

Amendment #5 to Council Bill (CB) 118385

Sponsor: Rasmussen
Planning, Land Use, and Sustainability Committee

Height limit for street-facing building facades

CB 118385 would establish minimum upper-level setback requirements in Lowrise (LR) zones that would apply from all street lot lines in addition to any required ground-level setbacks. For structures in LR zones that are subject to a 30 foot height limit, the upper-level setback requirement would be 12 feet above a height of 34 feet. For structures in LR zones that are subject to a 40 foot height limit, the upper-level setback requirement would be 16 feet above a height of 44 feet. Departures from setback standards may be permitted through the Design Review process.

This amendment would remove the upper-level setback requirements proposed in CB 118385 and instead establish a height limit for street-facing building facades. For structures in LR zones that are subject to a 30 foot height limit, the maximum height of the street-facing façade would be 34 feet within 12 feet of the street-facing property line. For structures in LR zones that are subject to a 40 foot height limit, the maximum height of the street-facing façade would be 44 feet within 12 feet of the street-facing property line. Departures from height regulations are not permitted under the City’s Design Review process.

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

Note: If this amendment is adopted by the Committee and Amendment #8 (side setback requirements for rowhouses) is not, Section 5 will be removed from CB 118385 and all subsequent sections renumbered accordingly.

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Section 4. Section 23.45.514 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

23.45.514 Structure height

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

Table A for 23.45.514				
Structure Height for Lowrise Zones in Feet				
Housing type	LR1	LR2	LR3 outside Urban Centers, Urban Villages, and Station Area Overlay Districts	LR3 in Urban Centers, Urban Villages, and Station Area Overlay Districts
Cottage housing developments	18	18	18	18
Rowhouse and townhouse developments	30	30	30	30
Apartments	30	30	30	40 ¹

Footnotes for Table A for 23.45.514:
¹The height limit is 30 feet on the portions of lots that are within 50 feet of a single-family zoned lot, unless the lot in the LR zone is separated from a single-family zoned lot by a street.

1. Street-facing façade height limit in zones with a 30 foot height limit pursuant to Table A for 23.45.514. The height of a street-facing façade including any exceptions allowed per subsections 23.45.514.E, 23.45.514.F, 23.45.514.H, and 23.45.514J.3 and 23.45.514J.4 of this Section, as measured from the average horizontal grade at the street property line along the width of the street-facing façade, is limited within a distance of 12 feet from the street-facing property line to a maximum height of 34 feet.

2. Street-facing façade height limit in zones with a 40 foot height limit pursuant to Table A for 23.45.514. The height of a street-facing façade including any exceptions allowed per subsections 23.45.514.E, 23.45.514.F, 23.45.514.H, and 23.45.514J.3 and 23.45.514J.4 of this Section, as measured from the average horizontal grade at the street property line along the width of the street-facing façade, is limited within a distance of 12 feet from the street-facing property line to a maximum height of 44 feet.

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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

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~~L. In LR zones, a minimum upper level setback from all street lot lines is required in addition to any required ground level setback, as follows:~~

~~1. For structures with a 30 foot height limit according to Table A for 23.45.514, the upper level setback requirement is 12 feet above a height of 34 feet.~~

~~2. For structures with a 40 foot height limit according to Table A for 23.45.514, the upper level setback requirement is 16 feet above a height of 44 feet.~~

~~3. The minimum upper level setback shall be provided at all points along the length of the street property line as measured from finished grade.~~

~~4. In addition to the projections permitted in subsection 23.45.518.H, open railings, and parapets that are predominantly transparent above a height of 1.5 feet, may be located in the required upper level setback.~~

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