

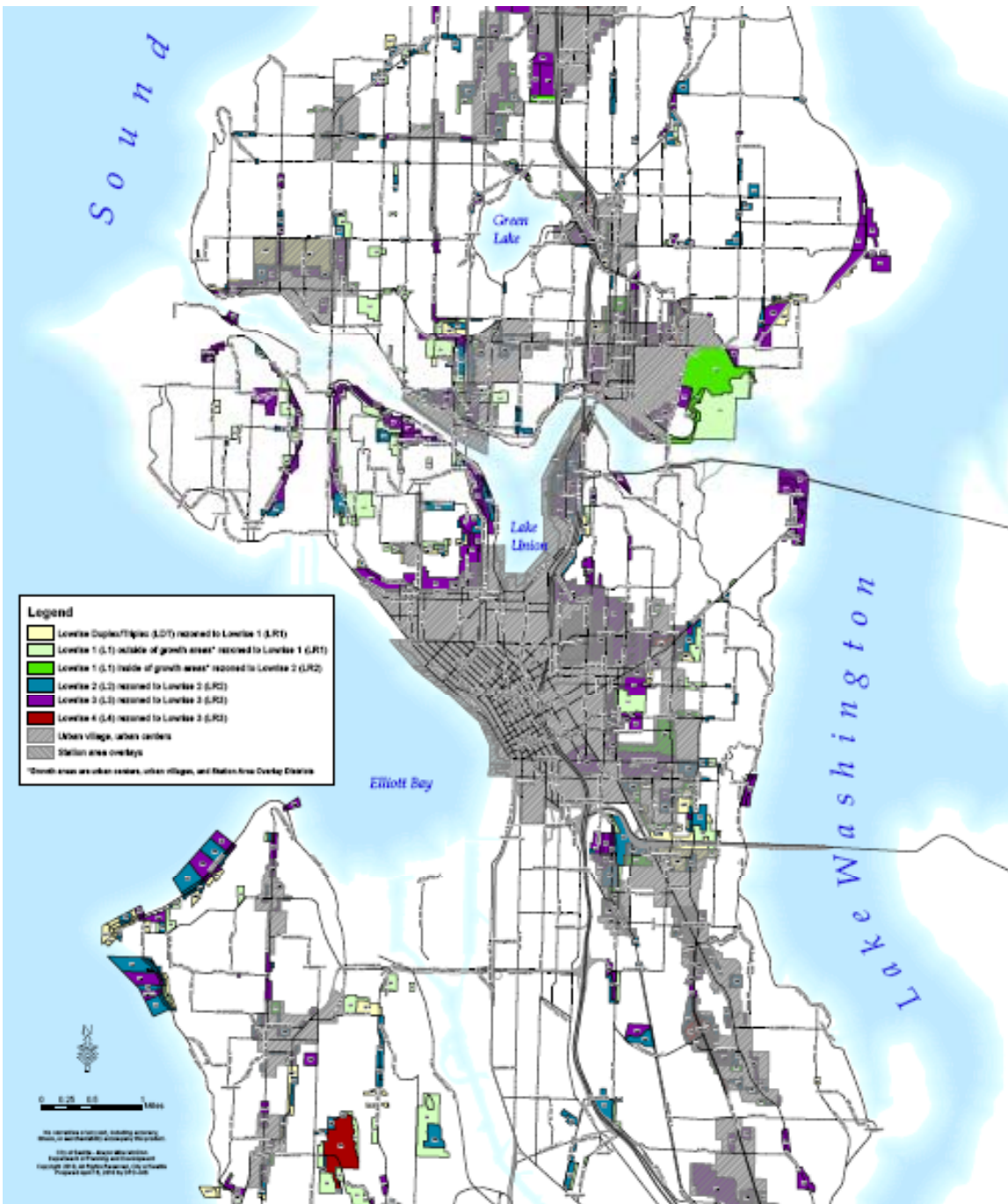


# Lowrise Multifamily Zoning Update

Effective Date: **April 19<sup>th</sup> 2011**



City of Seattle  
Department of Planning and Development



Purpose:

To strengthen the City's overall growth strategy of Urban Centers, Villages, Station Areas and Transit Served Areas.





Purpose: To promote a variety of housing types

# CONSOLIDATES ZONING DESIGNATIONS

## Old Zoning

## New Zoning



\* Special considerations for SHA properties





Goal better townhouses:  
Street facing, quality design





Goal: Rowhouses as an alternative to Townhouses





Goal: Cottage housing as an alternative to townhouses (LR1 zone)





Goal: More quality apartments in Centers and Villages. Parking requirement varies





Goal: More flexibility for developers and designers.





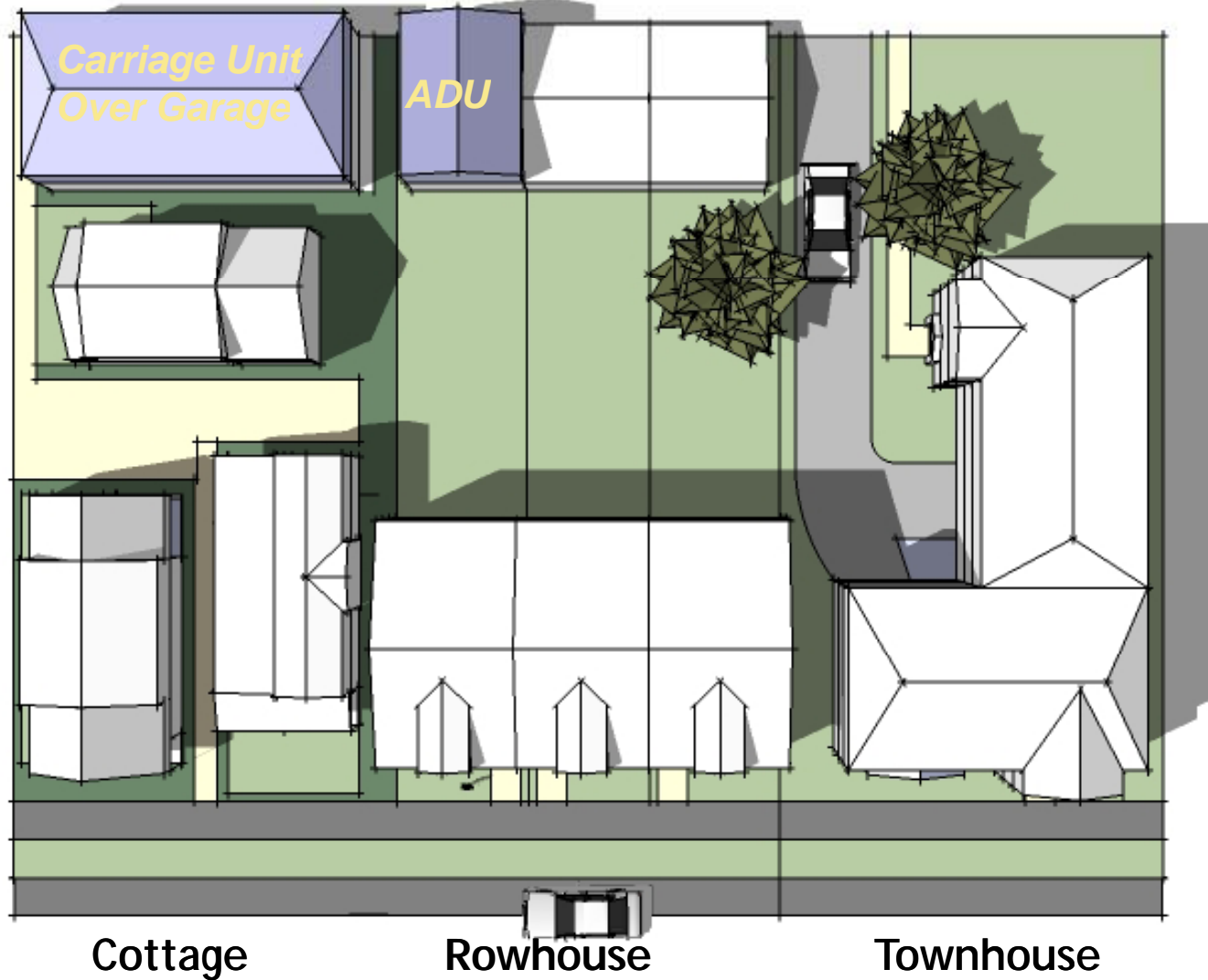
Goal:  
Better solutions  
for integration  
of parking into  
projects



# Housing Types:

LR1

*Alley access*



# Housing Types:

LR1

*Alley access*



Cottage

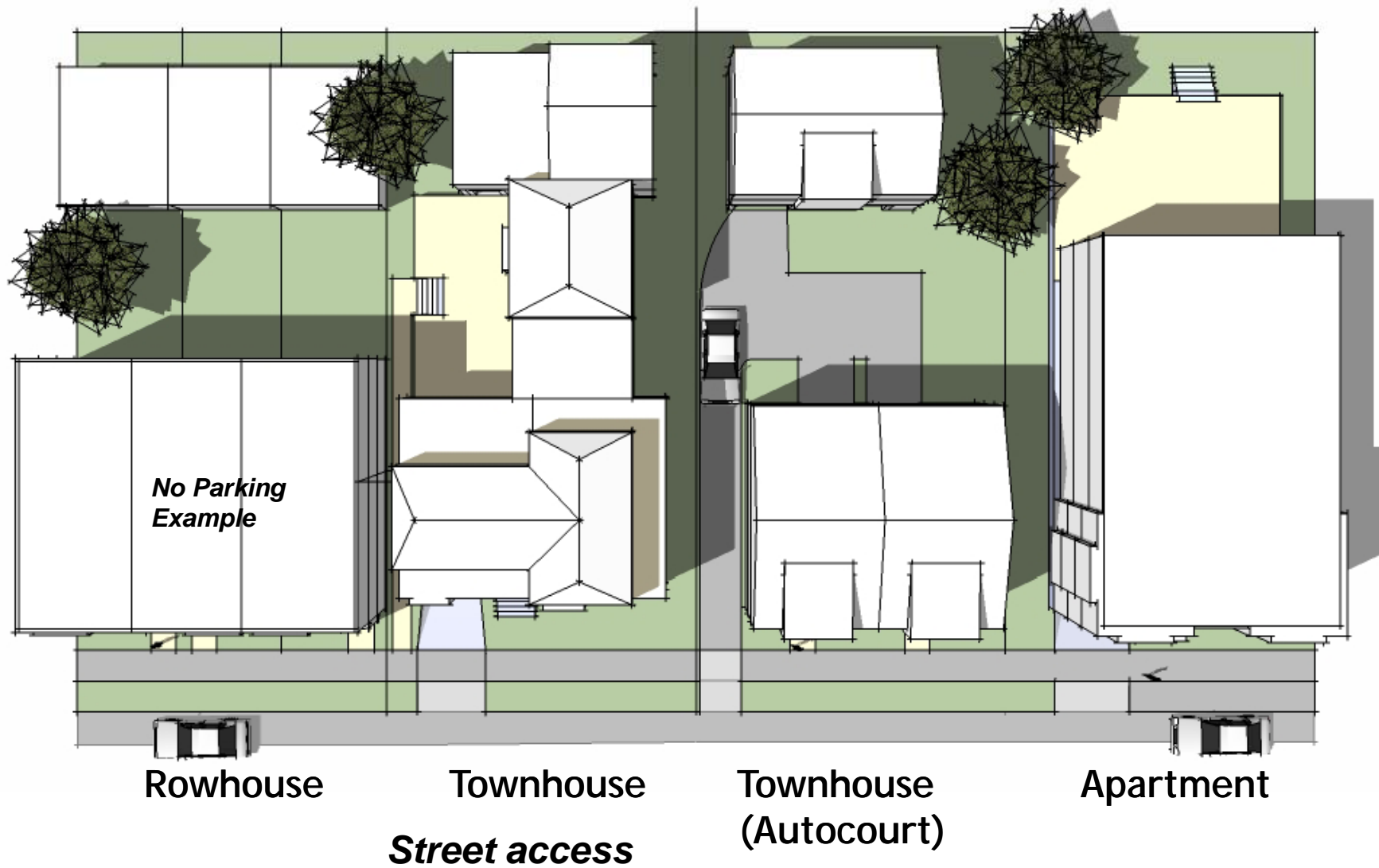
Rowhouse

Townhouse



# Housing Types:

## LR2



# Housing Types:

## LR2



Rowhouse

Townhouse

Townhouse  
(Autocourt)

