

Amendment 3 Version #2 to CB 120969 Single Family Lot Coverage

Sponsor: Councilmember Moore

Maintain current lot coverage maximums for detached single family structures

Effect: This amendment would maintain the current lot coverage maximums when single family development is proposed in NR zones where middle housing could be developed. The amendment would allow up to 50 percent lot coverage for a single-family structure with detached accessory dwelling units. Because “single-family structure” is not a defined term in the Land Use Code, this amendment uses “one principal dwelling” to achieve its regulatory purpose.

HB 1110 requires local government to allow six of nine middle housing types in areas currently zoned primarily for single family use. This amendment would preclude single family development from taking advantage of lot coverage development standards intended for middle housing to build a structure that covers more of a lot than can be covered under current development regulations.

Amend Section 11 of CB 120969, as follows:

Section 11. Section 23.44.010 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

23.44.010 Minimum lot area and lot coverage

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C. ~~((Maximum lot coverage 1.))~~ Maximum lot coverage

1. The maximum lot coverage permitted for principal and accessory structures ((is as provided in Table B for 23.44.010)) on a lot with two or more principal and detached accessory dwelling units is 50 percent.

2. The maximum lot coverage permitted for structures on a lot with no more than one principal dwelling unit and no detached accessory dwelling units is as follows:

a. On a lot greater than or equal to 5,000 square feet, the maximum permitted lot coverage is 35 percent; and

b. On a lot less than 5,000 square feet, the maximum permitted lot coverage is 1,000 square feet plus 15 percent of lot area, provided that lot coverage cannot exceed 50 percent.

((Table B for 23.44.010 Maximum lot coverage		
Zone	Lot size	Maximum lot coverage
NR1, NR2, and NR3	Less than 5,000 square feet	1,000 square feet plus 15 percent of lot area
	5,000 square feet or more	35 percent of lot area
RSL	All lots	50 percent of lot area

~~2. For purposes of computing maximum lot coverage, only those portions of a lot that measure at least 10 feet in all directions shall be included in lot coverage calculations, except for portions of a lot that are used for access or that are granted a waiver under subsections 23.22.100.D, 23.24.040.B, or 23.28.030.A.4 for the purpose of providing access.))~~

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