponsor:** Councilmember Solomon

Rezone a block in Columbia City to Lowrise 2, rather than Lowrise 1

**Effect:** This amendment would rezone half a block from Residential Small Lot with an M Mandatory Housing Affordability suffix (RSL (M)) to Lowrise 2 (M) (LR2 (M)). The area to be rezoned is located in the Columbia City Urban Center, one block east of Martin Luther King Jr. Way S. The property to be rezoned consists of 27 parcels, approximately 3.9 acres total, that are bounded by Lowrise 2 on the north, west and east, and RSL to the south. If the amendment is not adopted, the area would be rezoned to Lowrise 1, alongside most other RSL zones in the City, including the property to the south.

SMC 23.34.014.B (as amended by CB 120985 and CB 120993) provides the following locational criteria for the Lowrise 1 zone:

1. The area is:	
a. Located outside of a regional center, an urban center, a neighborhood center, or a Station Area Overlay District.	The area is in the Columbia City urban center.
b. A limited area within a regional center, an urban center, a neighborhood center, or a Station Area Overlay district that would provide opportunities for a diversity of housing types within these denser environments; or	The area is located within the Columbia City urban center. It is adjacent to Lowrise 2 zoning on three sides. Rezoning the property to LR1 could provide opportunities for some diversity of housing types adjacent to denser multifamily zones.
c. Located on a collector or minor arterial;	The area is not located along an arterial, M L King Jr Way S, a principal arterial, is located one short block west of the area to be rezoned.
2. The area is characterized by residential structures of generally three stories or less;	The area is generally characterized by single story structures. The structures in the Lowrise 2 zone to the north, east, and west are generally two-to-three stories.
3. The area is characterized by local access and circulation that can accommodate low	The area contains narrow roadways, lack of alleys and irregular street patterns. It is

density development and the street, and/or by narrow roadways, lack of alleys, and/or irregular street patterns that make local access and circulation less suitable for higher density development;	located within a block of M L King Jr Way S, and has easy access to the regional transportation network.
4. The area is supported by existing or projected facilities and services used by residents, including retail sales and services, parks, and community centers.	The area is within the Columbia City urban center, which provides facilities and services used by residents, including retail sales and services, parks, and a public library.

SMC 23.34.014.B (as amended by CB 120985 and CB 120993) provides the following locational criteria for the Lowrise 2 zone:

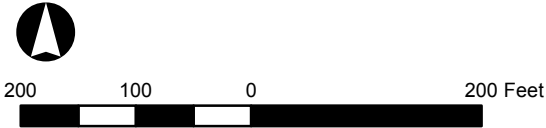
1. The area is either:	
a. Located in a regional center, an urban center, a neighborhood center, or a Station Area Overlay District where new development could help establish a multifamily neighborhood of small scale and density; or	The area is located within the Columbia City urban center. It is adjacent to Lowrise 2 and Lowrise 3 zoning on three sides and could extend that multifamily neighborhood.
b. Located in or near a regional center, an urban center, a neighborhood center, or a Station Area Overlay district, or on an arterial street, and is characterized by one or more of the following conditions:	The area is located within the Columbia City urban center.
1) Small-scale structures generally no more than 40 feet in height that are comparable in scale with NR and LR1 zones;	Structures in the area range from one to three stories and are comparable in scale with NR and LR1 zones.
2) The area would provide a gradual transition between NR or LR1 zones and more intensive multifamily or neighborhood commercial zones; and	The area would extend an existing LR2 zone, which provides a transition between an area to be rezoned to Lowrise 1 and higher-density multifamily and commercial zones along Martin Luther King Jr Way S.
2. The area is characterized by local access and circulation conditions that accommodate low-density multifamily development;	The area contains narrow roadways, lack of alleys and irregular street patterns. It is located within a block of M L King Jr Way S,

	and has easy access to the regional transportation network.
3. The area has direct access to arterial streets that can accommodate anticipated vehicular circulation, so that traffic is not required to use streets that pass through lower density residential zones; and	The area has easy access to arterial streets. The area between the rezone area and M L King Jr Way S would be zoned Lowrise 1 on one side of the street (a lower density residential zone) and Lowrise 2 or 3 on the opposite side of the street (the same or higher-density residential zone). Traffic accessing the properties to be rezoned would pass through higher and lower density zones.
4. The area is well supported by existing or projected facilities and services used by residents, including retail sales and services, parks, and community centers, and has good pedestrian access to these facilities.	The Columbia City urban center includes facilities and services used by residents, including retail sales and services, parks, and community centers. Most, but not all, blocks in the area have sidewalks providing good pedestrian access to the neighborhood's services.

Based on these criteria either Lowrise 1 or Lowrise 2 would be appropriate for the area, but Lowrise 2 appears to be slightly more appropriate.

Amend Attachment 1 to Council Bill (CB) 120993, to add a Map 2 as attached.

# Map 2



- Area identified for specific rezone
- Zoning as proposed under CB 120993

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Prepared July 3, 2025, by Seattle City Council Central Staff.