Apartment

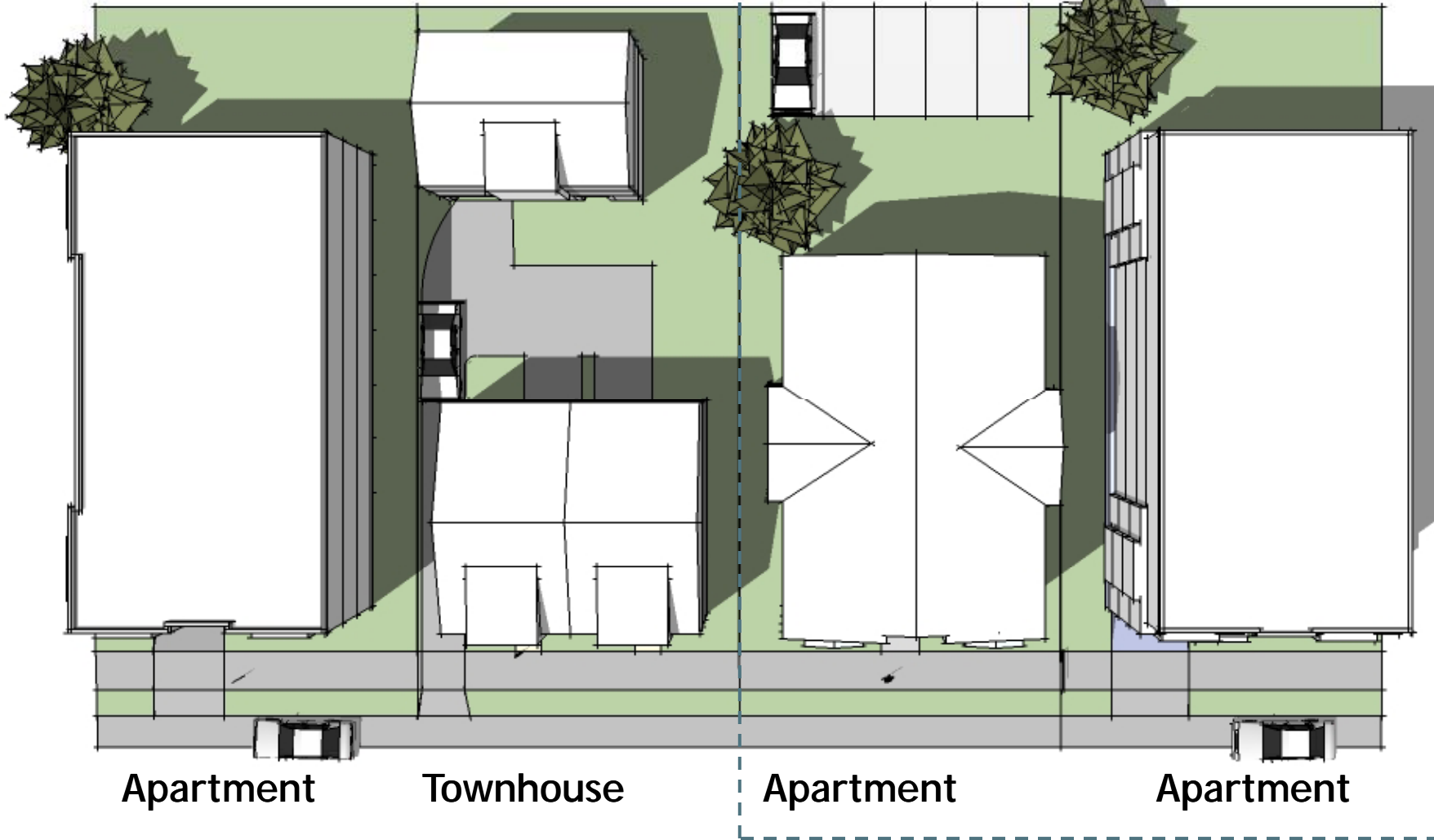
***Street access***



# Housing Types: LR3

*Within Growth Area. (Urban Village,  
Center or Station Area)*

*Alley Example*



Apartment

Townhouse

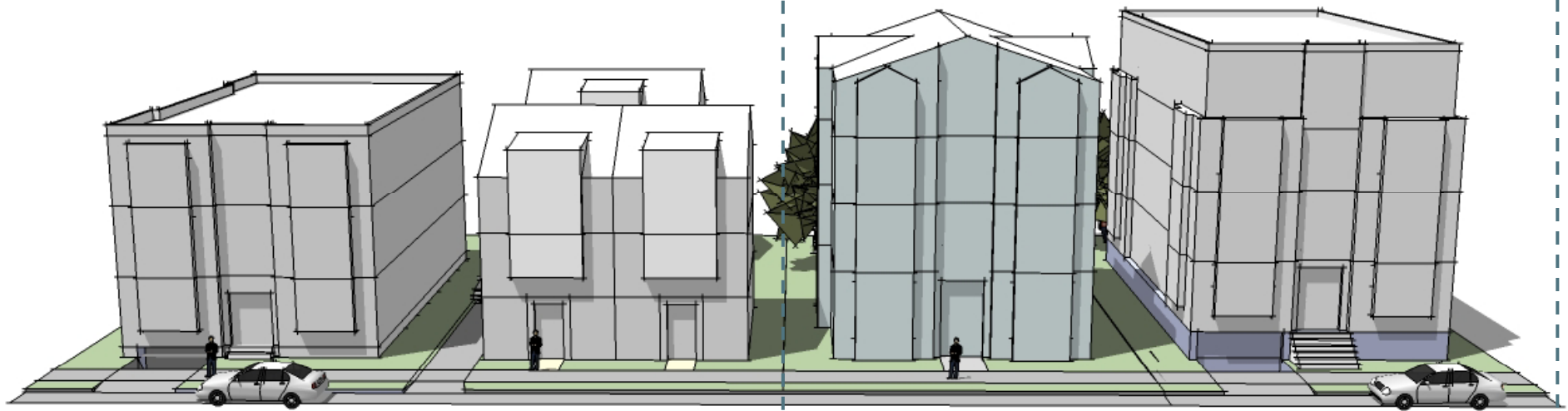
Apartment

Apartment

# Housing Types:

LR3

*Within Growth Area. (Urban Village,  
Center or Station Area)*



Apartment

Townhouse

Apartment

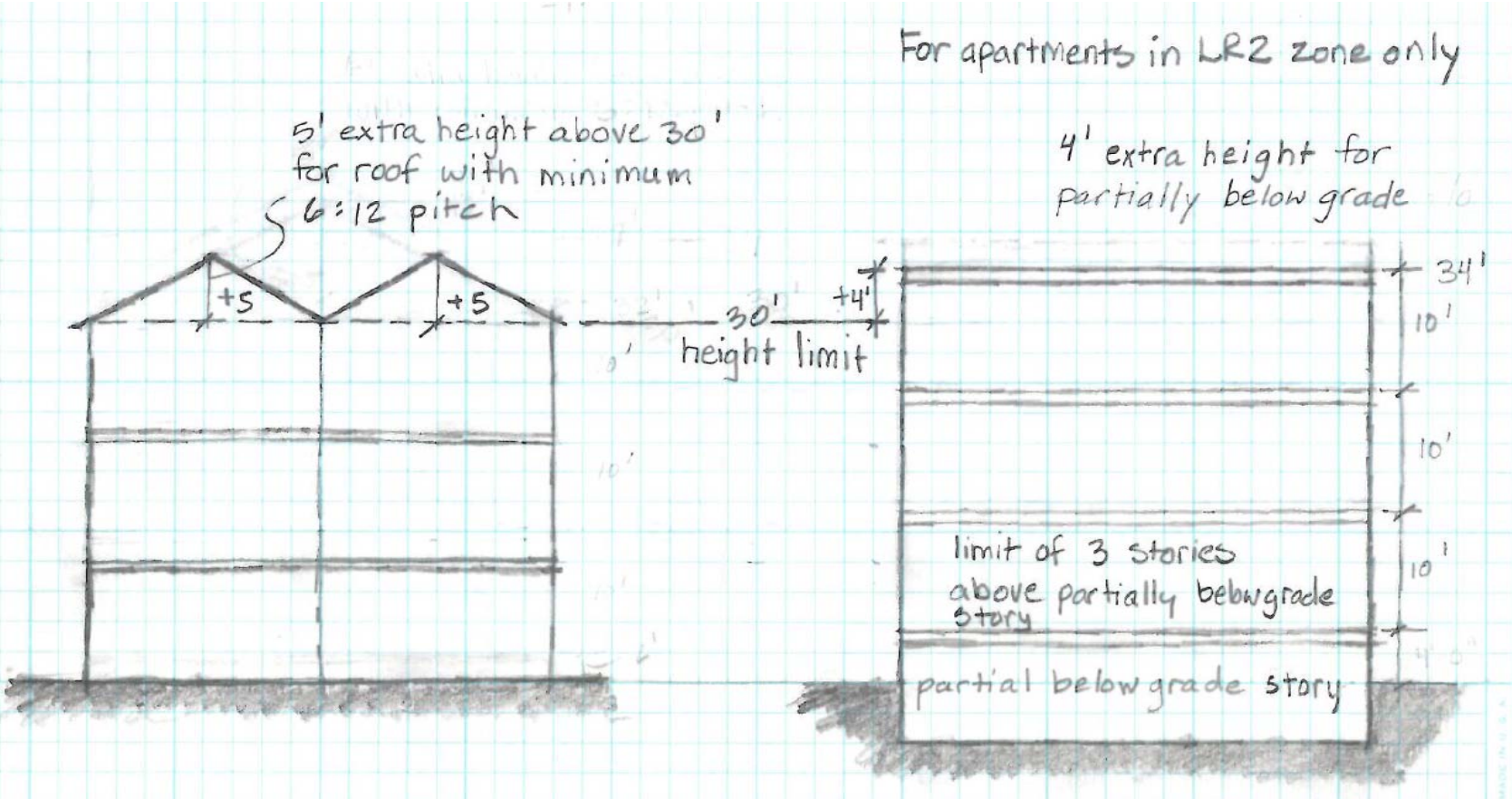
Apartment



# Notable Changes

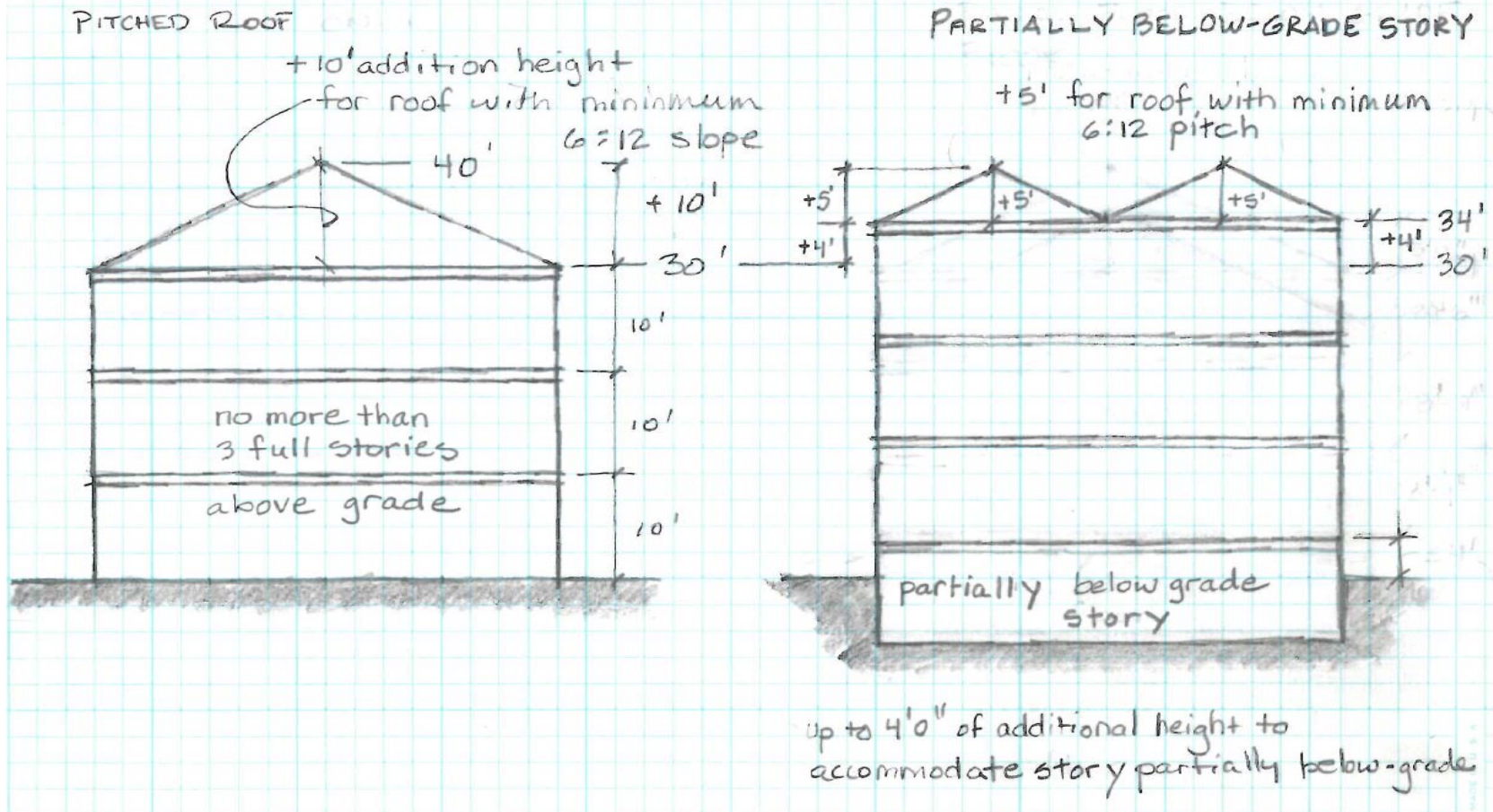
- Housing Types
- Height Limit Increased to a 30' Base (Was 25')
- New Height Measurement with Options
- Floor Area Ratio (FAR)
- Varied and Relaxed Density Limits
- More Flexible Setback and Amenity Area Standards
- Reduced Parking Requirement (In growth areas)
- Green Factor
- Design Standards (May waive if going through SDR)

