

Amendment 78 Version 1 to CB 120993 OPCD Permanent State Zoning Compliance ORD

Sponsor: Councilmember Hollingsworth

Co-Sponsor: Councilmember Juarez

Family Housing Bonus Near Schools

Effect: This amendment would give bonus height and additional floor area to stacked flat projects incorporating units with three or more bedrooms near schools in neighborhood residential zones. As transmitted, there are no specific bonuses related to number of bedrooms in dwelling units; the proposed legislation would grant additional floor area ratio (FAR) and density to stacked flats on larger lots within a frequent transit service area. The height limit in the zone as transmitted is proposed at 32 feet. This amendment would add additional bonuses for stacked dwelling units within one quarter mile of an elementary or secondary school. To qualify, 25% of the units in stacked flat projects near schools would have to have three or more bedrooms and be a minimum of 1,050 square feet. These family-sized units near schools would be granted additional floor area and additional height allowance up to 42 feet.

Amend Section 30 as follows:

Section 30. A new Chapter 23.44 is added to the Seattle Municipal Code as follows:

Chapter 23.44 NEIGHBORHOOD RESIDENTIAL

23.44.050 Floor area

A. Gross floor area. In Neighborhood Residential zones, gross floor area includes exterior corridors, breezeways, and stairways that provide building circulation and access to dwelling units or sleeping rooms. Balconies, patios, and decks that are associated with a single dwelling unit or sleeping room and that are not used for common circulation are not considered gross floor area.

B. Floor area ratio (FAR) limits. The FAR limit in Neighborhood Residential zones for lots with residential uses, except for stacked dwelling units that meet the requirements in subsection 23.44.050.D, is as shown in Table A for 23.44.050. The FAR limit in Neighborhood Residential zones for lots without residential uses is 1.2. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

Table A for 23.44.050	
Floor area ratio (FAR) in NR zones <u>except for stacked dwelling units that meet the requirements in subsection 23.44.050.D</u>	
Density (dwelling units per lot size)	FAR
Less dense than 1 unit / 4,000 square feet	0.6
1 unit / 4,000 square feet to 1 unit / 2,201 square feet	0.8
1 unit / 2,200 square feet to 1 unit / 1,601 square feet	1.0
1 unit / 1,600 square feet or denser	1.2, except that it is 1.4 for stacked dwelling units located within a frequent transit service area on lots 6,000 square feet or larger

C. The following floor area is exempt from FAR limits:

1. All stories, or portions of stories, that are underground.
2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access.
3. Common walls separating individual attached dwelling units.

D. The FAR limit for lots with stacked dwelling units that meet the following requirements is as shown in Table B for 23.44.050.

1. The lot is within one quarter mile of an elementary or secondary school;

2. At least 25 percent of the stacked dwelling units have a minimum of three bedrooms and a minimum floor area of 1,050 square feet.

Table B for 23.44.050

Floor area ratio (FAR) in NR zones for stacked dwelling units that meet the requirements in subsection 23.44.050.D

Density (dwelling units per lot size)	FAR
Less dense than 1 unit / 4,000 square feet	0.6
1 unit / 4,000 square feet to 1 unit / 2,201 square feet	<u>1.0</u>
1 unit / 2,200 square feet to 1 unit / 1,601 square feet	<u>1.2</u>
1 unit / 1,600 square feet or denser	1.4

23.44.060 Maximum density and minimum lot size

A. Except as provided in subsection 23.44.060.C, the maximum density is:

1. For stacked dwelling units on lots larger than 6,000 square feet that are located in a frequent transit service area, one dwelling unit per 650 square feet of lot area;

23.44.070 Structure height

A. Maximum height established

1. Subject to the exceptions allowed in this Section 23.44.070, the height limit for any structure in NR zones is 32 feet;

2. The height limit for stacked dwelling units that meet the requirements in subsection 23.44.050.D is 42 feet;

3. The height limit for accessory structures that are located in required setbacks is 12 feet, except as follows:

a. The ridge of a pitched roof may extend up to 3 feet above the 12-foot height limit provided that all parts of the roof above the height limit shall be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 12-foot height limit.

b. Freestanding flagpoles and religious symbols for religious institutions are exempt from height controls except as regulated in Chapter 23.64, provided they are no closer to any lot line than 50 percent of their height above existing grade.

Note: Multiple amendments may amend the same sections or subsections. Following Committee action on all amendments, Central Staff will reconcile language and renumber and re-letter sections and subsections as needed in the amended bill.