



Mayor Harrell's

ONE SEATTLE PLAN

COMPREHENSIVE PLAN UPDATE

Agenda

- Background
- Overview of Legislation
 - Changes to Neighborhood Residential (NR) zones
 - Changes to Lowrise (LR) zones
 - Changes affecting multiple zones

Purpose of legislation

The primary purpose of permanent legislation is to update Neighborhood Residential zoning and comply with House Bill 1110.

It would also implement changes to comply with:

- **House Bill 1293:** Design Standards
- **Senate Bill 6015:** Off-street Parking
- **House Bill 1287:** Electric Vehicle Charging

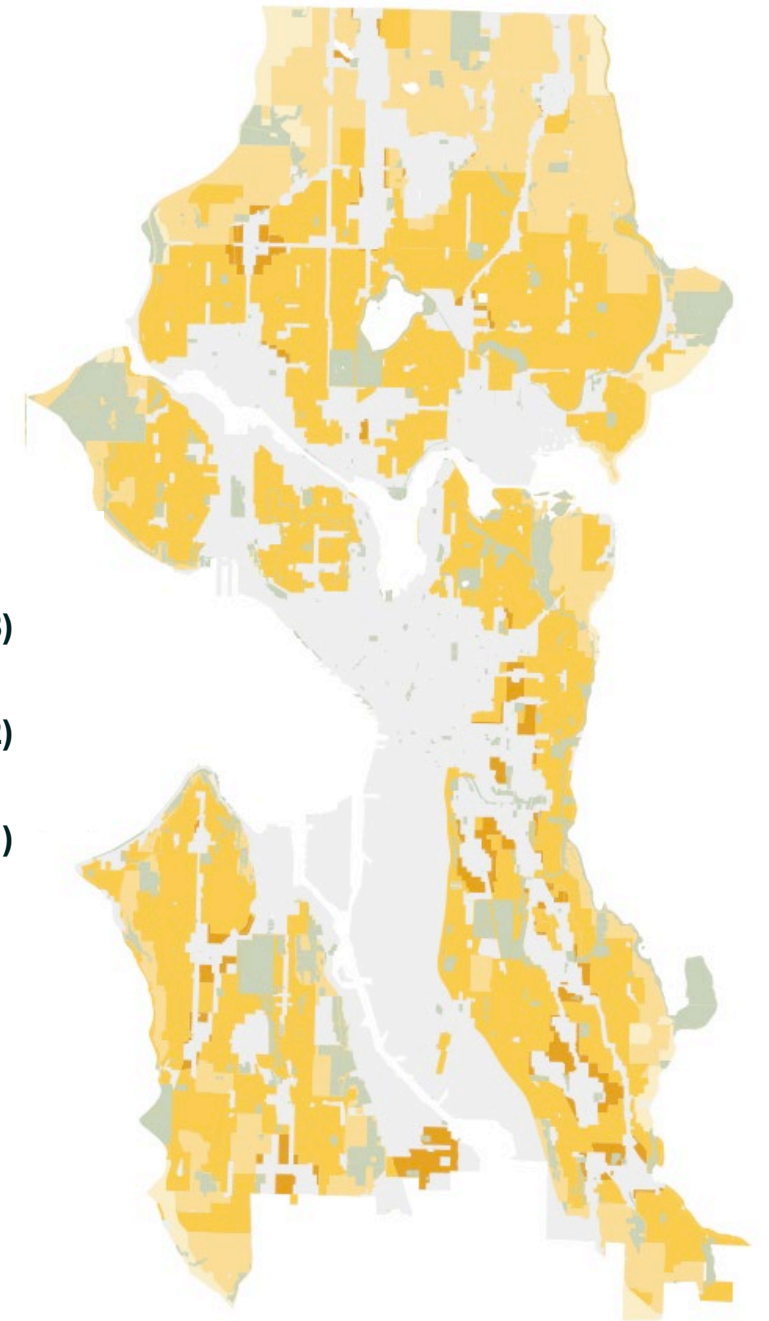
Approach

The permanent legislation:

- Repeals the interim legislation
- Repeals and replaces the entire Land Use Code chapter that includes standards for Neighborhood Residential zones (Chapter 23.44)
- Amends other SMC chapters to comply with new state law and meet other goals
- Goes beyond interim legislation to implement a complete overhaul of Neighborhood Residential zones, address existing code issues, and encourage stacked flats

Current Neighborhood Residential zones

- Residential Small Lot (RSL)
- Neighborhood Residential 3 (NR3)
- Neighborhood Residential 2 (NR2)
- Neighborhood Residential 1 (NR1)



Why update Neighborhood Residential zoning?