# HEIGHT LIMIT IN LR1 AND LR2 ZONES: 30 FEET



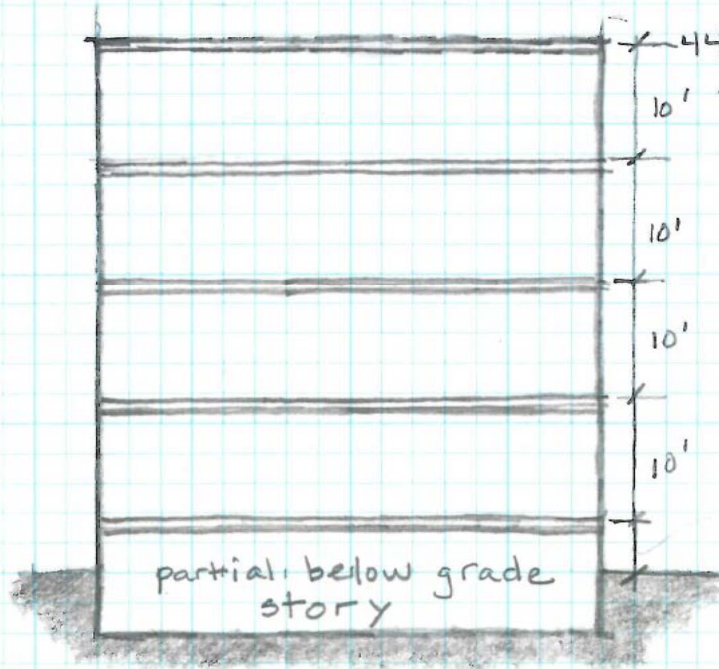


# LR3 STRUCTURES WITH A 30' HEIGHT LIMIT

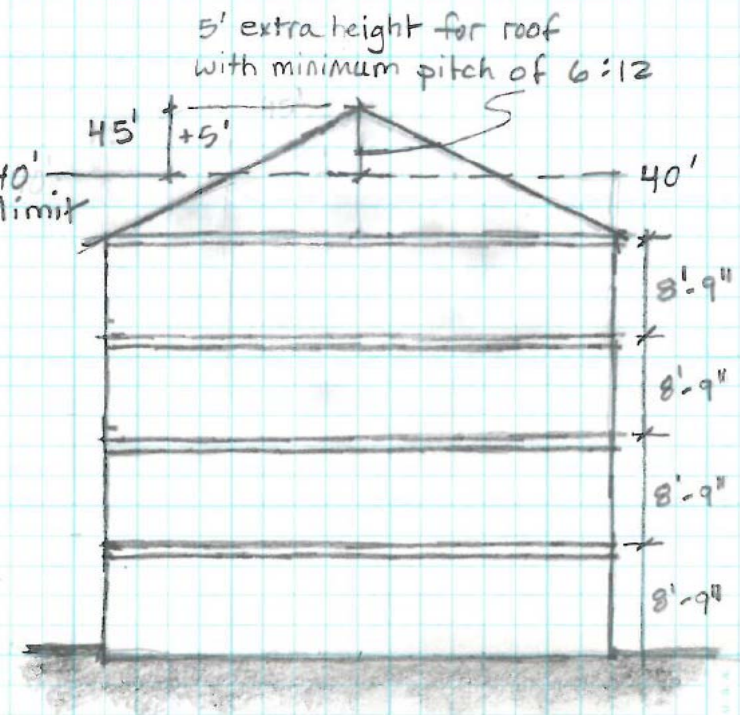


# LR3: APARTMENT STRUCTURES WITH A 40' HEIGHT LIMIT IN DESIGNATED GROWTH AREAS

option 1: 40' + 4' for partial below grade story

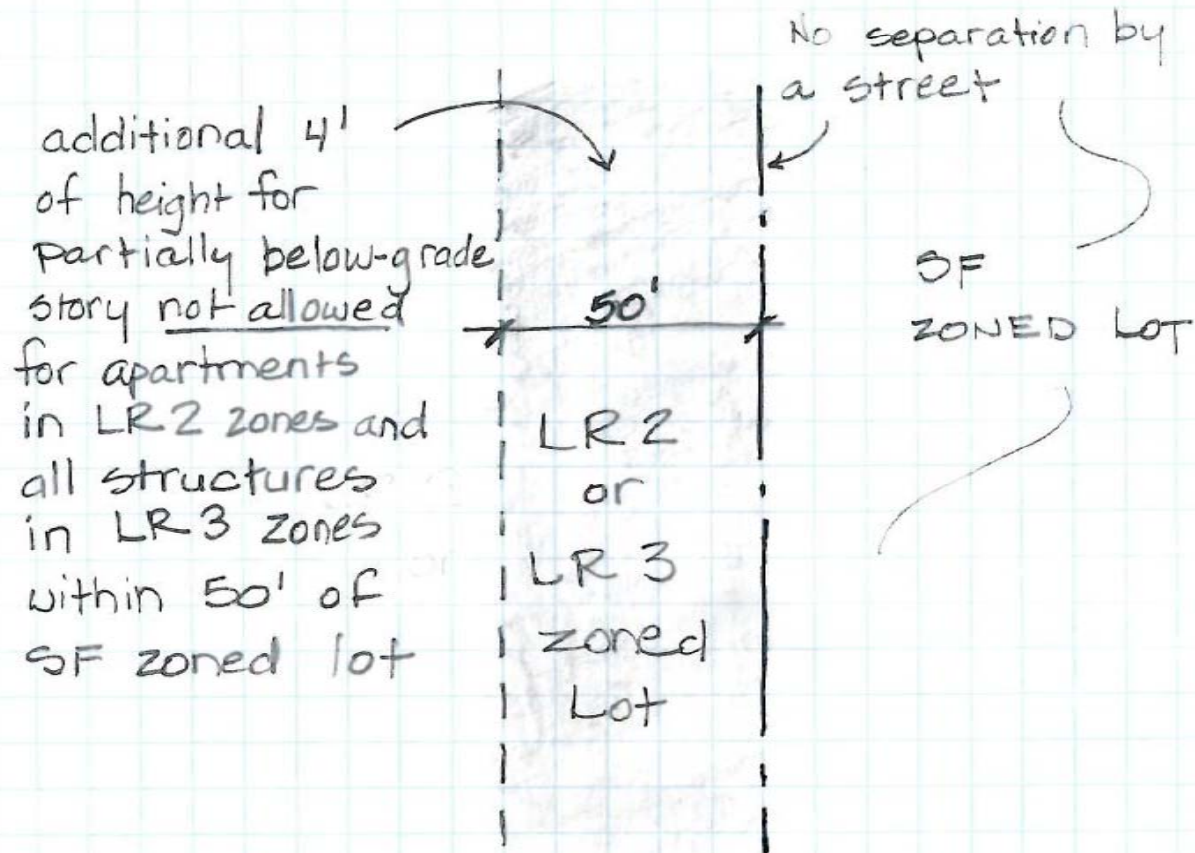


option 2: 40' + 5' for pitched roof

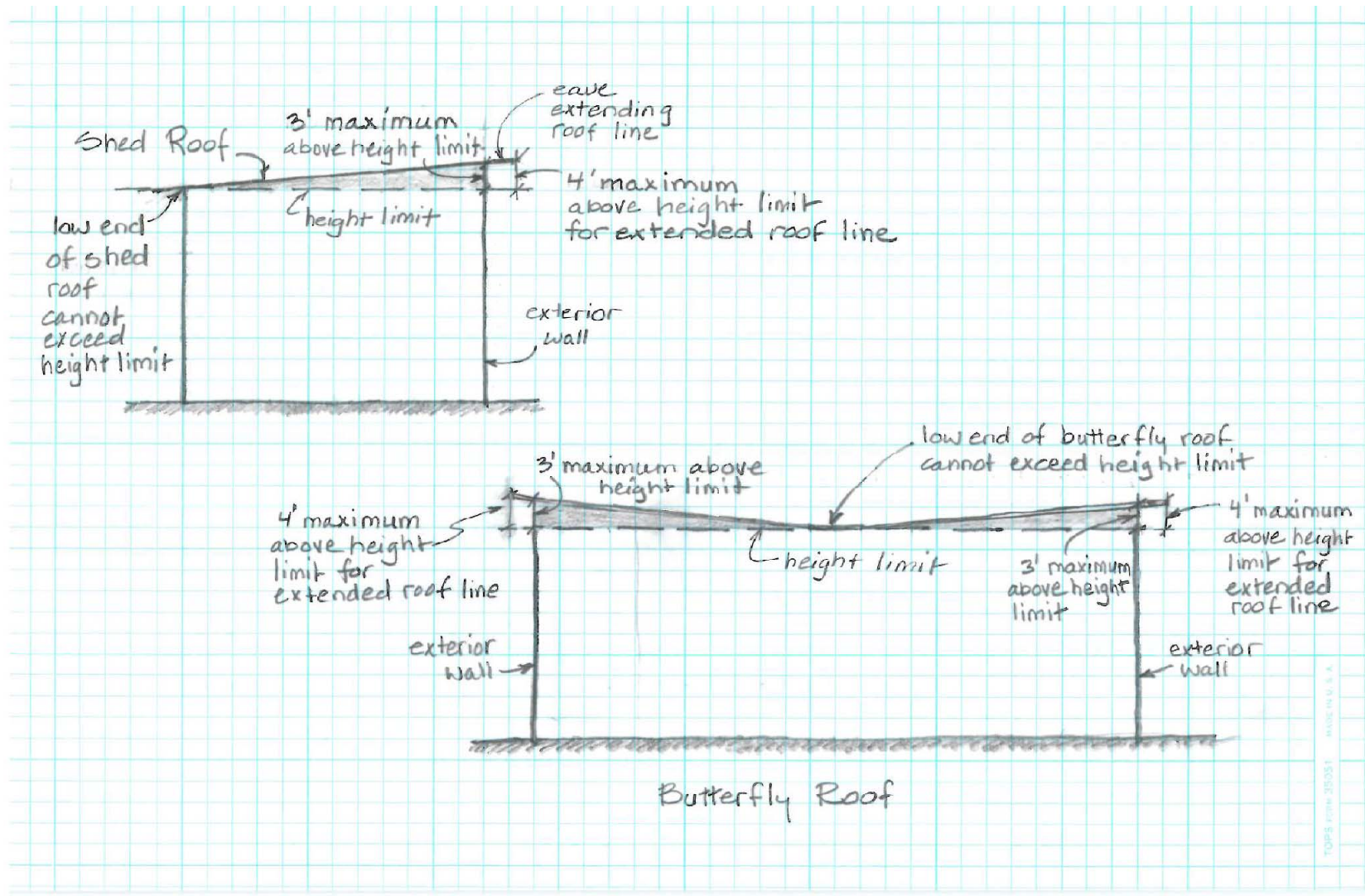




# PROVISIONS FOR TRANSITION WITH SINGLE FAMILY ZONES



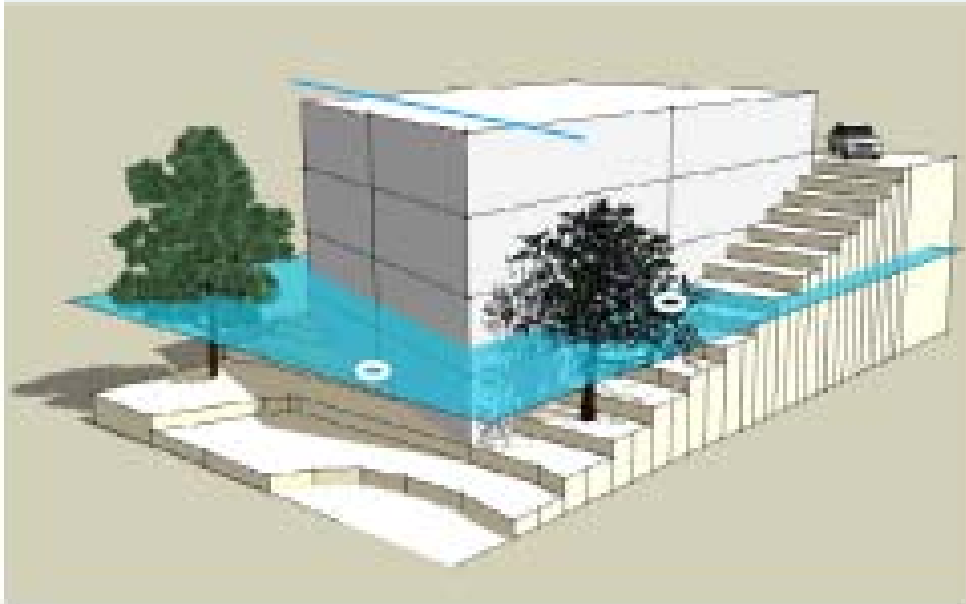
# ADDITIONAL HEIGHT FOR SHED AND BUTTERFLY ROOFS