**Amendment 87 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD**

**Sponsor:** Councilmember Rinck

Waive parking for tree protection

**Effect:** This amendment would waive parking requirements for any residential development that retains a Tier 2 tree.

Amend Section 57, as follows:

Section 57. Section 23.54.015 of the Seattle Municipal Code, last amended by Ordinance 127099, is amended as follows:

**23.54.015 Required vehicular parking and maximum vehicular parking limits**

\* \* \*

<b>Table B for 23.54.015 Required parking for residential uses</b>		
<b>Use</b>		<b>Minimum parking required</b>
<b>I. General residential uses</b> <sup>1, 2, 3</sup>		
<del>((A.</del>	<del>Adult family homes</del>	<del>1 space for each dwelling unit</del>
<del>B.))</del> <u>A.</u>	Artist's studio/dwellings	1 space for each <u>2</u> dwelling units
<del>((C.))</del> <u>B.</u>	Assisted living facilities	1 space for each 4 assisted living units; plus 1 space for each 2 staff members on-site

<b>Table B for 23.54.015 Required parking for residential uses</b>		
<b>Use</b>		<b>Minimum parking required</b>
		at peak staffing time; plus 1 barrier-free passenger loading and unloading space
<del>((D.))</del> <u>C.</u>	Caretaker's quarters	1 space for each <u>2</u> dwelling units
<del>((E.))</del> <u>D.</u>	Congregate residences	1 space for each 4 sleeping rooms
<del>((F.</del>	<del>Cottage housing developments<sup>1</sup></del>	<del>1 space for each dwelling unit</del>
<del>G.</del>	<del>Floating homes</del>	<del>1 space for each dwelling unit</del>
<del>H.))</del> <u>E.</u>	Mobile home parks	1 space for each <u>2</u> mobile home lots as defined in Chapter 22.904
<del>((I.</del>	<del>Multifamily residential uses, except as otherwise provided in this Table B for 23.54.015<sup>1, 2</sup></del>	<del>1 space per dwelling unit, or 1 space for each 2 small efficiency dwelling units</del>
<del>J.</del>	<del>Nursing homes</del>	<del>1 space for each 2 staff doctors; plus 1 additional space for each 3 employees; plus 1 space for each 6 beds</del>
<del>K.))</del> <u>F.</u>	<del>((Single-family dwelling units)) Housing<sup>((1, 3)) 4, 5</sup></del>	1 space for each <u>2</u> dwelling units
<b>II. Residential use requirements for specific areas<sup>1</sup></b>		

<b>Table B for 23.54.015 Required parking for residential uses</b>		
<b>Use</b>		<b>Minimum parking required</b>
<del>((L.))</del> <u>G.</u>	All residential uses within urban centers or within <del>((the))</del> a Station Area Overlay District <sup>((2))</sup>	No minimum requirement
<del>((M.))</del> <u>H.</u>	All residential uses <del>((in commercial, RSL, and multifamily zones))</del> within urban villages that are not within an urban center or <del>((the))</del> a Station Area Overlay District <del>((;))</del> if the residential use is located within a frequent transit or <u>major transit</u> service area <sup>((2,4))</sup>	No minimum requirement
<u>I.</u>	<u>All residential uses within a major transit service area</u>	<u>No minimum requirement</u>
<del>((N.))</del>	<del>Multifamily residential uses within the University of Washington parking impact area shown on Map A for 23.54.015-<sup>2</sup></del>	<del>1 space per dwelling unit for dwelling units with fewer than 2 bedrooms; plus 1.5 spaces per dwelling units with 2 or more bedrooms; plus 0.25 spaces per bedroom for dwelling units with 3 or more bedrooms</del>
<del>O.</del>	<del>Multifamily dwelling units, within the Alki area shown on Map B for 23.54.015-<sup>2</sup></del>	<del>1.5 spaces for each dwelling unit))</del>
<del>P.))</del> <u>J.</u>	Congregate residences located within <del>((one half mile walking distance of a major transit stop))</del> a <u>frequent transit service area</u>	No minimum requirement
Footnotes to Table B for 23.54.015		