- Required to comply with state law (especially HB 1110)
- NR zones have not been comprehensively updated since 1982
- Updating NR zones is a critical step towards addressing our current and future housing needs and increasing access to neighborhoods that have been primarily composed of single-family homes. These changes can:
 - Increase supply and diversity of housing, especially homeownership opportunities
 - Allow a wider range of people to live in neighborhoods currently accessible only to high-income households
 - Create opportunities for new housing types that are more accessible for young people and can allow people to age in place in their neighborhoods

Changes to Neighborhood Residential (NR) zones

Density & minimum lot size

- The number of dwelling units allowed on a lot would be the greater of:
 - 1 unit per 1,250 square feet;
 - 4 units; or
 - 6 units if the lot is located within one half-mile of a major transit stop or if at least two units are affordable.
- Accessory dwelling units (ADUs) count toward density limits.
- Density on lots with environmentally critical areas (ECAs) would be reduced in proportion to the percentage of a lot that contains ECAs.
- Minimum lot size of 5,000 square feet required for new lots to prevent using subdivision to avoid density limits.

Floor area ratio (FAR)

- Varies with density
- On a 5,000-square-foot lot, it would result in:
 - One home: 0.6 FAR
 - Two homes: 0.8 FAR
 - Three homes: 1.0 FAR
 - Four or more homes: 1.2 FAR
- Generally results in 3-bedroom homes



Height

- Building height limit would increase from 30 feet to 32 feet to allow more livable floor-to-ceiling heights.
- Pitched roofs continue to be allowed up to 5 feet above base height.
- Shed roofs would be newly allowed up to 3 feet above base height to support solar panels.

