



SEATTLE CITY COUNCIL

NOTICE OF A SEATTLE CITY COUNCIL PUBLIC HEARING ON INTERIM REGULATIONS FOR MIDDLE HOUSING

The Seattle City Council's Select Committee on the Comprehensive Plan will hold a public hearing on May 19, 2025, at 9:30 AM on Council Bill (CB) 120969. CB 120969 is the Mayor's proposed regulations to implement Washington State law, particularly Engrossed Second Substitute House Bill (HB) 1110, on an interim basis.

As required by Washington State law, CB 120969 would authorize development of middle housing, such as duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, cottage housing, stacked flats, courtyard apartments, and cottage housing on most lots zoned for primarily residential use. CB 120969 would increase densities on most lots zoned for primarily residential use to:

1. At least four units on every lot;
2. At least six units on every lot within one-quarter mile of a major transit stop; and
3. At least six units on every lot with at least two affordable housing units.

CB 120969 would also modify physical development standards, such as height, setbacks, lot coverage, and floor area ratios (FAR), to accommodate the increased densities and make other changes to regulations to maintain consistency with requirements of Washington State law. Changed regulations would primarily apply in Neighborhood Residential (NR) zones.

Interim regulations would expire one year after they become effective, unless the City approves permanent regulations implementing HB 1110.

The Council may consider amendments to CB 120969. Those amendments could include, but are not limited to:

- Modifications to physical development standards, including changes to maximum lot coverage; front, rear, and side setbacks and yards; maximum heights of principal and accessory structures; required open space and amenity areas; and maximum allowed FAR to change the appearance of the height, bulk, and scale of development allowed under the interim regulations;
- Modifications to physical development standards and/or tree protection requirements to encourage or require preservation of trees;
- Modifications to FAR and density limits to encourage development of particular types of middle housing, such as stacked flats;

- Modifications to how portions of lots with environmentally critical areas, such as steep slope hazard areas, are treated for the purposes of determining allowable density;
- Modification to minimum parking requirements;
- Modifications to Design Review requirements, where applicable;
- Modifications to affordable housing incentives and requirements, including extending the City's Mandatory Housing Affordability program to zones subject to HB 1110; and
- Modifications to street improvement requirements, including changes to thresholds above which full street improvements, such as sidewalks, are required.

Amendments recommended by the Committee may be combined in a new bill or a retitled CB 120969.

This public hearing is on interim regulations in CB 120969, only. The Select Committee on the Comprehensive Plan will hold future public hearings regarding legislation amending the Comprehensive Plan and legislation making long-term changes to zone designations and land use regulations to implement the Comprehensive Plan.

PUBLIC HEARING

The City Council's Select Committee on the Comprehensive Plan will hold a public hearing to take comments on the plan on Monday, May 19, 2025, at 9:30 AM. The hearing will be held in the:

City Council Chambers
2nd Floor, Seattle City Hall
600 Fourth Avenue, Seattle, WA

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the City Council agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>.

Print and communications access is provided on prior request. Seattle City Council Chambers is accessible. Directions to the City Council Chambers, and information about transit access and parking are available at <http://www.seattle.gov/council/meet-the-council/visiting-city-hall>.

WRITTEN COMMENTS

For those unable to attend the public hearing, written comments may be sent to:

Councilmember Hollingsworth
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
or by email to council@seattle.gov

Written comments should be received by Monday, May 19, 2025, at 5:00 PM.

INFORMATION AVAILABLE

The Mayor's proposed CB 120969 is available at <https://www.seattle.gov/opcd/one-seattle-plan> under "Interim Legislation to Comply with HB 1110" and from <https://seattle.legistar.com/Legislation.aspx> by searching for 120969.

Questions regarding CB 120969 may be directed to Brennon Staley, Office of Planning and Community Development at brennon.staley@seattle.gov or 206-684-4625 or to Lish Whitson, Council Central Staff at 206-615-1674 or lish.whitson@seattle.gov.