# Height Measurement Technique

- 23.86.006.A establishes new height measurement method for all zones except Downtown and South Lake Union

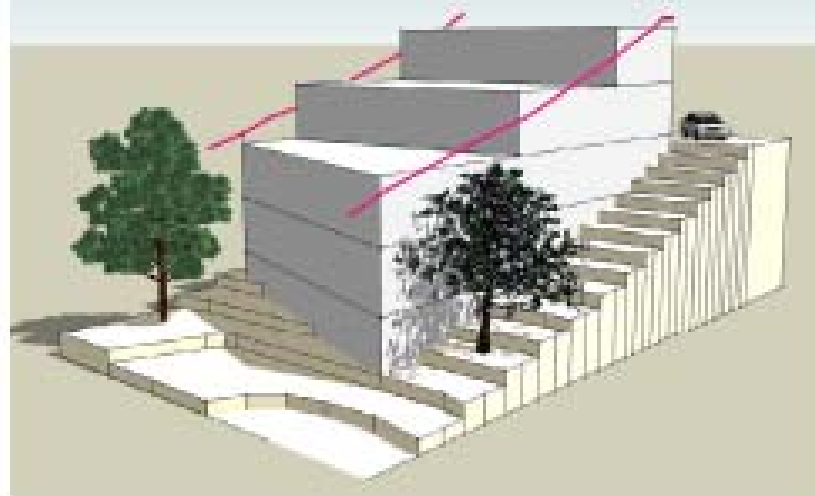
- New Method: Similar to Shorelines



- Building Code Method



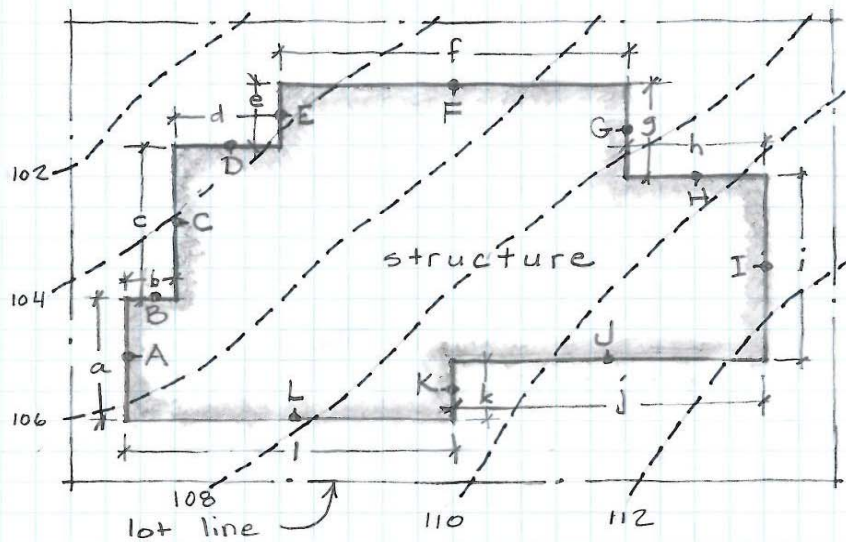
- Old Method





# CALCULATING AVERAGE GRADE

## FORMULA 1: EXTERIOR WALLS



Midpoint Elevation	Exterior Wall Length
A = 105.2'	a = 12'
B = 104.8'	b = 5'
C = 104.2'	c = 15'
D = 104.0'	d = 9'
E = 103.7'	e = 6'
F = 105.6'	f = 30'
G = 106.6'	g = 9'
H = 109.3'	h = 12'
I = 111.1'	i = 18'
J = 110.8'	j = 27'
K = 109.1'	k = 6'
L = 108.2'	l = 28'

Site Plan: not to scale

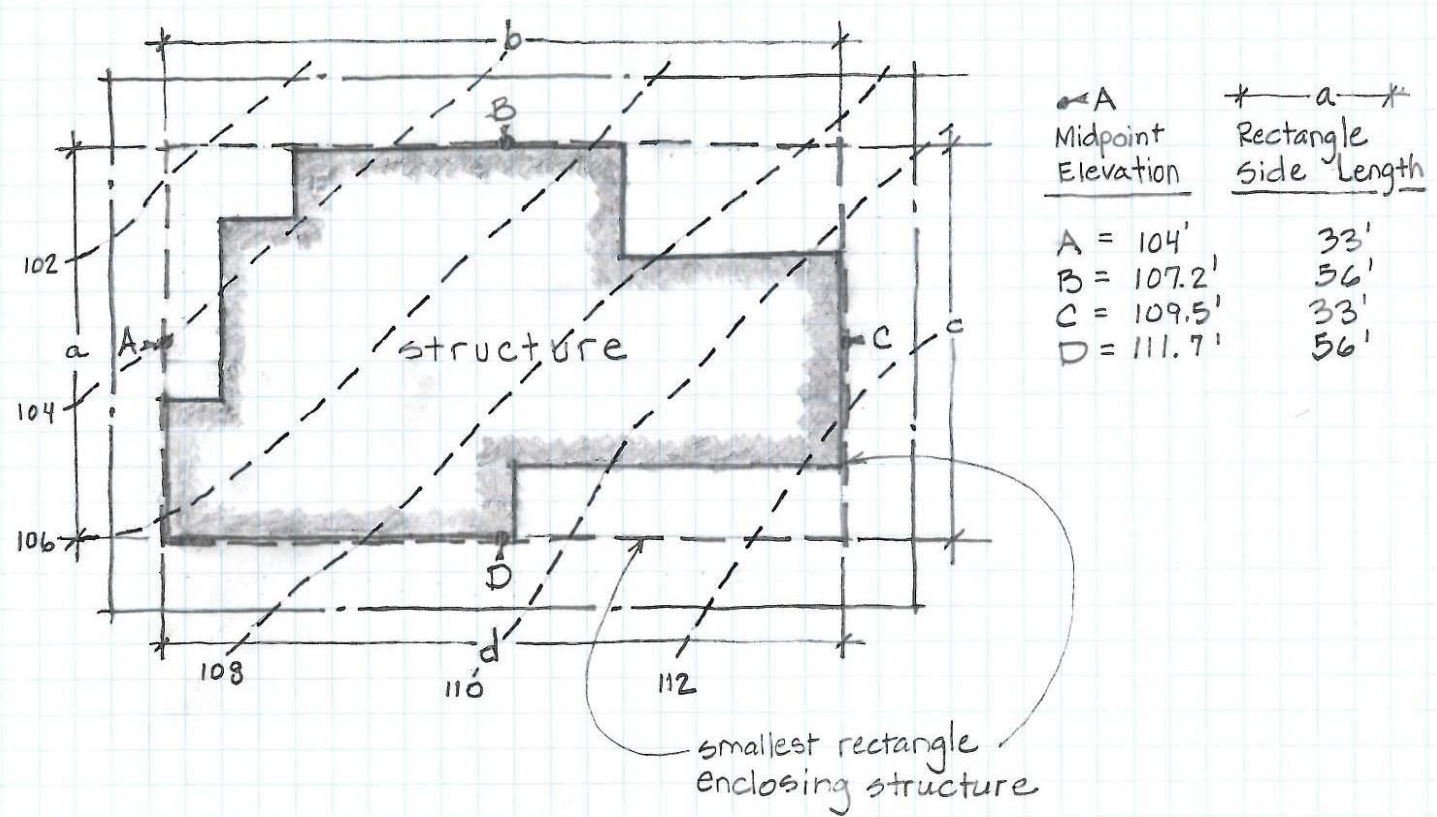
$$\text{Formula} = \frac{(A \times a) + (B \times b) + (C \times c) + (D \times d) \dots}{a + b + c + d \dots}$$

Example

$$\frac{(105.2)(12) + (104.8)(5) + (104.2)(15) + (104.0)(9) + (103.7)(6) + (105.6)(30) + (106.6)(9) + (109.3)(12) + (111.1)(18) + (110.8)(27) + (109.1)(6) + (108.2)(28)}{12 + 5 + 15 + 9 + 6 + 30 + 9 + 12 + 18 + 27 + 6 + 28}$$