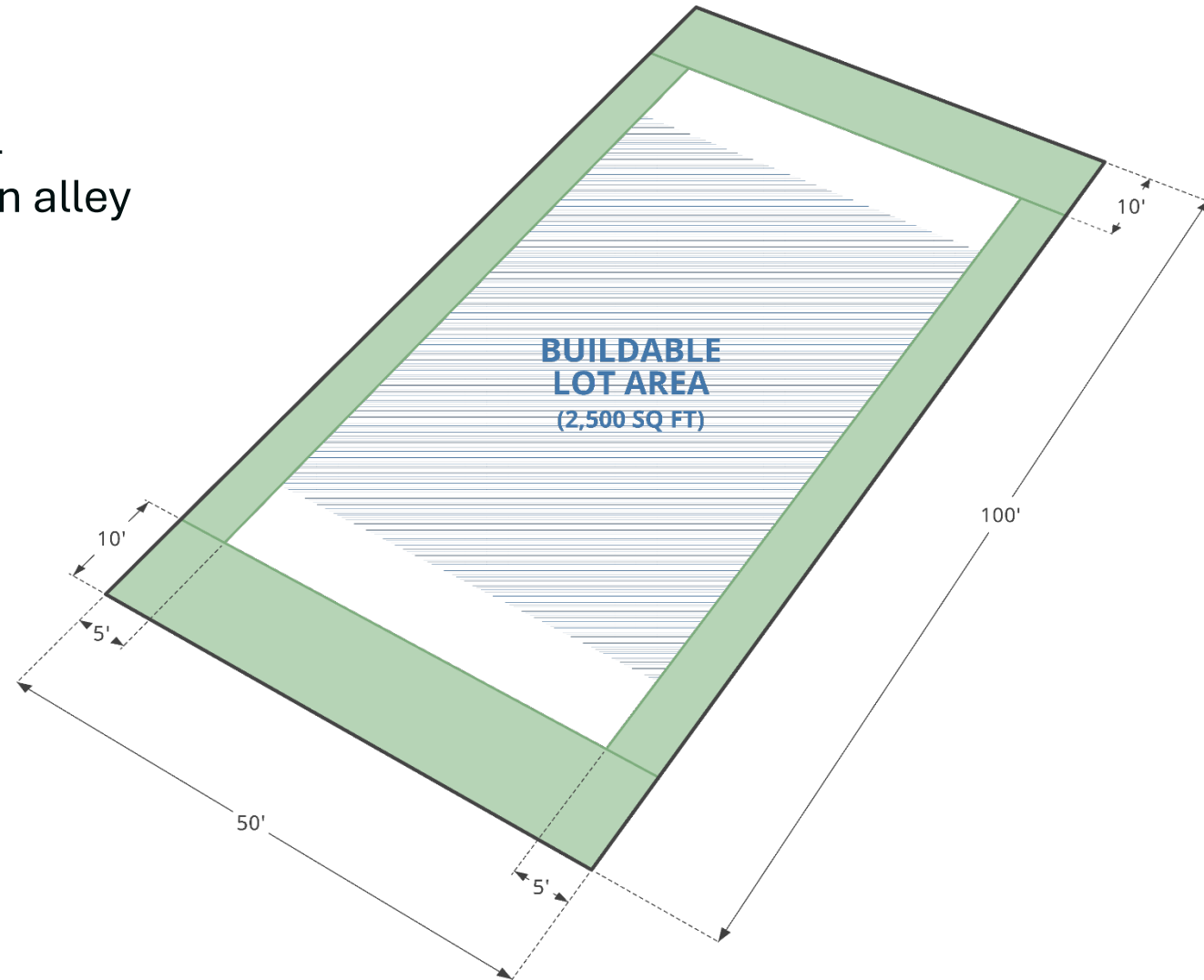


Setbacks & lot coverage

- **Front setback:** 10 feet minimum
- **Rear setback:** 10 feet minimum for principal structure, 5 feet for ADUs, 0 feet if abutting an alley
- **Side setback:** 5 feet minimum
- **Maximum lot coverage:** 50 percent

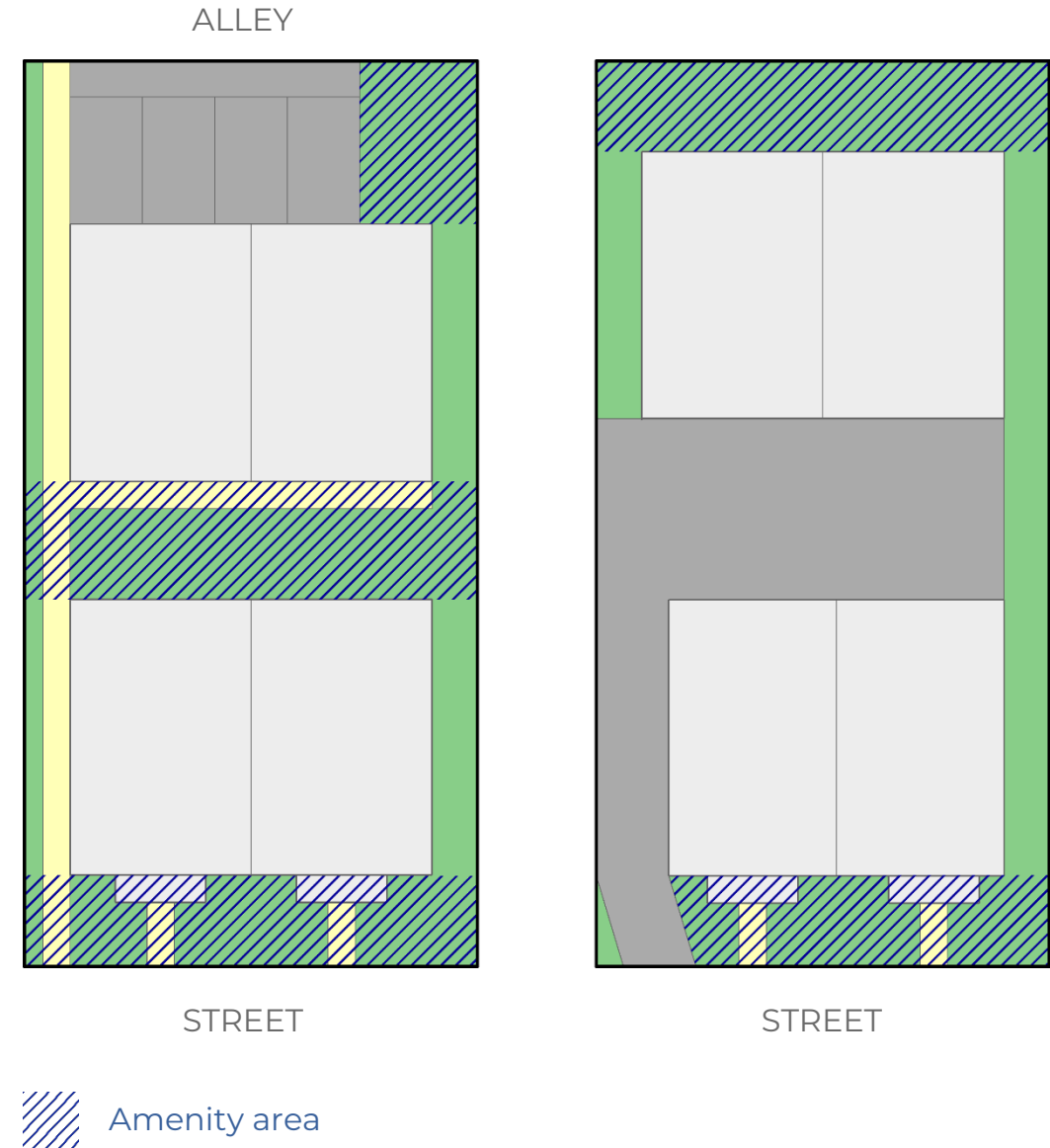
This approach would:

- Allow flexibility for various middle housing types and site layouts
- Support adding new homes while preserving existing homes
- Align with parking requirements
- Accommodate ground-level amenity area for rear units with parking off alley
- Allow light access to homes and interior of site



Amenity Area

- Defined as outdoor space set aside for resident use, such as lawns, landscaping, patios, or roof decks
- 20% of lot must be amenity area
- Cannot include driveways, parking stalls, required bike parking, or solid waste storage
- Must have minimum size of 120 square feet and minimum width and depth of 8 feet.
- At least half must be at ground level, and only half of an amenity area not at ground level would count toward the 20% requirement.



Tree Canopy: Existing Regulations

Development in NR zones will continue to be subject to the following rules:

- **The Tree Protection Code** limits the number, size, and type of trees that can be removed from private property and establishes requirements for replacing trees cut down.
- **Tree planting requirements** require planting of trees as part of development.
- **Street tree requirements** limit removal of street trees and require planting of new street trees as part development.
- **Environmentally critical areas (ECA) and Shoreline regulations** protect trees and vegetation around shorelines, creeks, wetlands, and steep slopes.



Tree Canopy: Tree Protection Requirements

- Tree protection rules in NR are different than in multifamily zones
- Front and rear yards can be reduced by 50% to preserve a tree
- Tier 1 trees cannot be removed unless hazardous or through extreme hardship exemption
- Tier 2 trees cannot be removed unless lot coverage can't be met after using front and rear yard reductions, if it causes a dwelling unit to be less than 15 feet in width, or if needed to accommodate infrastructure needed for development



Tree Canopy: New Planting Requirement

- New requirements are based on potential canopy cover rather than size at time of planting.
- New development would have to plant or preserve trees on private property to meet a certain number of points.
- Lower density development would have to achieve more points.
- Tree points would be in addition to street tree requirements.
- Modeling suggests that tree points would result in canopy cover on redeveloped lots of 19-26% after 25 years and 36-46% at maturity.

Number of tree points required	
Density	Tree points
Less than 1 unit / 4,000 square feet	1 point / 500 sq ft
1 unit / 4,000 sq ft to 1 unit / 2,201 sq ft	1 point / 600 sq ft
1 unit / 2,200 sq ft to 1 unit / 1,601 sq ft	1 point / 675 sq ft
1 unit / 1,600 sq ft or greater	1 point / 750 sq ft

Options to Achieve Points			
	Tree Species	Deciduous trees	Conifer trees
Trees planted as part of construction	Small	1 point	1.25 point
	Small/medium	2 points	2.5 points
	Medium/large	3 points	3.75 points
	Large	4 points	5 points
Trees preserved during construction	Small	0.4 points per inch	0.5 points per inch
	Small/medium	0.8 points per inch	1.0 points per inch
	Medium/large	1.2 points per inch	1.5 points per inch
	Large	1.6 points per inch	2.0 points per inch

Tree Canopy: Development Standard Flexibility

- Under existing rules, front and rear yards can be reduced by 50% to preserve a Type 2 tree. With proposed updated setbacks, this would allow setbacks to be reduced from 10 feet to 5 feet.
- We are also proposing to allow parking to be waived if it would preserve a Type 2 or 3 tree.

