

Amendment 1 Version #1 to CB 120823 - SDCI 2024 Omnibus ORD

Sponsor: Councilmember Morales

Single-Family and Cottage Basement Floor Area Exemption Conditions

Effect: The 2024 Omnibus Bill would extend a provision that exempts basement floor area from maximum Floor Area Ratio limits in apartment, townhouse and rowhouse projects in multifamily zones to all residential projects. This provision allows basements that extend no more than four feet above grade to be exempt from floor area limits that apply to above-grade stories in the building. Currently, for townhouse and rowhouse projects, in order to qualify for the exemption, all parking needs to be located within or behind structures. This both provides a better pedestrian streetscape, and generally reduce the number of curb cuts needed to serve these projects.

This amendment would apply the rowhouse and townhouse standards to single-family and cottage housing developments. Single-family housing and cottage housing developments, like rowhouses and townhouses and unlike other residential types, may include multiple units with separate entries and separate garages. By encouraging parking to be located behind or beneath single-family and cottage housing developments, the impacts of parking facilities along the streetscape will be reduced. This is not as much of an issue for apartment buildings or congregate housing projects, where there is typically only one entrance and exit to parking on a site.

Amend Section 17 of CB 120823 as follows:

Section 17. Section 23.45.510 of the Seattle Municipal Code, last amended by Ordinance 126855, is amended as follows:

23.45.510 Floor area

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D. The following floor area is exempt from FAR limits:

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4. Portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access, (see Exhibit A for 23.45.510), in the following circumstances:

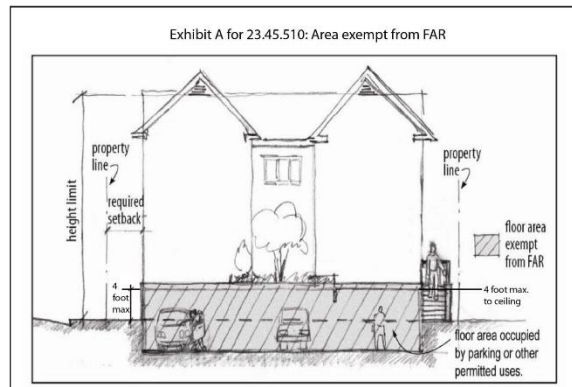
a. ~~((Apartments))~~ All residential structures in LR zones, except as provided in subsection 23.45.510.D.4.b;

b. Single family, cottage housing, rowhouse, ~~((Rowhouse))~~ and townhouse developments in LR zones, provided that all parking is located at the rear of the structure or is enclosed in structures with garage entrances located on the rear facade; and

c. All multifamily structures in MR and HR zones.

Exhibit A for 23.45.510

Area exempt from FAR



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