

Amendment 91 Version 2 to CB 120993 OPCD Permanent State Zoning Compliance ORD

Sponsor: Councilmember Nelson

Expanding Stacked Flat Bonus for Trees or Green Factor

Effect: This amendment would give bonus development standards to stacked flat projects in NR zones that include green infrastructure. FAR would increase for all stacked flat projects from 1.4 to 1.8. Projects that include the following would be allowed up to 2.0 FAR:

1. Retain a Tier 1 tree;
2. Retain two Tier 2 trees; or
3. Meet a Green Factor score of 0.6.

Projects doing one of those three things would also be permitted higher densities (1 unit per 500 square feet of lot area) and higher building heights (up to 42 feet).

Amend Section 30 of CB 120933, 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.

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| Table A for 23.44.050 |
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| Floor area ratio (FAR) in NR zones | |
|--|---|
| Density (dwelling units per lot size) | FAR |
| 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 1.6 for stacked dwelling units as provided in <u>23.44.050.D.</u> |

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 stacked dwelling units with a density of 1 unit per 1,600 square feet of lot size or denser is 1.8, except that it is 2.0 if it meets one of the following criteria:

1. Retain a Tier 1 tree, as defined in Section 25.11.130;
2. Retain two Tier 2 trees as defined in Section 25.11.130; or
3. Meet a Green Factor score of 0.6 as measured in Section 23.86.019.

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, one dwelling unit per 600 square feet of lot area;
2. For stacked dwelling units that meet one of the following criteria, one dwelling unit per 500 square feet of lot area:

- a. Retain a Tier 1 tree, as defined in Section 25.11.130;
- b. Retain two Tier 2 trees as defined in Section 25.11.130; or
- c. Meet a Green Factor score of 0.6 as measured in Section 23.86.019.

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 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.

C. Height limit exceptions

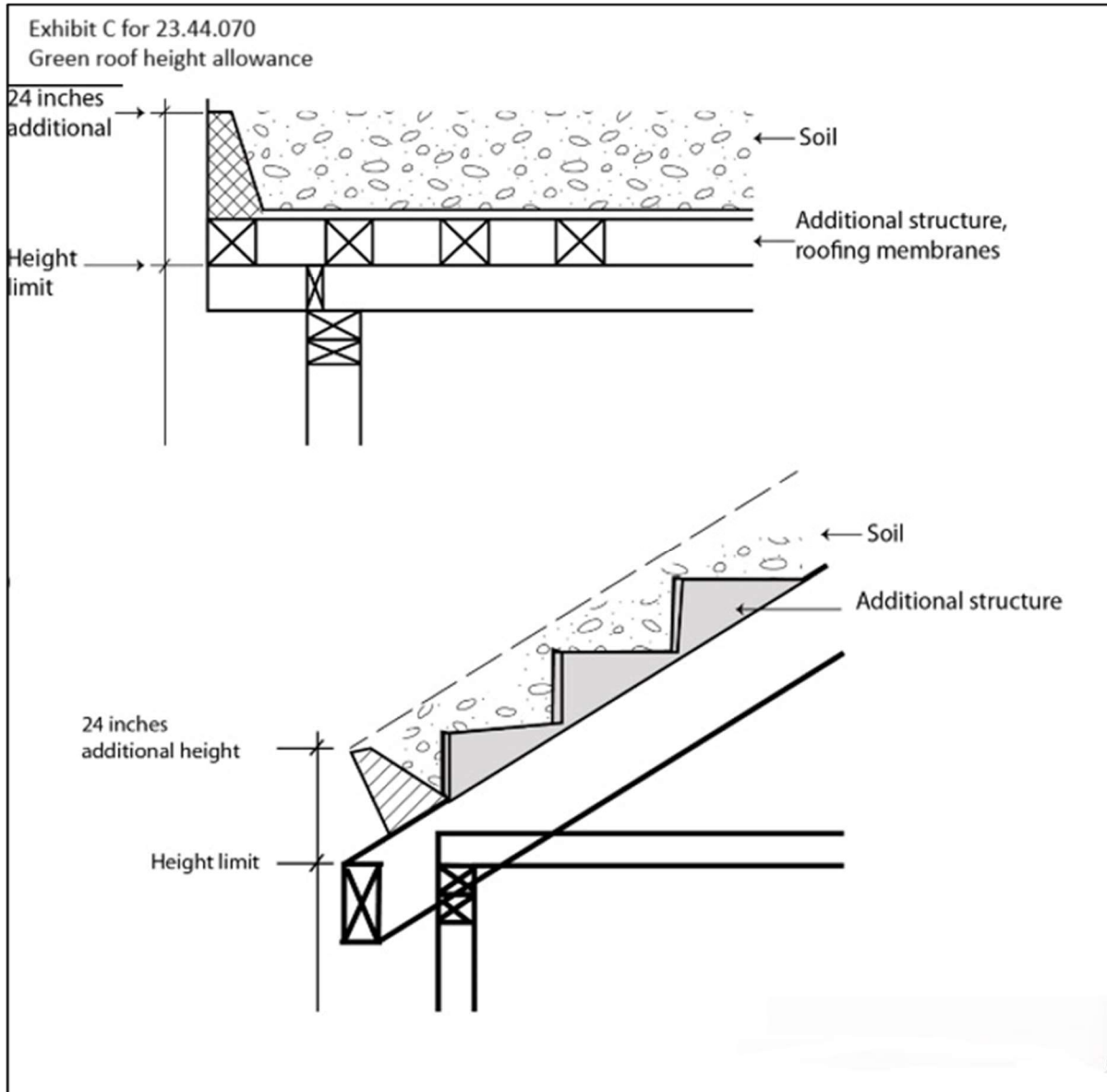
1. Except in the Airport Height Overlay District, flagpoles are exempt from height limits, provided that they are no closer to any adjoining lot line than 50 percent of their height above existing grade, or, if attached only to a roof, no closer than 50 percent of their height above the roof portion where attached.

2. Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls may extend 4 feet above the height limit in subsection 23.44.070.A. Planters on flat roofs shall not be located within 4 feet of more than 25 percent of the perimeter of the roof.

3. Green roofs may extend 2 feet above the height limit in subsection 23.44.070.A or above a pitched roof allowed in subsection 23.44.070.B.

Exhibit C for 23.44.070

Green roof height allowance



4. Solar collectors may extend 4 feet above the height limit in subsection 23.44.070.A or above a pitched roof allowed in subsection 23.44.070.B.

5. For nonresidential principal uses, the following rooftop features may extend up to 10 feet above the height limit in subsection 23.44.070.A, as long as the combined total coverage of all features listed in this subsection 23.44.070.C.5 does not exceed 15 percent of the roof area or 20 percent of the roof area if the total includes screened or enclosed mechanical equipment:

- a. Stair and elevator penthouses;
- b. Mechanical equipment;
- c. Wind-driven power generators; or
- d. Chimneys.

6. Devices for generating wind power may extend up to 10 feet above the height limit in subsection 23.44.070.A, provided that the combined total coverage of all features does not exceed 15 percent of the roof area.

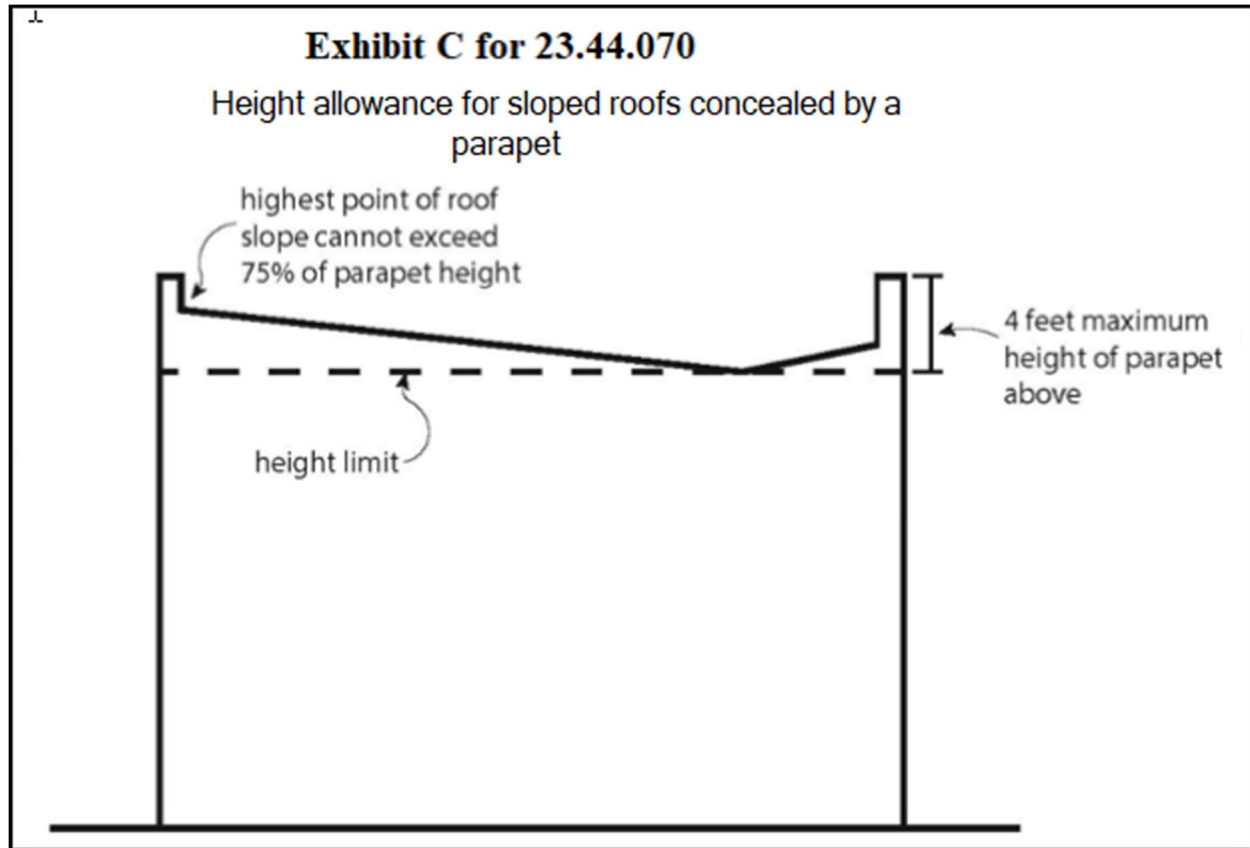
7. For height limits and exceptions for communication utilities and accessory communication devices, see Section 23.57.010.

8. Buildings existing prior to the effective date of this ordinance are permitted to extend up to 8 inches above the height limit in subsection 23.44.070.A or a pitched roof allowed in subsection 23.44.070.B solely for the purpose of adding insulation to an existing roof.

9. Roofs enclosed by a parapet. Roof surfaces that are completely surrounded by a parapet may exceed the applicable height limit to allow for a slope, provided that the height of the highest elevation of the roof surface does not exceed 75 percent of the parapet height, and provided that the lowest elevation of the roof surface is no higher than the applicable height limit. See Exhibit C for 23.44.070.

Exhibit C for 23.44.070

Height allowance for sloped roofs concealed by a parapet



10. The height limit for stacked dwelling units that meet one of the following criteria is 42 feet:

1. Retain a Tier 1 tree, as defined in Section 25.11.130;
2. Retain two Tier 2 trees as defined in Section 25.11.130; or
3. Meet a Green Factor score of 0.6 as measured in Section 23.86.019.