Location of parking

- Access must be taken from alley if it is available.
- Parking within 20 feet of front lot line is limited.
- Garages must be setback 20 feet.



Design standards

Proposal would add design standards to NR zones as follows:

- Entries on front façade with 3-foot by 3-foot weather protection are required
- Minimum 20% of front façade must be windows or doors
- Minimum 3-foot pedestrian walkway must be provided to each unit



Example:

4 homes on a 5,000 sq ft lot



Example:

Retain existing home and add units



Bonus for stacked flats

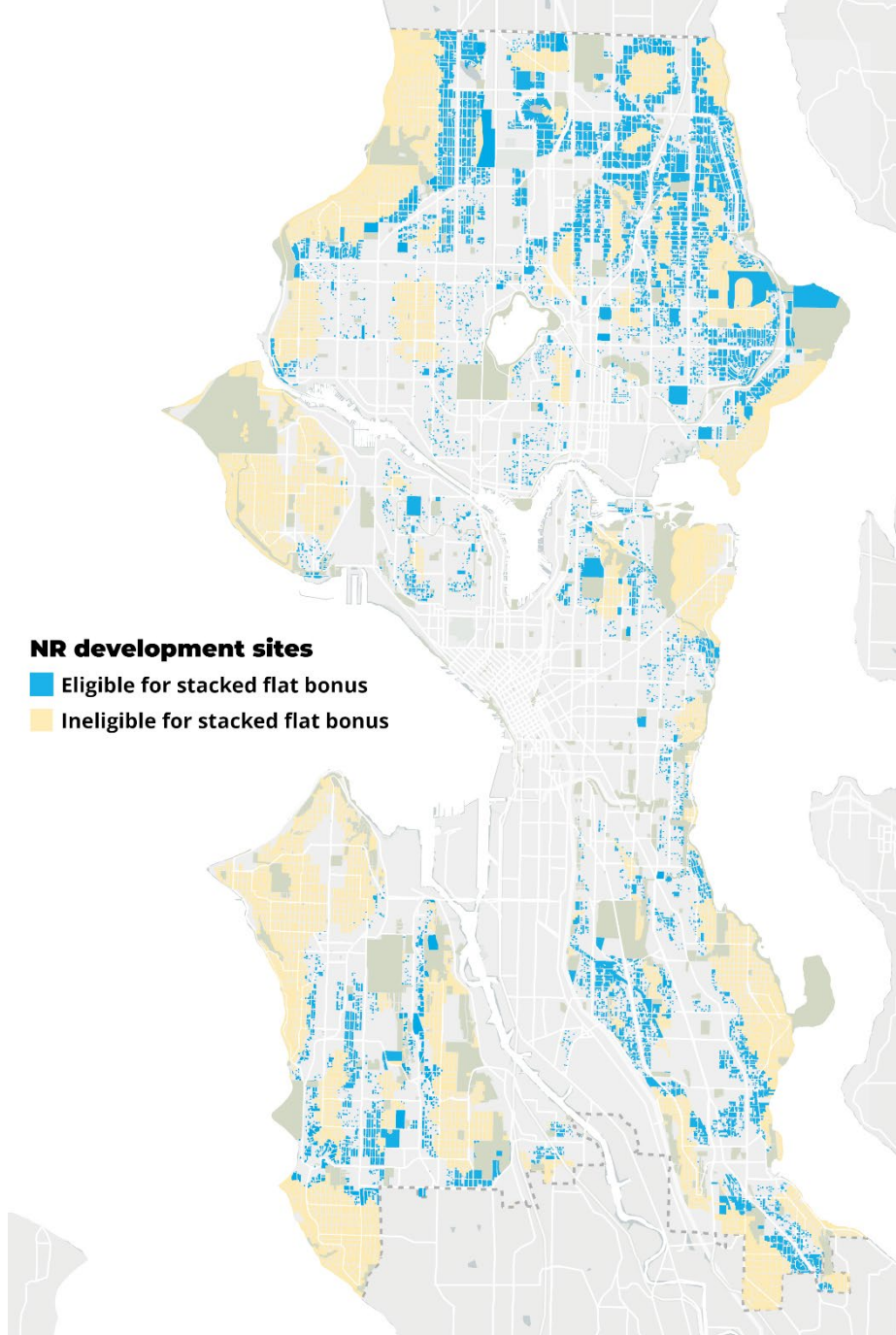
For stacked flats within a quarter-mile of frequent transit and on lots of at least 6,000 square feet:

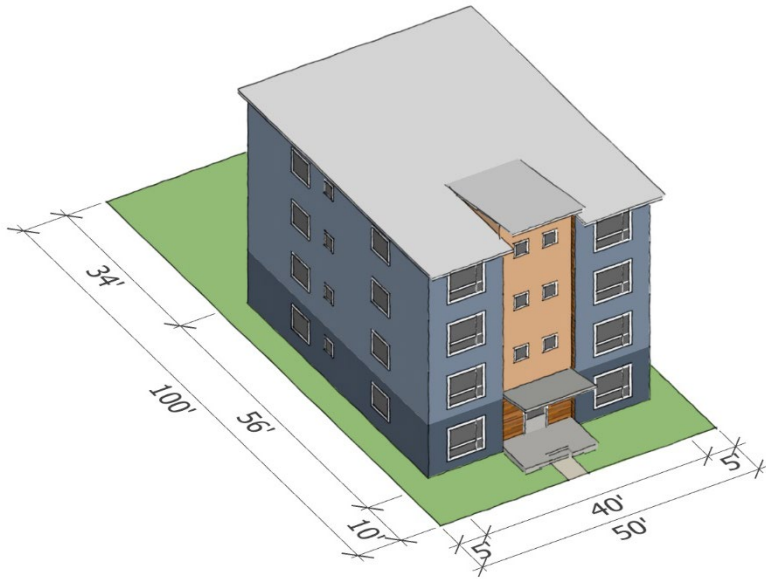
- 1.4 FAR
- Maximum density of 1 unit per 650 square feet of lot area
- On a 6,000 sq ft lot, results in 9 units (vs. 6); more units allowed as lot size increases



Stacked flats

Geographic area

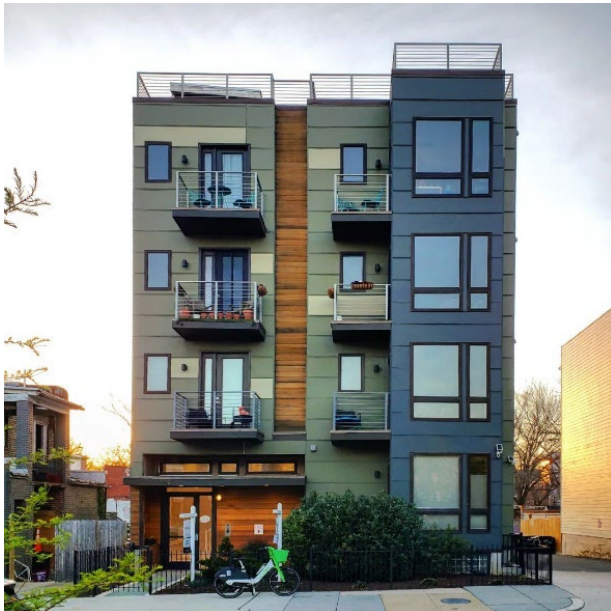




Bonus for low-income housing

Buildings within a quarter mile of frequent transit where at least half of units are affordable to low-income households would be subject to following:

- Maximum height of 4 stories
- Maximum lot coverage of 60%
- Maximum density of 1 unit per 400 square feet of lot area
- Floor area ratio (FAR) of 1.8



Residential Small Lot (RSL)

- RSL zones are located only within existing Urban Villages
- RSL standards are not consistent with HB 1110
- This legislation would eliminate the RSL zone and rezone areas currently zoned RSL to Lowrise 1 (LR1)
- Currently, the RSL density limit is similar to LR1, but its FAR limit is lower
- Exception: RSL outside the updated boundary of the South Park Neighborhood Center changed to NR



Changes to Lowrise (LR) zones

Changes in Lowrise zones

Change	Rationale
Adopt uniform setbacks for all building types	Comply with HB 1110
Simplify maximum structure width requirements	Comply with HB 1110
Remove density limit	Respond to HB 1096 (lot splitting) and HB 1491 (TOD)
Update design standards	Comply with HB 1293 and SB 5571
Remove facade length requirement	Encourage stacked flats
Add 0.2 FAR bonus for stacked flats in LR1 and LR2 zones	Encourage stacked flats
Update amenity area requirements to minimize requirement for roof decks on townhouses	Reduce costs and encourage pitched roofs

