

Amendment #3 to Council Bill (CB) 118385

Sponsor: Rasmussen
 Planning, Land Use, and Sustainability Committee

Elimination of Passive House qualification for floor area ratio (FAR) increase

CB 118385 would add certification by the Passive House Institute U.S. to the list of green building performance standards that qualify development projects in Lowrise zones for a higher FAR limit. This amendment would remove Passive House certification from that list. The content of the amendment is shown below in ~~double-strike through~~.

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Section 2. Section 23.45.510 of the Seattle Municipal Code, last amended by Ordinance 124378, is amended as follows:

23.45.510 Floor area ratio (FAR) limits

A. General provisions

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| Table A for 23.45.510 Floor Area Ratios in LR zones | | | | | |
|--|---|--|--|---|------------------------------|
| Zone | Location | Category of Residential Use ⁽¹⁾ | | | |
| | Outside or inside Urban Centers, Urban Villages, and the Station Area Overlay District | Cottage housing developments and single-family dwelling units | Rowhouse developments ⁽²⁾ | Townhouse developments ⁽²⁾ | Apartments ⁽²⁾ |
| LR1 | Either outside or inside | 1.1 | 1.0 or 1.2 | 0.9 or 1.1 | 1.0 |
| LR2 | Either outside or inside | 1.1 | 1.1 or 1.3 | 1.0 or 1.2 | 1.1 or 1.3 |
| LR3 | Outside | 1.1 | 1.2 or 1.4 | 1.1 or 1.3 | 1.3 or 1.5 ⁽³⁾ |
| | Inside | 1.1 | 1.2 or 1.4 | 1.2 or 1.4 | 1.5 or 2.0 |

Footnotes for Table A for 23.45.510
⁽¹⁾ If more than one type of residential use is provided on a lot, the FAR limit for each residential use is the higher FAR limit for each residential use in this Table A for 23.45.510 only if the conditions in subsection 23.45.510.C are satisfied for all residential uses on the lot.
⁽²⁾ The higher FAR limit applies if the project meets the standards of subsection 23.45.510.C.
⁽³⁾ On lots that abut a street with frequent transit service, the higher FAR limit is 1.6.

C. In LR zones, in order to qualify for the higher FAR limit shown in Table A for 23.45.510, the following standards shall be met:

1. Green building performance standards

a. Applicants shall make a commitment that the structure will meet green building performance standards by earning a Leadership in Energy and Environmental Design (LEED) Silver rating, ~~certification by the Passive House Institute U.S.~~ or a Built Green 4-star rating of the Master Builders Association of King and Snohomish Counties, except that an applicant who is applying for funding from the Washington State Housing Trust Fund and/or the Seattle Office of Housing to develop new affordable housing, may elect to meet green building performance standards by meeting the Washington Evergreen Sustainable Development Standards (ESDS). The standards referred to in this subsection 23.45.510.C.1.a are those identified in Section 23.45.526, and that section shall apply as if the application were for new development gaining extra residential floor area.

b. On sites developed with existing structures, the higher FAR limit is applicable to the site if new buildings and additions to existing buildings meet green building performance standards. Existing buildings built prior to January 1, 2013 are not required to be upgraded to current green building performance standards for the higher FAR to apply to the site.

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