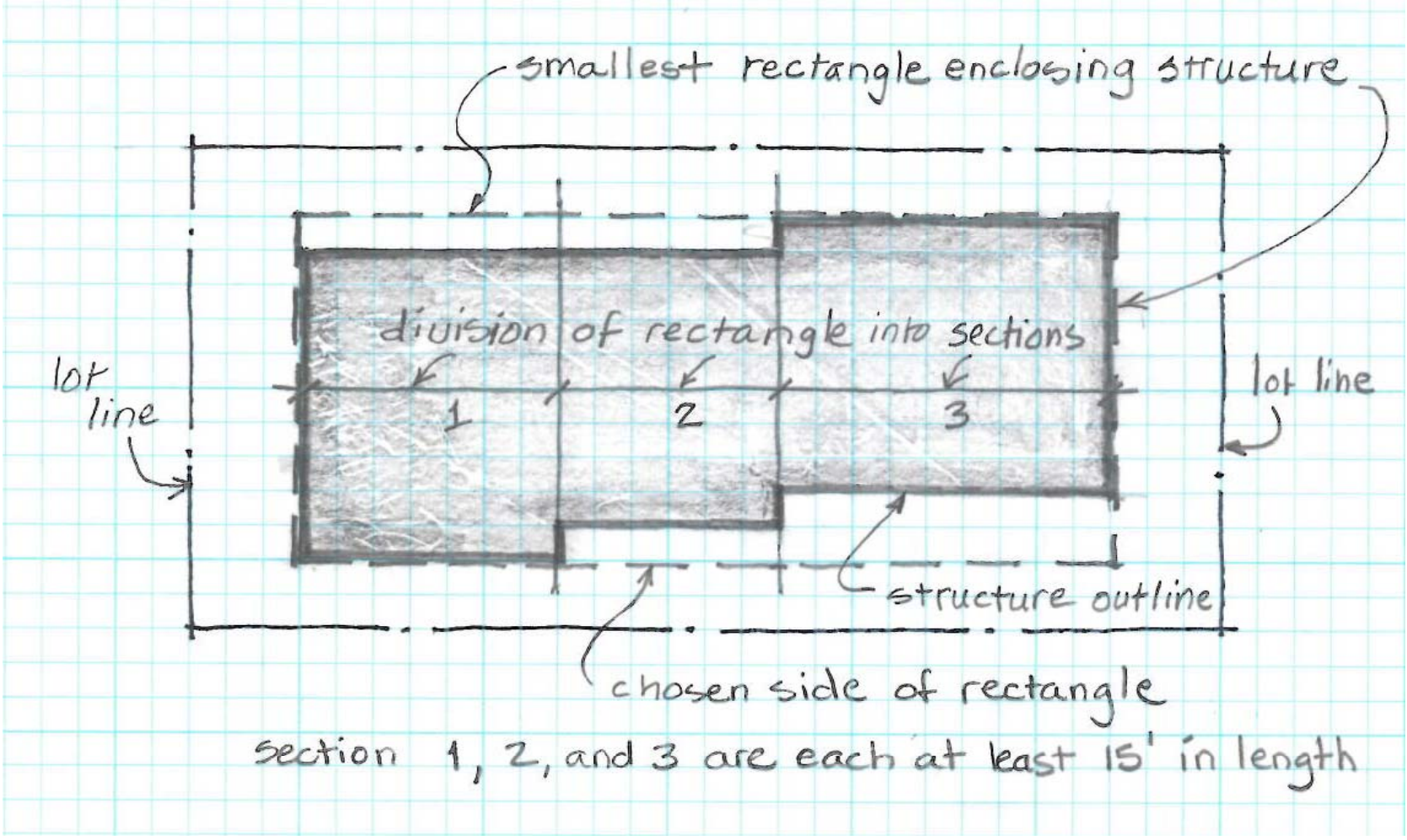
# CALCULATING AVERAGE GRADE

## FORMULA 2: ENCLOSING RECTANGLE

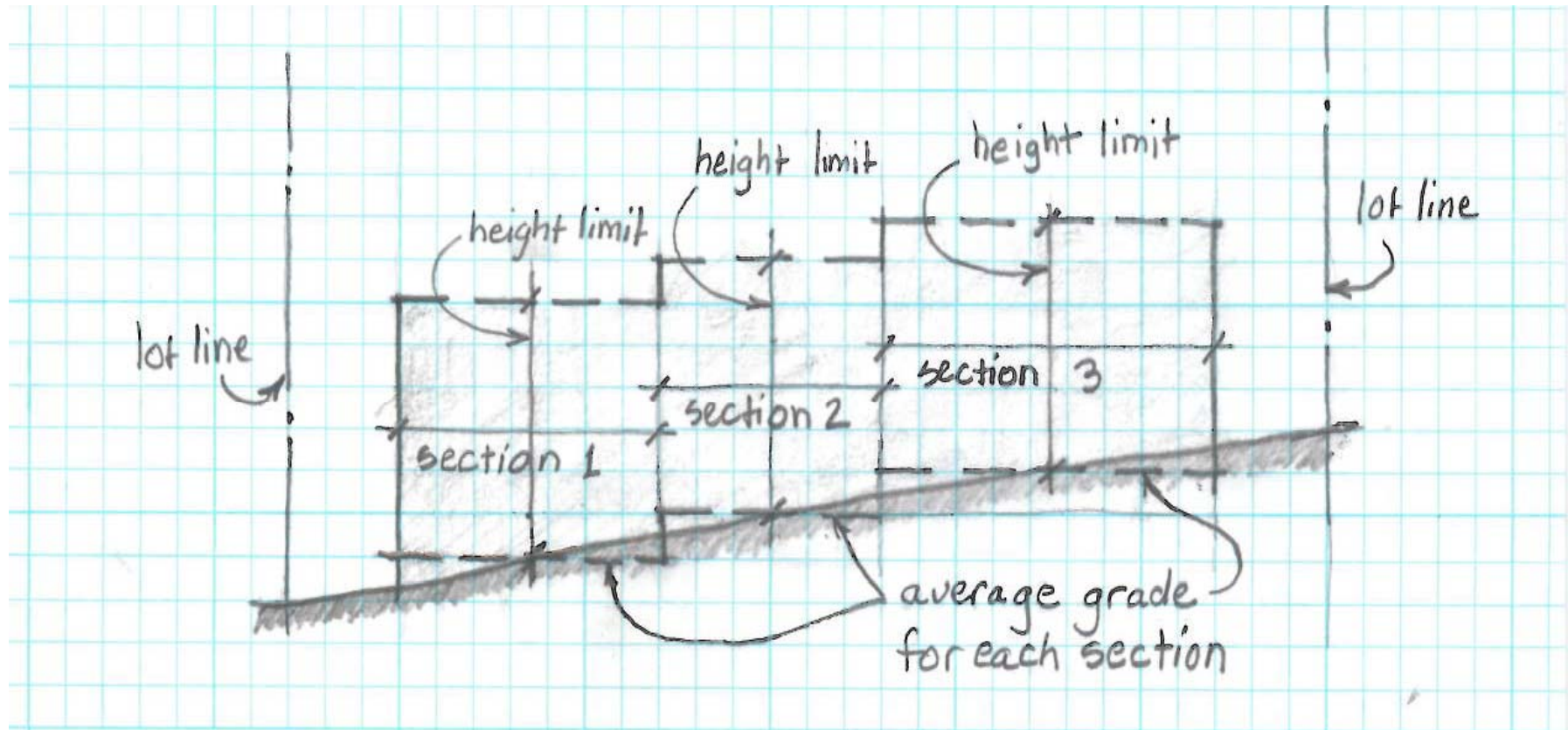




# STRUCTURE DIVIDED INTO SECTIONS AND ENCLOSED IN RECTANGLE

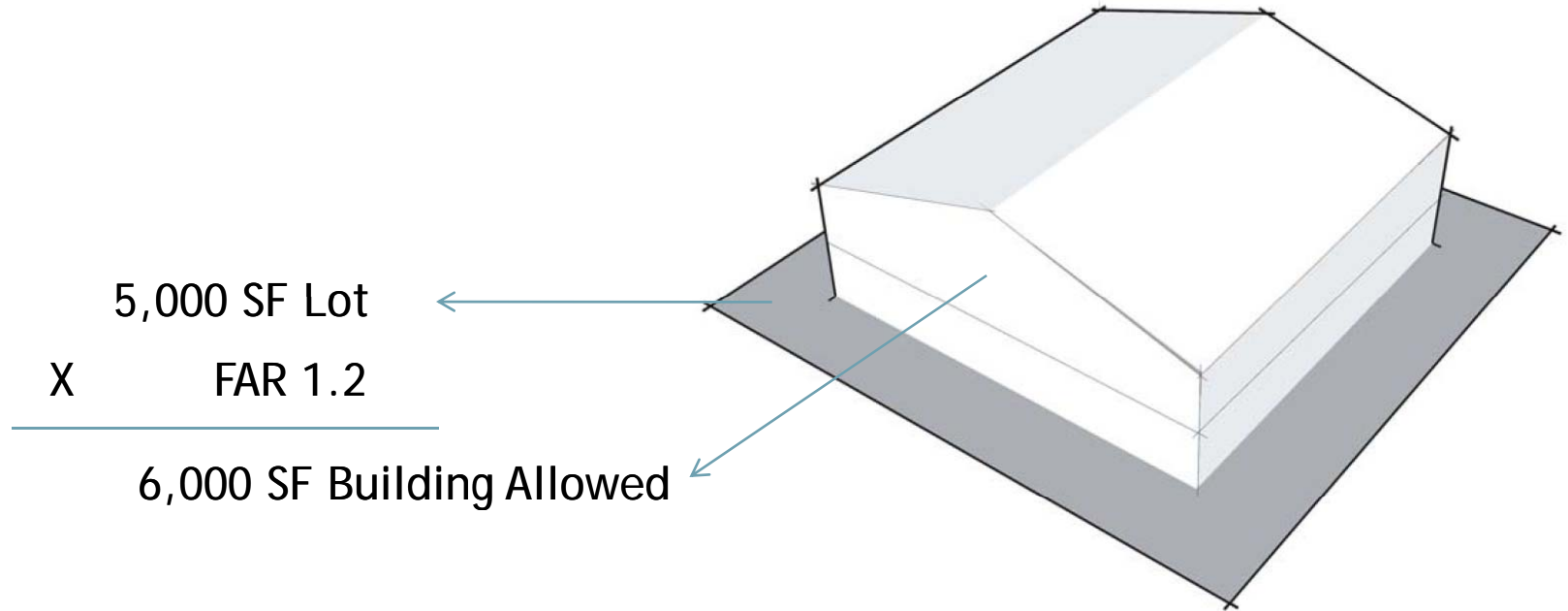


# AVERAGE GRADE CALCULATED FOR INDIVIDUAL SECTIONS OF THE SAME STRUCTURE



# Floor Area Ratio (FAR)

- New in Lowrise Zones.
- Allows more variety in building form.
- Sets a Floor Area limit as a percentage of the lot area...





# Floor Area Ratios (FAR)

Zone	Location in/out of a growth area	Type of Housing			
LR1	All locations	1.1	1.0 or 1.2	.9 or 1.1	1.0
LR2	All locations	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
LR3	Outside	1.1	1.2 or 1.4	1.1 or 1.3	1.3 or 1.5
	Inside	1.1	1.2 or 1.4	1.2 or 1.4	1.5 or 2.0

growth areas = urban centers, urban villages and Station Area Overlay

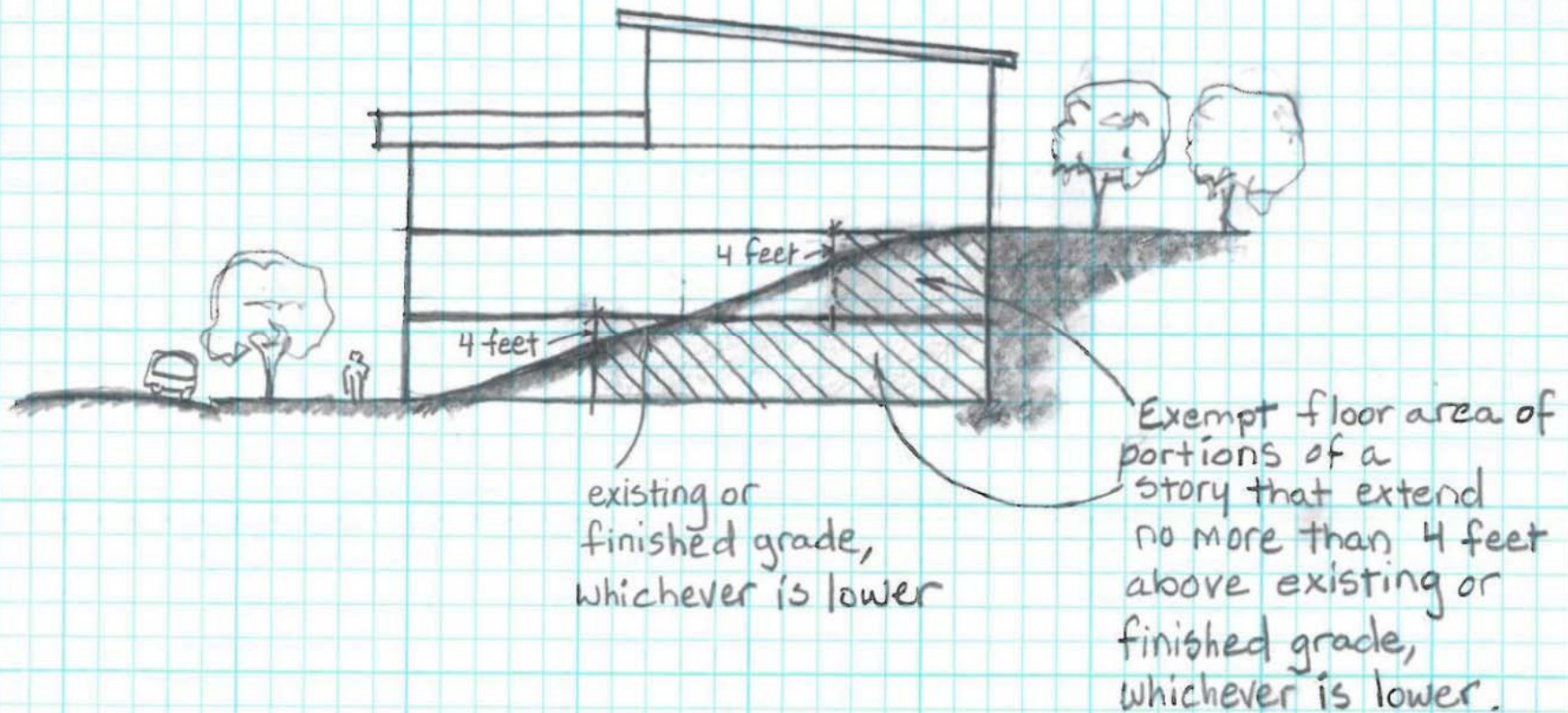
Higher FARs apply for meeting green and design standards

## EXEMPTIONS FROM GROSS FAR LIMITS

- Underground stories
- Landmark structures
- Single-family dwelling units built prior to January 1, 1982
- Apartments in LR zones, portions of structures that extend no higher than 4' above existing or finished grade, whichever is lower