Changes affecting multiple zones

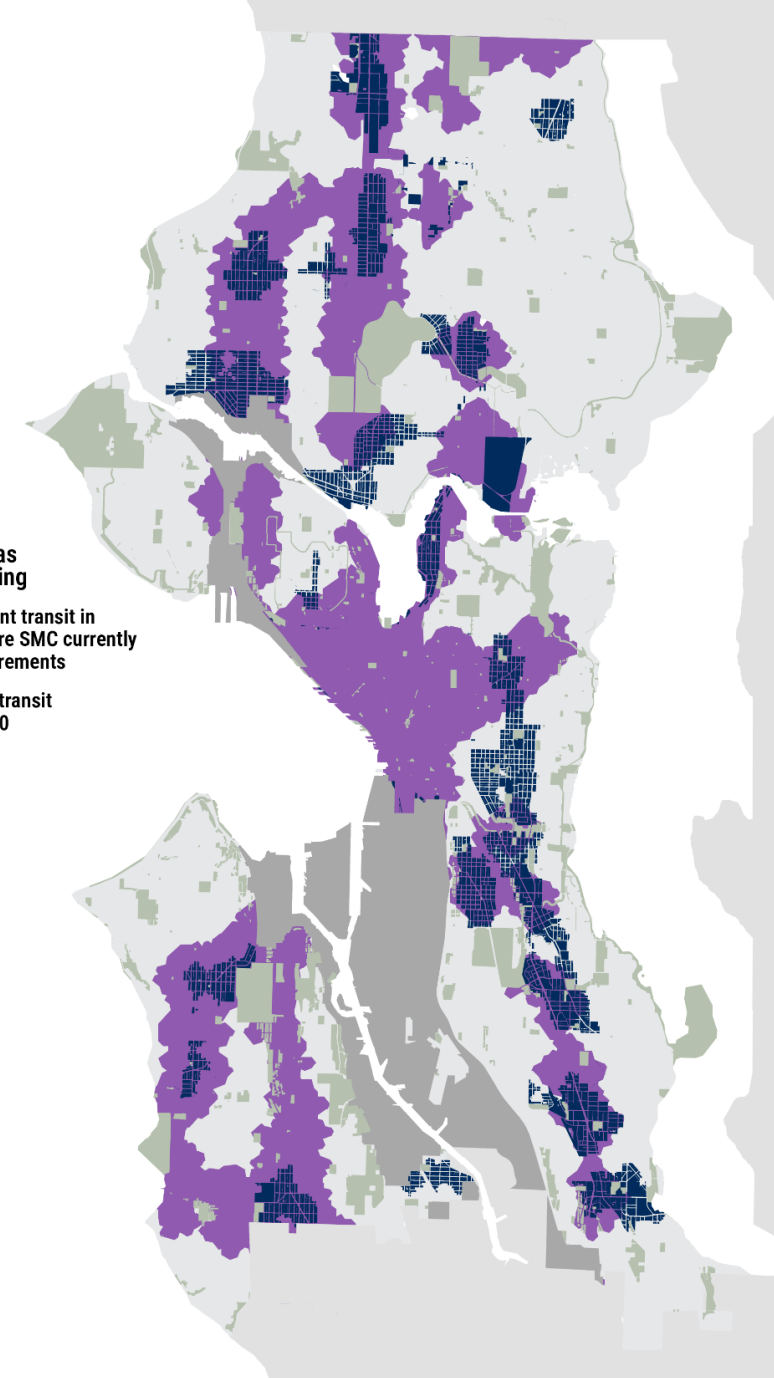
Parking Requirements

- Today, no parking is required in **centers near frequent transit.**
- Consistent with HB 1110, no parking would be required **within a half-mile of light rail and bus rapid transit stops.**
- 1 space per 2 principal dwelling units would be required in other areas.
- Accessory dwelling units would continue to be exempt from parking requirements.