Table B for 23.54.015 Required parking for residential uses	
Use	Minimum parking required
<p><sup>1</sup> <del>((For each moderate-income unit and each low-income unit, no minimum amount of parking is required.</del></p> <p><sup>2</sup>) The minimum amount of parking prescribed by Part I of Table B for 23.54.015 does not apply if a use, structure, or development qualifies for a <del>((greater or a))</del> lesser amount of minimum parking, including no parking, under any other provision of this Section 23.54.015. If more than one provision in this Table B for 23.54.015 is applicable, the provision requiring the least amount of minimum parking applies<del>((, except that if item O in Part II of Table B for 23.54.015 applies, it shall supersede any other requirement in Part I or Part II of this Table B for 23.54.015)).</del></p> <p><sup>2</sup> For each moderate-income unit and each low-income unit, no minimum amount of parking is required.</p> <p><sup>3</sup> <u>The Director shall waive parking requirements for any development that retains a Tier 2 tree.</u> A reduction or waiving of parking requirements may be permitted if the Director finds that the reduction or waiver is necessary in order to protect a <del>Tier 2 or</del> Tier 3 tree as defined in Chapter 25.11.</p> <p><sup>4</sup> No parking is required for <del>((single-family residential uses))</del> <u>accessory dwelling units.</u></p> <p><sup>5</sup> No parking is required for principal dwelling units on lots in any residential zone that are less than 3,000 square feet in size or less than 30 feet in width where access to parking is permitted through a required <del>((yard or))</del> setback abutting a street according to the standards of subsections <del>((23.44.016.B.2))</del> 23.44.160.F.2, 23.45.536.C.2, or 23.45.536.C.3.</p> <p><del>((<sup>4</sup> Except as provided in Footnote 4, the minimum amounts of parking prescribed by Part I of Table B for 23.54.015 apply within 1,320 feet of the Fauntleroy Ferry Terminal.))</del></p>	

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

## Amendment 90 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

**Sponsor:** Councilmember Kettle

**Cosponsor:** Council President Nelson

Expanding Stacked Flat Bonus

**Effect:** This amendment would make development standards more flexible for stacked flats, by increasing allowed floor area ratio (FAR), allowing the increased FAR to apply to stacked flats anywhere in the neighborhood residential (NR) zone, allowing the increased density as transmitted to apply to stacked flats anywhere in the NR zone, and allowing increased lot coverage for stacked flats. As transmitted, the proposed legislation limits FAR to 1.2 for higher density developments in the NR zone, but allows up to 1.4 FAR for stacked dwelling units in frequent transit service area on lots 6,000 square feet or larger. The transmitted legislation also allows higher maximum density for stacked dwelling units on lots larger than 6,000 square feet. This amendment would remove provisions related to lot size and transit proximity for these stacked flat bonuses, increase the FAR for stacked flats from 1.4 to 1.6, and increase the allowed lot coverage for stacked flats from 50% to 60%.

Amend Section 30 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

### **Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

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#### **23.44.050 Floor area**

A. Gross floor area. In Neighborhood Residential 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 are not considered gross floor area.

B. Floor area ratio (FAR) limits. The FAR limit in Neighborhood Residential zones for lots with residential uses is as shown in Table A for 23.44.050. The FAR limit in Neighborhood Residential zones for lots without residential uses is 1.2. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

<b>Table A for 23.44.050</b>	
<b>Floor area ratio (FAR) in NR zones</b>	
<b>Density (dwelling units per lot size)</b>	<b>FAR</b>
Less dense than 1 unit / 4,000 square feet	0.6
1 unit / 4,000 square feet to 1 unit / 2,201 square feet	0.8
1 unit / 2,200 square feet to 1 unit / 1,601 square feet	1.0
1 unit / 1,600 square feet or denser	1.2, except that it is <del>1.4</del> <u>1.6</u> for stacked dwelling units <del>located within a frequent transit service area on lots 6,000 square feet or larger</del>

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. Common walls separating individual attached dwelling units.

#### **23.44.060 Maximum density and minimum lot size**

A. Except as provided in subsection 23.44.060.C, the maximum density is:

1. For stacked dwelling units ~~on lots larger than 6,000 square feet that are located in a frequent transit service area~~, one dwelling unit per ~~650~~ 600 square feet of lot area;

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#### **23.44.080 Lot coverage**

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F. The maximum lot coverage allowed on lots with stacked dwelling units is 60 percent.

Note: Multiple amendments may amend the same sections or subsections. Following Land Use Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.

Amendment 95 Version #2 to CB 120993 OPCD Permanent State Zoning Compliance ORD

Sponsor: Councilmember Rinck

Cosponsor: Councilmember Kettle

Reduced Setbacks on Small Lots near Transit

**Effect:** This amendment would reduce rear and side setbacks on small lots near transit in neighborhood residential zones, and make side setbacks more flexible through allowing an average.

Amend Section 30 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

**Chapter 23.44 NEIGHBORHOOD RESIDENTIAL**

\*\*\*

**23.44.090 Setbacks**

A. Required setbacks for the NR zones are shown in Table A for 23.44.090.

<b>Table A for 23.44.090 Required setbacks in Neighborhood Residential zones</b>	
Front	10 feet
Rear	5 feet for accessory dwelling units and 10 feet for other structures, except that <u>it is 5 feet for other structures within frequent transit service areas on lots under 5,000 square feet.</u> <del>if</del> If the rear setback abuts an alley, no rear setback is required <sup>1</sup>
Side	5 feet <u>average, 3 feet minimum</u> , except that <u>it is 3 feet on lots under 5,000 square feet within frequent transit service areas.</u> <del>no</del> No side setback is required from a side lot line that abuts an alley <sup>1</sup>
Footnote for Table A for 23.44.090 <sup>1</sup> On a reversed corner lot, the setback on the side street lot line shall be 10 feet and the rear setback is 5 feet.	

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Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.