

## Amendment 99 Version 2 to CB 120993 OPCD Permanent State Zoning Compliance ORD

**Sponsor:** Councilmember Kettle

Eliminate NR amenity areas

**Effect:** This amendment would eliminate amenity area requirements for development in NR zones. As proposed under Council Bill 120993 amenity areas would be equal to 20 percent of the lot area, each residential unit would have access to amenity area, and at least fifty percent of amenity area would be provided at or near ground level. Amenity areas are intended to provide outdoor space where residents are able to recreate on site, under previous versions of neighborhood residential zoning, yards were intended to provide these functions to residents. Under CB 120993, the size of yards would be reduced and a new amenity area requirement, modeled on a requirement in multifamily zones, is added.

This version has been updated to show changes made to proposed section 23.44.010 by action on Amendment 80 in the Chair's consent package, which incorporated standards to incentivize balconies as amenity areas.

Amend Section 30 of Council Bill 120993, as follows:

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

follows:

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### 23.44.110 ~~Amenity area~~ Reserved

~~A. The amount of required amenity area is equal to 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 30 percent of the amenity area shall be provided as common space.~~

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

~~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.~~

~~F. Features in amenity areas~~

~~1. The following features are not allowed in amenity areas:~~

~~a. Vehicular parking areas, vehicular access easements, and driveways;~~

~~b. Required bike parking;~~

~~c. Solid waste and recyclable material storage area; and~~

~~d. Enclosed structures.~~

~~2. Pathways serving multiple dwelling units are not allowed in private amenity areas.~~

~~3. Decks, porches, and steps; swimming pools, spas, and hot tubs; stormwater management features, including but not limited to bioretention planters and cisterns; play equipment; and similar features are allowed in amenity areas.~~

~~4. Amenity areas may be covered by weather protection.~~

~~5. Projections that do not provide floor area may extend into an amenity area if they meet the standards for projections into setbacks in subsection 23.44.090.E and if garden windows and other similar features are at least 8 feet above finished grade.~~

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Select Committee on the Comprehensive Plan  
Sep 18, 2025  
D#1

~~6. Rooftop areas located within 8 feet of minor communication utilities and accessory communication devices do not qualify as amenity areas.~~

~~H. Areas in environmentally critical areas and their buffers, including but not limited to steep slopes, may count toward amenity areas.~~

~~I. No amenity area is required for one new dwelling unit added to a dwelling unit existing as of January 1, 1982, or for one new dwelling unit added to a multifamily residential use existing as of October 10, 2001.~~

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