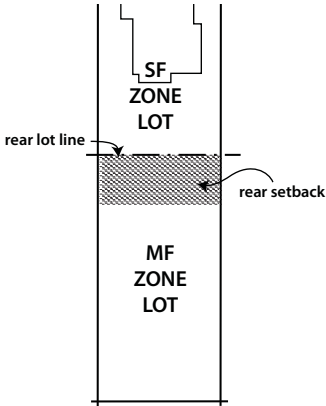


How does this proposal protect single-family neighborhoods?

These proposals do not rezone or make any changes to single-family zoned neighborhoods.

To protect single-family neighborhoods, multifamily zones include specific setback requirements when near single-family zoned property. Two examples are shown below:

Multifamily Lots to the REAR of Single-Family Lots



LDT and L1 Rear Setback

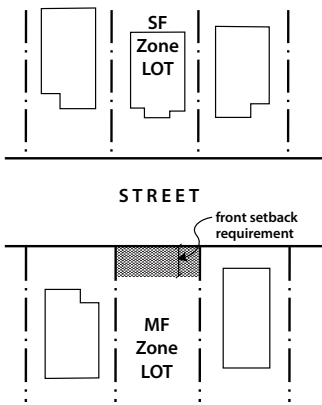
20' or 20% of lot depth, whichever is less, but not less than 15'

L2, L3 and L4

25' or 15% of lot depth, whichever is less, but not less than 15'

Landscaped setbacks add vegetation and are important for neighborhood character and the environment.

Multifamily Lots ACROSS the Street* from Single-Family Lots



LDT and L1 – Front Setback

The average of the first nearest principal structure on either side. A front setback is not required to exceed twenty feet (20') and may not be less than five feet (5').

L2, L3 and L4 – Front Setback

The average of the nearest principal structure on either side. A front setback is not required to exceed fifteen feet (15') and may not be less than five feet (5').

* if the street is an arterial the required setback would be 7' on average, and no less than 5'.



For many Seattle residents, multifamily development is a valuable option for housing and can provide an entry into home ownership. However, this development must fit better into our neighborhoods, and we should expect these projects to be sensitive to the environment and give back to our community.

This is the first major update to our multifamily zoning in more than 20 years. Highlights include:

Better townhouse design.

Administrative design review and new standards such as more front-facing windows and doors, and lower fences so townhouses fit better with their communities.

Protecting our single-family neighborhoods.

No zoning changes in single-family areas. Setbacks and other height restrictions would provide important transitions between multifamily and single-family zones.

Green construction and landscaping.

Improved landscaping requirements such as green roofs and vegetated walls, and green building standards in cases where additional development capacity is allowed.

Affordable housing. In some areas zoned Lowrise 3 (for three-story apartment buildings), about 5% of the city's land, an additional 7 feet would be allowed if the developer agrees to provide affordable housing. Some midrise and highrise residential towers on First Hill would also be eligible for additional height if contributions are made through the Work Force Housing Incentive program.

Together, our challenge is to direct development in ways that protect and preserve our communities. This proposal will balance our goals of managing growth wisely and securing more affordable housing, all while maintaining and enhancing our great neighborhoods.

Multifamily Code Update

Mayor's Recommendations

December 2008

Zone	Zone Summary	Key Changes
Lowrise Duplex Triplex (LDT)	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.
Lowrise 1 (L1)	2 to 3 story townhouses, row houses or apartment buildings	
Lowrise 2 (L2)		
Lowrise 3 (L3)	3 story apartment buildings or townhouses; 4th story when affordable housing is provided, in certain areas	Less than 5% of city land is zoned L3. To promote more creative designs, density would be limited by Floor Area Ratio (FAR) instead of the current limit by lot area 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.
Lowrise 4 (L4)	4 story apartment buildings or townhouses	No major changes are proposed to L4.
Midrise (MR)	6 story apartment buildings; 7th story when affordable housing is provided, in certain areas	Less than 1% of city land is zoned MR. 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.
Highrise (HR)	Multi-floor residential towers with pedestrian oriented street-levels.	Highrise zones are only on First Hill. 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. Heights of 240' and 300' would be possible when affordable housing is provided, landmarks are preserved, and open space is provided.

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.

What does this proposal do to create affordable housing?

The goal of workforce housing incentives is to create on site, workforce housing and green buildings.

In L3 zones, in urban centers, station areas and most urban villages, developers would have the choice to develop under standards similar to those in current L3 zones, or to build a fourth floor if affordable housing is provided.

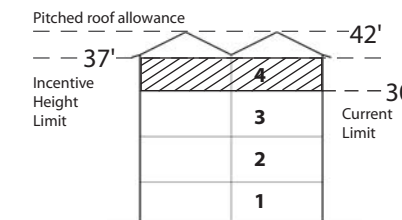
In midrise zones in urban centers, villages, and station areas an additional floor is allowed if affordable housing is provided.

In highrise zones (First hill only), update the current incentive program in this zone that allows buildings to go from 160' to 240' when affordable workforce housing, a green building and new open space are provided or landmarks are preserved.

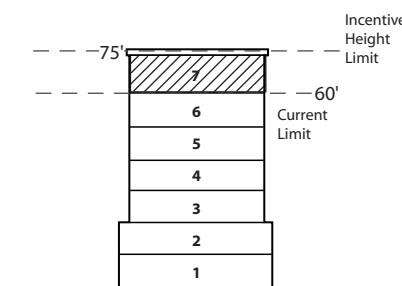
To promote thinner tower design, buildings with smaller footprints may build to 300'

Areas near single-family zoned areas are not eligible for additional height.

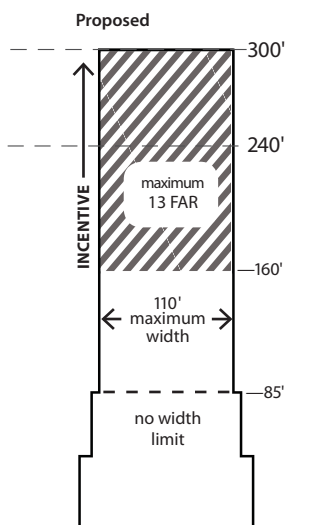
L3 Height Limits



Midrise Height Limits



Highrise Setback and Height Limits



Extra height or floor area with workforce housing incentive and green building.