

## Amendment 5 Version #1 to CB 120969 OPCD Interim State Zoning Compliance ORD

**Sponsor:** Councilmember Rinck

Restore minimum floor area for projects on small lots in NR zones

**Effect:** This amendment restores language that currently applies to Neighborhood Residential 1 (NR1), NR2 and NR3 zones that allows 2,500 square feet of floor area on lots that are less than 5,000 square feet. As drafted, CB 120969 would reduce the permitted size of development on small lots.

Amend Section 10 of CB 120969 as follows:

Section 10. Section 23.44.011 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

### **23.44.011 Floor area in neighborhood residential zones**

\* \* \*

#### **B. Floor area ratio (FAR) limits.**

~~((1. The FAR limit on lots developed with a single family dwelling unit as the principal use in NR1, NR2, and NR3 zones, is 0.5, except that lots with less than 5,000 square feet of lot area can include up to 2,500 square feet of total chargeable floor area. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.~~

~~2. The FAR limit in RSL zones is 0.75. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.))~~ The FAR limit in neighborhood residential zones for lots with residential uses is as shown in Table A for 23.44.011, **except that in NR1, NR2, and NR3 zones, lots with less than 5,000 square feet of lot area can include up to 2,500 square feet of total chargeable floor area or the amount of total chargeable floor area**

allowed by the FAR limit shown in Table A for 23.44.011, whichever is greater. The applicable

FAR limit applies to the total chargeable floor area of all structures on the lot.

<b><u>Table A for 23.44.011</u></b>	
<b><u>Floor area ratio (FAR) in neighborhood residential zones</u></b>	
<b><u>Density (dwelling units per lot size)</u></b>	<b><u>FAR</u></b>
<u>Less dense than 1 unit / 4,000 square feet</u>	<u>0.6 in NR1, NR2, and NR3 zones</u> <u>0.75 in RSL zones</u>
<u>1 unit / 4,000 square feet to 1 unit / 2,201 square feet</u>	<u>0.8</u>
<u>1 unit / 2,200 square feet to 1 unit / 1,601 square feet</u>	<u>1.0</u>
<u>1 unit / 1,600 square feet or denser</u>	<u>1.2</u>

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