# UNDERGROUND STORIES

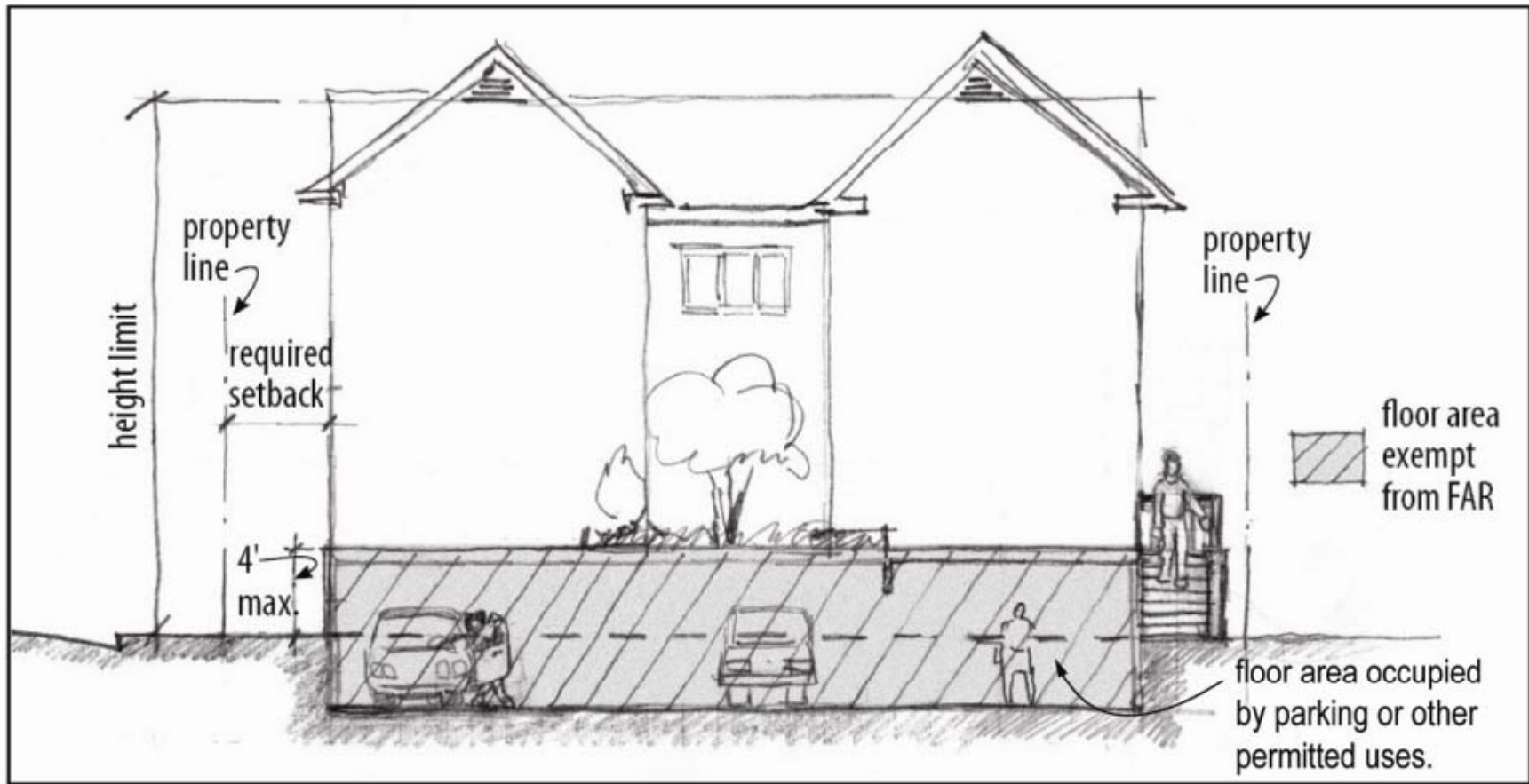
Exhibit B for 23.86.007:  
Floor Area for Partially Below Grade Stories for Certain Structures in Multifamily Zones





# Partially Below Grade Story

**Exhibit A for 23.45.510: Area Exempt from FAR**



## Extra FAR (and Density) Incentive

- LEED Silver, Built Green 4-star rating, Washington Evergreen Sustainable Development Standards.
- Alley must be paved if used for access to parking.
- Parking in a structure below grade or no higher than 4' above finished grade or in a shared parking area or structure at the rear of the lot.
- Access to parking from an alley if one is present.
- If no alley access:
  - Corner lots: One driveway that runs parallel to the rear or side lot line
  - Non corner lots: No more than one driveway per 160' of street frontage.

\* Access to barrier-free parking may be from a street or alley

# Density Limits

Setback	Housing Type			
	Cottage	Rowhouse	Townhouse	Apartments
LR1	1:1600 sf	No Limit	1:2200 or 1:1600	1:2000
LR2	1:1600 sf	No Limit	1:1600 or No Limit	1:1200 or No Limit
LR3 (Non-Growth Area)	1:1600 sf	No Limit	1:1600 or No Limit	1:1600 or No Limit
LR3 (Growth Area)	1:1600 sf	No Limit	1:1600 or No Limit	1:800 or No Limit



# Setbacks

Setback	Housing Type			
	Cottage	Rowhouse	Townhouse	Apartments
Front	7' avg. 5' min.	5' min.	7' avg. 5' min.	5'
Rear	0' w/ alley 7' no alley	0' alley No alley: 7' avg. 5' min.	7' avg. 5' min.	10' min. w/ alley 15' min. no alley
Side (facades < 40')*	5'	0', except sides that abut SF zone: 5'	5'	5'
Side (facades > 40')*	5'	0', except sides that abut SF zone: 7' avg. 5' min	7' avg. 5 min.	7' avg. 5' min.

# Façade Width Limits

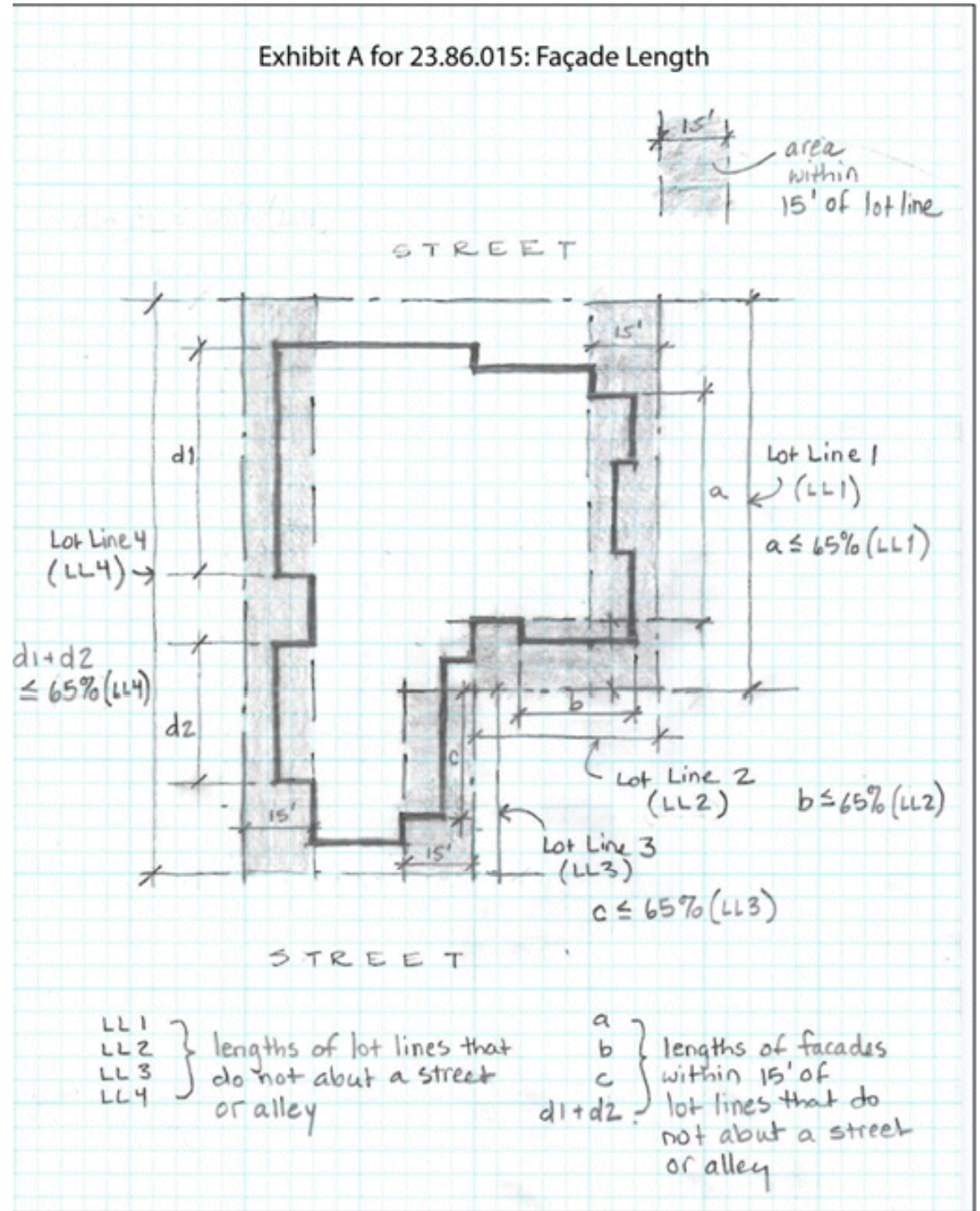
Zone	Housing Type		
	Cottages & Rowhouses	Townhouses	Apartments
LR1	No limit	60'	45'
LR2	No limit	90'	90'
LR3 – outside growth areas	No limit	120'	120'
LR3 – inside growth areas	No limit	150'	150'

growth areas: urban villages, urban centers & SAOD

# Façade Length Limits

Max. combined length of all portions of facades within 15' of a lot line that is neither a rear lot line nor a street or alley shall not exceed 65% of the length of the lot line

Exception: Rowhouses within 15' of a SF zone, max. is 40'





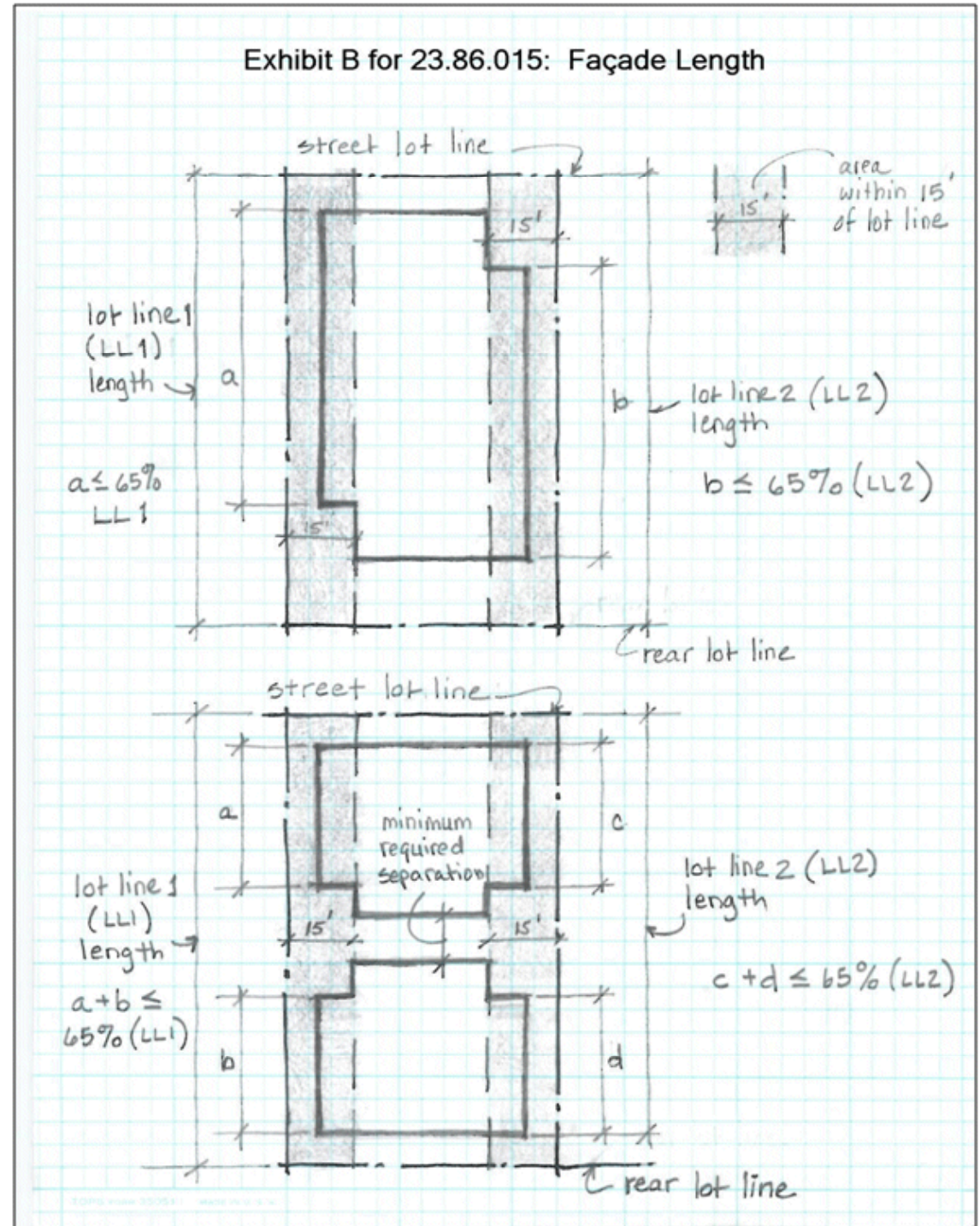
# Façade Length Limits

## Includes:

Attached garages & carports;  
Certain accessory structures closer than 3'

