

Amendment #7 to Council Bill (CB) 118385

Sponsor: Rasmussen
Planning, Land Use, and Sustainability Committee

Density limits for rowhouses in Lowrise 1 (LR1) zones

No density limit currently exists for rowhouse development in LR1 zones. CB 118385 would establish a density limit of one rowhouse per every 1,600 square feet of lot area on all LR1-zoned lots that measure less than 3,000 square feet in size. This amendment would extend the density limit of one rowhouse per every 1,600 square feet of lot area to all LR1-zoned lots that measure less than 5,000 square feet in size. The content of the amendment is shown below in ~~double strikethrough~~ and double underline.

Note: The content of this amendment does not reflect the additional changes that will be made to Seattle Municipal Code Section 23.45.512 if Amendment #6 to CB 118385 (rounding thresholds for density limits in LR zones) is adopted by the Committee.

* * *

Section 3. Section 23.45.512 of the Seattle Municipal Code, last amended by Ordinance 123495, is amended as follows:

23.45.512 Density limits–Lowrise zones

A. (~~There shall be a~~) The minimum lot area per dwelling unit in LR zones for cottage housing developments, townhouse developments, and apartments (~~(, as)~~) is shown on Table A for 23.45.512, except as provided in subsections B, C, D, E, or (~~and~~) G of this Section 23.45.512.

Table A for 23.45.512: Density Limits in Lowrise Zones

Zone	Units allowed per square foot of lot area by category of residential use			
	Cottage Housing Development⁽¹⁾ and Single-family Dwelling Unit⁽²⁾	Rowhouse Development	Townhouse Development⁽³⁾	Apartment⁽⁴⁾
LR1 ⁽¹⁾	1/1,600	<u>1/1,600 or No limit⁽²⁾</u>	1/2,200 or 1/1,600	1/2,000 Duplexes and Triplexes only
LR2	1/1,600	No limit	1/1,600 or No limit	1/1,200 or No limit
LR3	1/1,600	No limit	1/1,600 or No limit	1/800 or No limit

Footnotes for Table A for 23.45.512

⁽¹⁾ For lots in LR1 zones that measure less than 3,000 square feet in size, if density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

~~((4))~~ ⁽²⁾ See Section 23.45.531 for specific regulations about cottage housing developments.

⁽³⁾ The density limit for rowhouse development in LR1 zones applies only on lots less than ~~3,000~~ 5,000 square feet in size.

~~((2))~~ ⁽⁴⁾ For townhouse developments that meet the standards of subsection 23.45.510.C, the higher density shown is permitted in LR1 zones, and there is no density limit in LR2 and LR3 zones.

~~((3))~~ ⁽⁵⁾ For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.

* * *