Current and future areas without minimum parking

■ 1/4-mile from frequent transit in existing centers where SMC currently waives parking requirements

■ 1/2-mile from major transit as defined in HB 1110



Corner Stores

Small-scale commercial uses, such as restaurants and retail stores, would be allowed at corner locations and lots next to an alley throughout NR and LR zones provided they meet certain standards for:

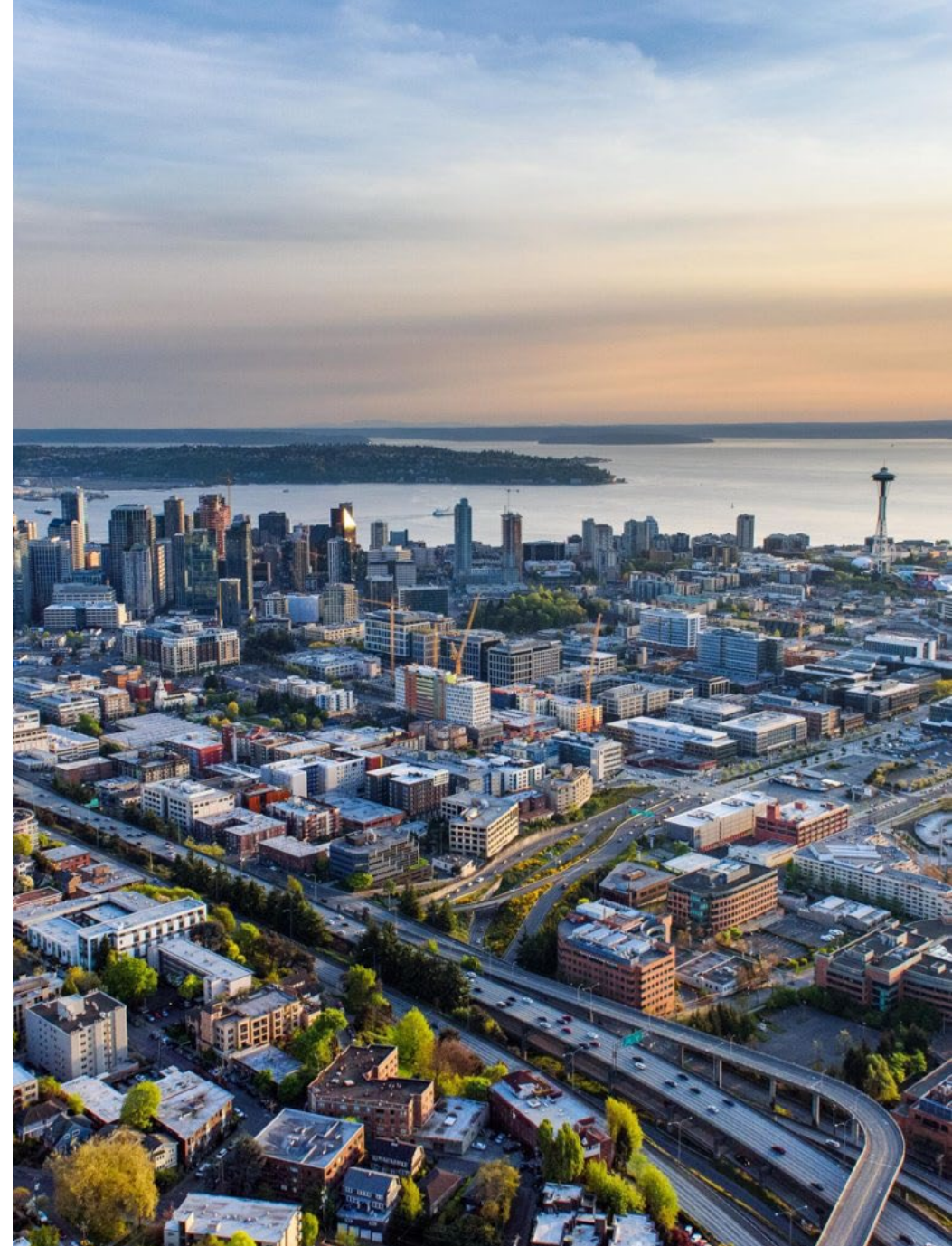
- Maximum size
- Hours of operation
- Noise and odor
- Location and screening of solid waste and other outdoor activities



Photo credit: Joel W. Rogers

Other changes

- Modify parking space size and tandem parking requirements to comply with SB 6015
- Modify standards for pedestrian access and circulation and access easement requirements consistent with HB 1110
- Update EV charging requirements to meet requirements in HB 1287



Questions?