

# Multifamily Code Update

## Mayor's Recommendations

December 2008

Zone	Zone Summary	Key Changes
<b>Lowrise Duplex Triplex (LDT)</b>	2 to 3 story duplex, triplex, townhouse or rowhouse structures of 3 units or less	In these zones, which tend to be located near single family zones, there will be no changes to height and density limits, and design review will be used to promote better design.
<b>Lowrise 1 (L1)</b>	2 to 3 story townhouses, row houses or apartment buildings	
<b>Lowrise 2 (L2)</b>		
<b>Lowrise 3 (L3)</b>	3 story apartment buildings or townhouses; 4th story when affordable housing is provided, in certain areas	<p>Less than 5% of city land is zoned L3.</p> <p>To promote more creative designs, density would be limited by Floor Area Ratio (FAR) instead of the current limit by lot area.</p> <p>In urban centers, light rail station areas and most urban villages at least 50 feet from any single-family zoned lot, an additional 7' of height would be allowed when affordable workforce housing and green building is provided.</p>
<b>Lowrise 4 (L4)</b>	4 story apartment buildings or townhouses	No major changes are proposed to L4.
<b>Midrise (MR)</b>	6 story apartment buildings; 7th story when affordable housing is provided, in certain areas	<p>Less than 1% of city land is zoned MR.</p> <p>For MR zoned lots in urban centers, villages and light rail station areas an additional floor would be allowed when affordable workforce housing and a green building is provided.</p>
<b>Highrise (HR)</b>	Multi-floor residential towers with pedestrian oriented street-levels.	<p>Highrise zones are only on First Hill.</p> <p>The existing Highrise incentive program allows buildings to increase in height from 160' to 240' when affordable housing, open space or historic preservation is provided. The incentive program would be expanded to include green buildings and green street improvements.</p> <p>Heights of 240' and 300' would be possible when affordable housing is provided, landmarks are preserved, and open space is provided.</p>

### Other Changes:

All multifamily zones will have: more flexible standards within limits such as floor area ratios (FAR) and setbacks; parking requirements would be eliminated in urban centers and light-rail station areas, and would be reduced to 1 space/unit (from 1.1 to 1.5/unit) in all other areas; and Green factor and residential amenity requirements would replace landscaping and open space requirements.