## Excludes:

Eaves, etc;  
Portions of structure exempt from FAR

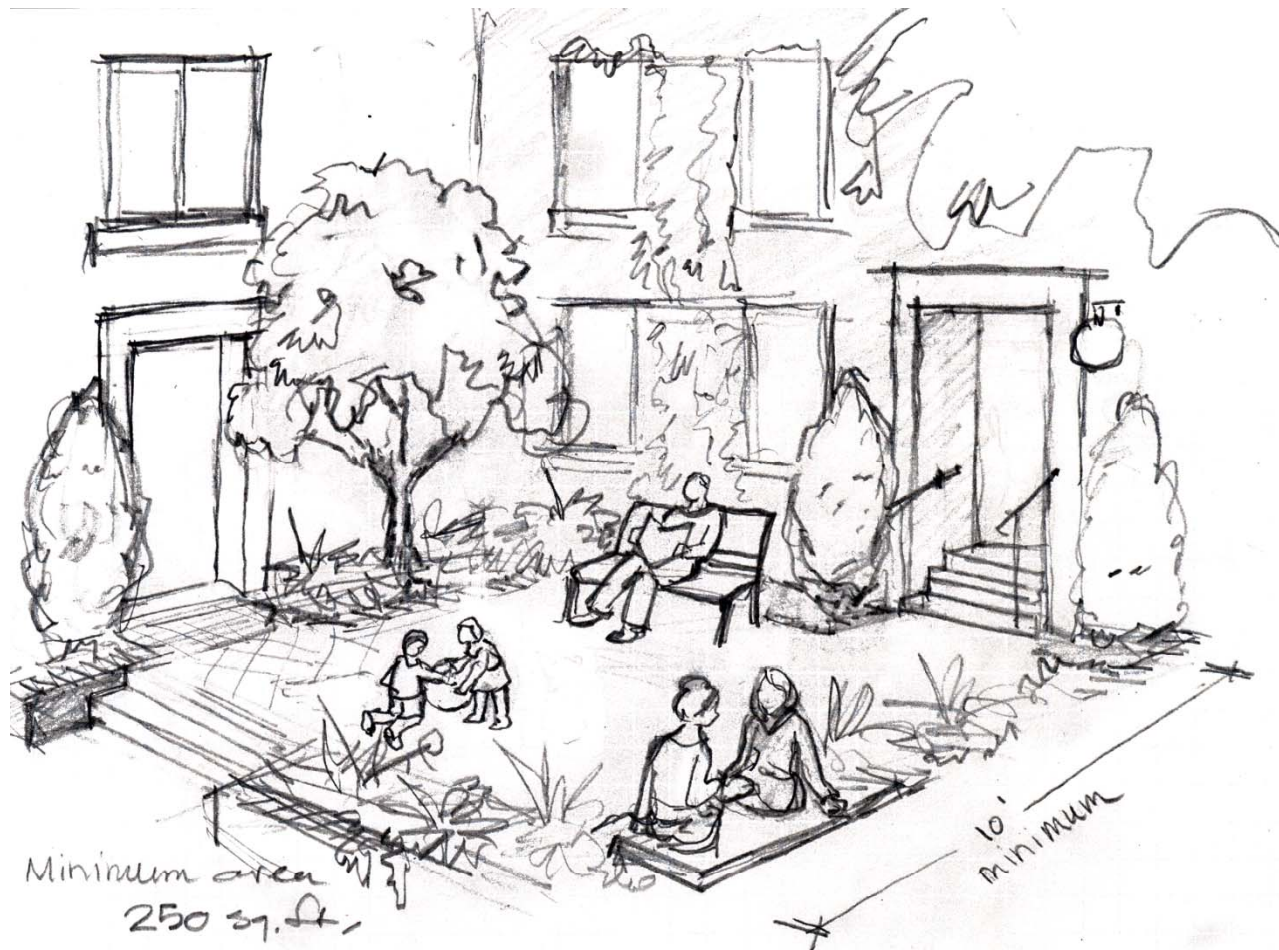


# Amenity Area

Housing Types		
Cottages	Rowhouses & Townhouses	Apartments
300 sqft/cottage	25% of lot area	25% of lot area
150 sqft/carriage house	50% at ground level, except that amenity area provided on a lid over parking counts as ground level	50% at ground level, except that amenity area provided on a lid over parking counts as ground level
Mix of private & common	May be private or common	Ground level area shall be common

Pedestrian access does not break the contiguity of amenity area (drives and access easements do, except *woonerfs*)

# Shared Amenity Area

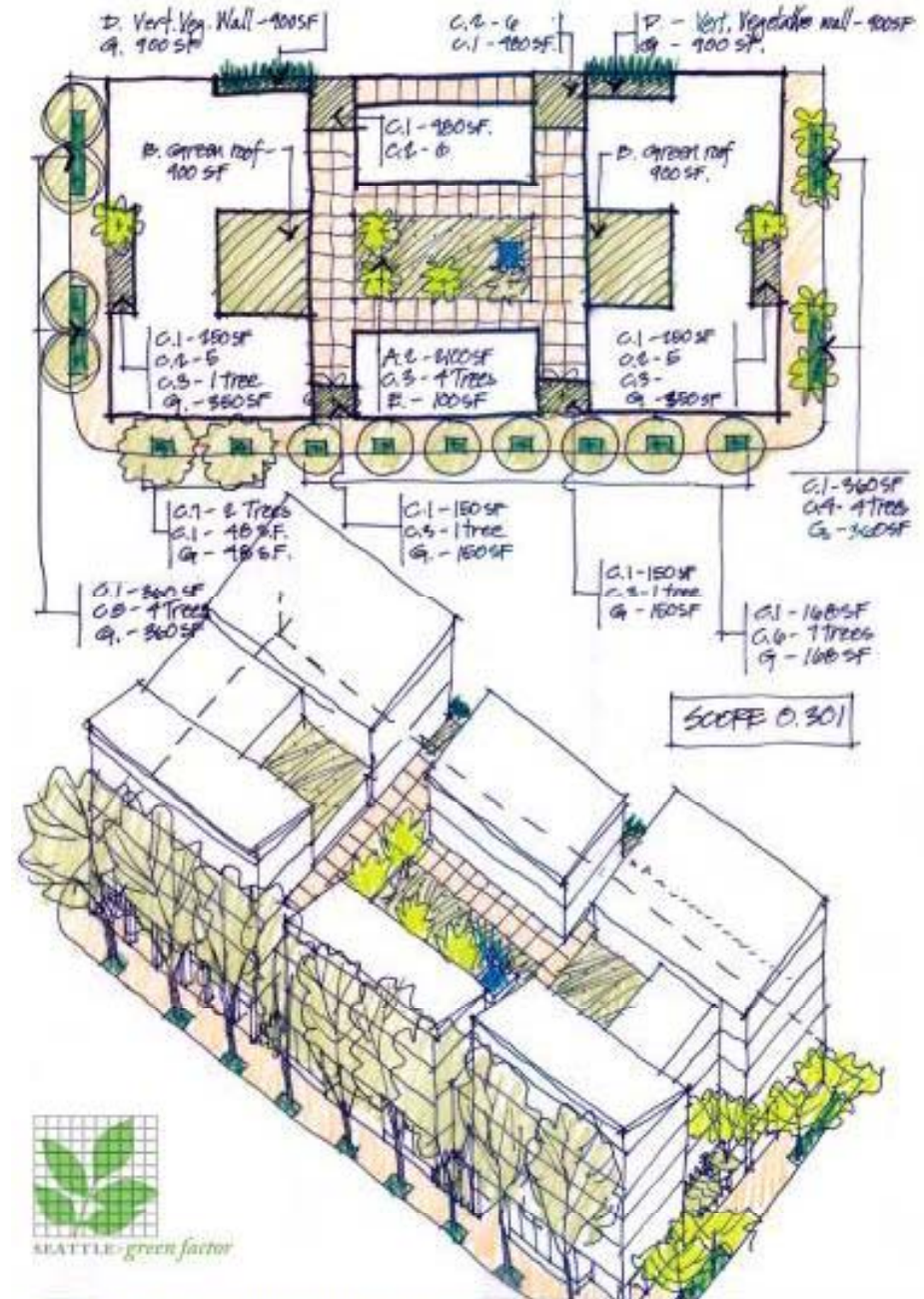


Example: common amenity area for rowhouses and townhouses



# How does the Green Factor work?

- Provides weighted menu of options, sets minimum score
- Includes green roofs and walls, bioretention, and permeable paving
- Favors layered plantings and right-of-way improvements
- Compliance required for permit approval



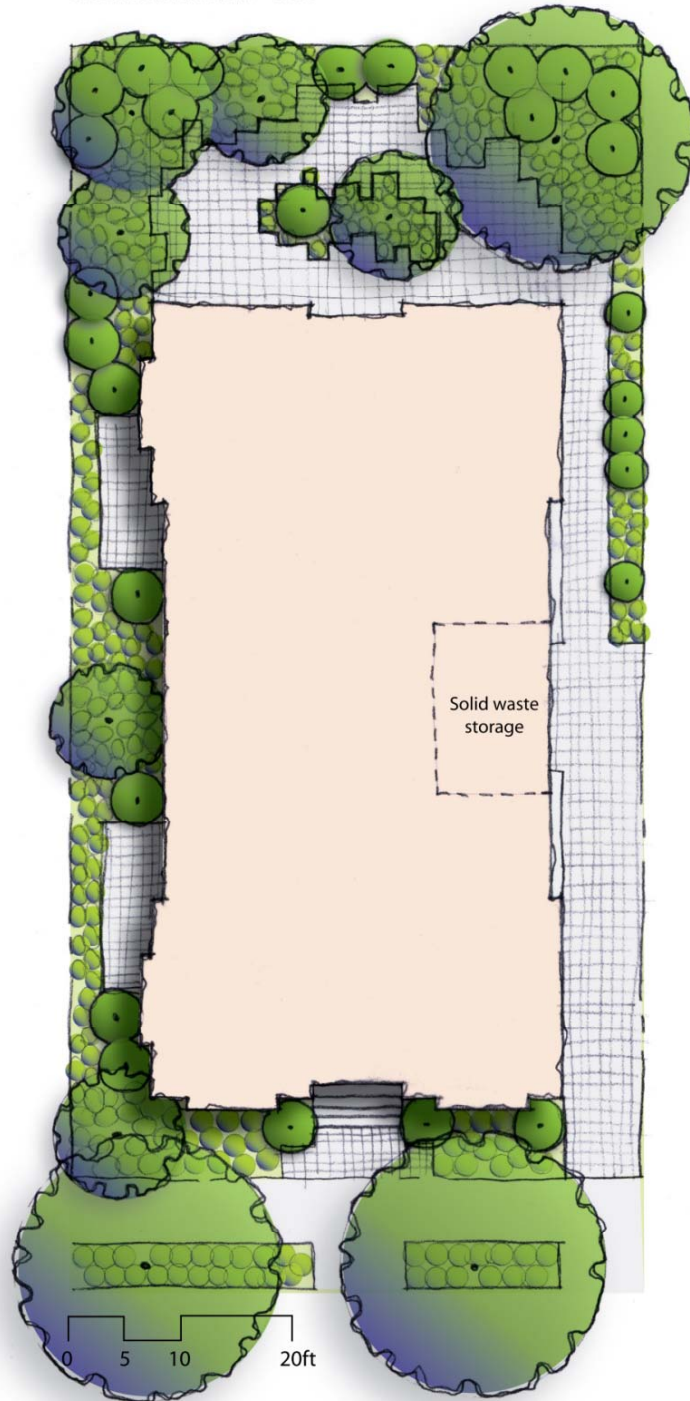
Code development prototype design

# Score sheet

- Score sheet multiplies each feature by a factor (from 0.1 to 1.0)
- Total divided by parcel size, translates to % or Green Factor score
- Same score sheet for all GF zones
- 0.30 required for commercial zones, 0.50 for midrise & highrise residential, **0.60 for lowrise**

Project title:		SEATTLE <i>green factor</i>		
Parcel size (enter this value first) *		enter sq ft of parcel	minimum score determined by zone	
		0	SCORE	#DIV/0!
<b>Landscape Elements**</b>		Square Feet	Factor	Total
<b>A Landscaped areas (select one of the following for each area)</b>				
1	Landscaped areas with a soil depth of less than 24"	enter sq ft 0	0.1	-
2	Landscaped areas with a soil depth of 24" or greater	enter sq ft 0	0.6	-
3	Bioretention facilities	enter sq ft 0	1.0	-
<b>B Plantings (credit for plants in landscaped areas from Section A)</b>				
1	Mulch, ground covers, or other plants less than 2' tall at maturity	enter sq ft 0	0.1	-
2	Shrubs or perennials 2'+ at maturity - calculated at 16 sq ft per plant (typically planted no closer than 18" on center)	enter number of plants 0	0.3	-
3	Tree canopy for "small trees" in the Green Factor tree list or equivalent (canopy spread of 15') - calculated at 50 sq ft per tree	enter number of plants 0	0.3	-
4	Tree canopy for "small/medium trees" in the Green Factor tree list or equivalent (canopy spread of 20') - calculated at 100 sq ft per tree	enter number of plants 0	0.3	-
5	Tree canopy for "medium/large trees" in the Green Factor tree list or equivalent (canopy spread of 25') - calculated at 150 sq ft per tree	enter number of plants 0	0.4	-
6	Tree canopy for "large trees" in the Green Factor tree list or equivalent (canopy spread of 30') - calculated at 200 sq ft per tree	enter number of plants 0	0.4	-
7	Tree canopy for preservation of large existing trees with trunks 6"+ in diameter - calculated at 15 sq ft per inch diameter	enter inches DBH 0	0.8	-
<b>C Green roofs</b>				
1	Over at least 2" and less than 4" of growth medium	enter sq ft 0	0.4	-
2	Over at least 4" of growth medium	enter sq ft 0	0.7	-
<b>D Vegetated walls</b>				
		enter sq ft 0	0.7	-
<b>E Approved water features</b>				
		enter sq ft 0	0.7	-
<b>F Permeable paving***</b>				
1	Permeable paving over at least 6" and less than 24" of soil or gravel	enter sq ft 0	0.2	-
2	Permeable paving over at least 24" of soil or gravel	enter sq ft 0	0.5	-
<b>G Structural soil systems***</b>				
		enter sq ft 0	0.2	-
		sub-total of sq ft =	0	
<b>H Bonuses</b>				
1	Drought-tolerant or native plant species	enter sq ft 0	0.1	-
2	Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater	enter sq ft 0	0.2	-
3	Landscaping visible to passersby from adjacent public right of way or public open spaces	enter sq ft 0	0.1	-
4	Landscaping in food cultivation	enter sq ft 0	0.1	-
		Green Factor numerator =		-

\* Do not count public rights-of-way in parcel size calculation.  
 \*\* You may count landscape improvements in rights-of-way contiguous with the parcel. All landscaping on private and public land must comply with the Landscape Standards Director's Rule (DR 6-2009)  
 \*\*\* Permeable paving and structural soil together may not qualify for more than one third of the Green Factor score.



