

## Amendment C Version 1 to CB 121011 – Roots to Roofs

**Sponsor:** Councilmember Hollingsworth

Exempt above-grade parking from FAR calculations to incentivize parking for family-size units

**Effect:** CB 121011 would exempt qualifying development from required parking

This amendment would encourage the provision of parking for family-sized, moderate-income units by exempting floor area in enclosed or covered parking, which would otherwise count towards Floor Area Ratio (FAR) maximums, from FAR calculations.

Amend Section 2 of Council Bill 121011, as follows:

Section 2. New Sections 23.40.090 through 23.40.097 are added to the Seattle Municipal Code as follows:

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### **23.40.093 Alternative development standards**

A. In lieu of otherwise applicable development standards contained in Chapters 23.44, 23.45, 23.47A, and 23.48, a proposed development that meets the requirements of Section 23.40.092 may meet the applicable alternative development standards of Sections 23.40.094 through 23.40.097. A determination by the Director that development meets the alternative development standards of Section 23.40.094 through 23.40.097 is a Type I decision.

#### **B. Split-zoned lots**

1. On lots located in two or more zones, the FAR limit for the entire lot shall be the highest FAR limit of all zones in which the lot is located, provided that at least 51 percent of the total lot area is in the zone with the highest FAR limit.

2. On lots located in two or more zones, the height limit for the entire lot shall be the highest height limit of all zones in which the lot is located, provided that at least 51 percent of the total lot area is in the zone with the highest height limit.

3. For the purposes of subsections 23.40.090 through 23.40.097, the calculation of the percentage of a lot or lots located in two or more zones may include lots that abut and are in the same ownership at the time of the permit application.

C. Eligible projects are exempt from the requirements of Chapter 23.41 and Section 23.54.015.

D. Notwithstanding the requirements of subsection 25.11.070, no Tier 2 trees may be removed for development on sites in neighborhood residential zones located in environmental justice priority areas identified by the Director's rule promulgated pursuant to this ordinance.

E. Gross floor area for enclosed or covered motor vehicle parking for moderate-income units provided to meet the requirements of subsection 23.40.092.B.5 is exempt from otherwise applicable FAR limits.

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