## LR3 Apartments

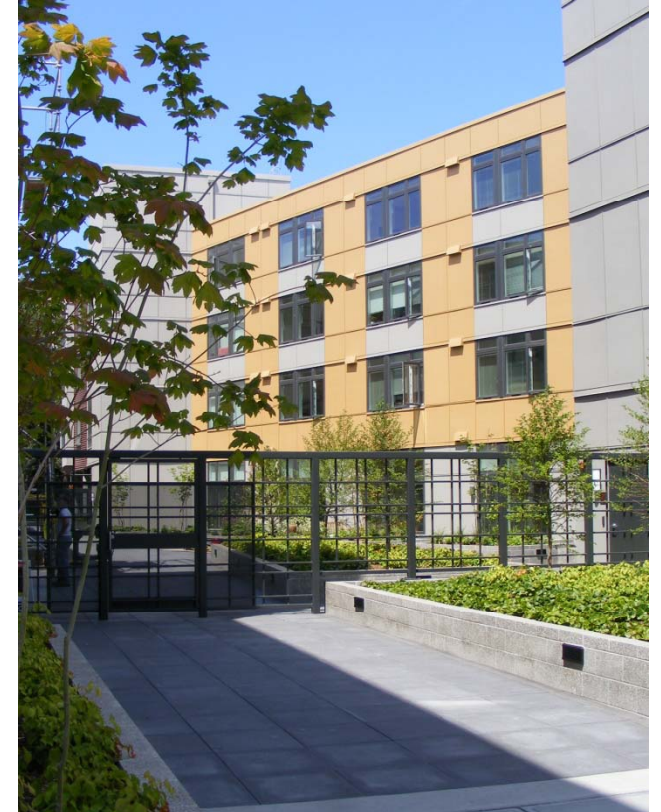
Green Factor score = 0.63

5,000 sq ft parcel

- Minimum score can be met through at-grade landscaping (on site and in ROW), permeable paving
- Green Factor landscaping can also count toward amenity space requirement, Stormwater Code compliance
- Green roofs likely a popular choice, esp. for flat roof structures



## Trends in built Green Factor projects



- Higher quality, better-integrated landscape design
- More landscaping provided in/adjacent to rights-of-way
- Increased use of permeable paving, green roofs, and green walls

# Parking Quantity

- Urban centers & SAOD – None required
- Urban villages - lots within  $\frac{1}{4}$  mile of a street with frequent transit service – None required
- All other areas – One space/unit, except:
  - UW parking impact area – 1 to 1.5 spaces/unit & additional for units w/ 3 or more bedrooms
  - Alki – 1.5 spaces/unit
  - Low-income residential – reduced
- Other areas – 20% reduction for frequent transit service

**LOWRISE ZONES**

**DESIGN STANDARDS**



# INTENT

## Existing Conditions



## 1. Enhance Street-facing Facades:

- To provide visual interest
- To avoid blank walls
- To contribute to an attractive streetscape

## 2. Foster community:

- To provide eyes on the street

# INTENT



## 3. Promote Livability:

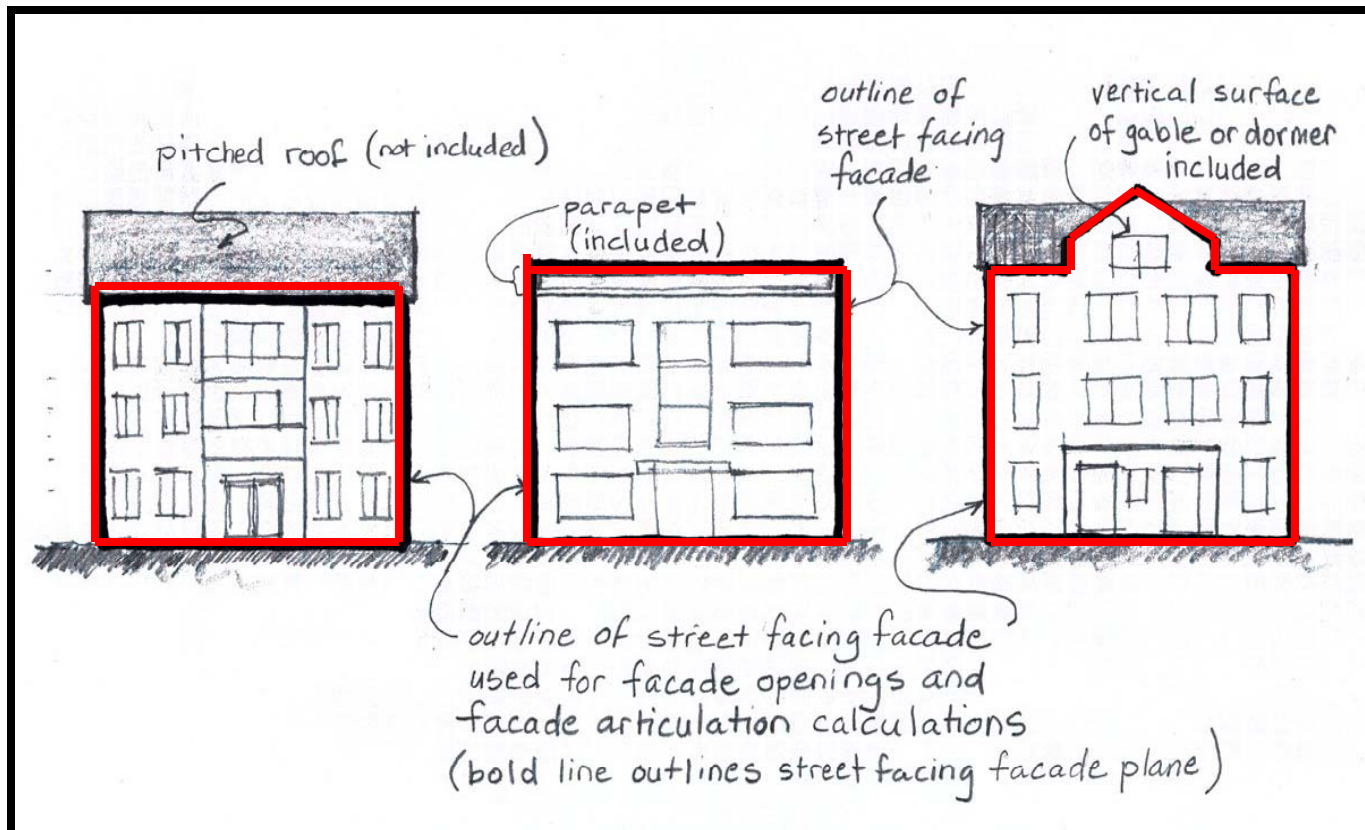
- To provide openness and access to light and air

## 4. Encourage Compatibility of Housing types:

- With scale and character of existing neighborhoods.

# CHARACTERISTICS (of non-SDR projects)

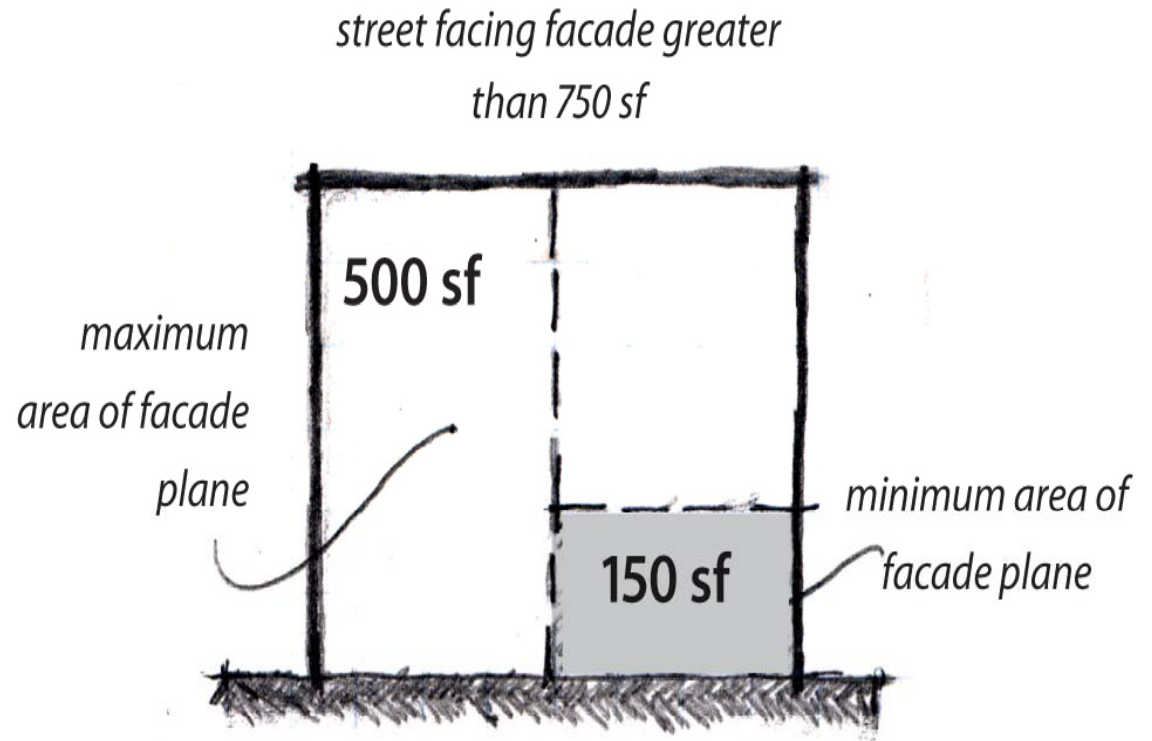
## Treatment of Street Facing Facades





# Treatment of Street Facing Facades

- ❑ 20% of area – windows and doors
- ❑ Only transparent windows count.
- ❑ Over 750 s.f. façade requires division into separate planes--- 100-500 s.f.



# Treatment of Street Facing Facades

- ❑ Trim: a minimum .75" deep & 3.5" wide.
- ❑ Exceptions allowed: variations & incorporation of interesting architectural features.



# Special Standards for Cottages, Rowhouses, Townhouses & Apartments.

## Cottages:

Prominent pedestrian entry & details to reduce visual scale of the units. Think covered porch, dormers, bays.





## **Rowhouses:**

Prominent street facing pedestrian entry with covered stoops, porches. Individuation of units.



## **Townhouses\***:

Visually prominent entry on street facing façade.  
Architectural detail.

\* SDR used for 3 or more units.



**Apartments:** A principal shared pedestrian entry may face either a street or a common amenity area (courtyard) with direct access to street.





**LOWRISE ZONE**

**ADJUSTMENTS**

# CHARACTERISTICS

- ❑ Similar to Departures but Focused on SDR.
- ❑ Difference: Limited in Scope.

# INTENT

- ❑ Better meets the intent of the adopted design guidelines.
- ❑ Provides a better response to environmental and/or site conditions.





# CRITERIA

- ❑ Setbacks & separations  
Maximum 50% Reduction
- ❑ Amenity areas  
Maximum 10% Reduction
- ❑ Landscaping & screening  
Maximum 25% Reduction
- ❑ Structure width & depth  
Maximum 10% Façade length increase
- ❑ Screening of Parking  
Maximum 10% Reduction

# Streamlined Design Review (SDR)

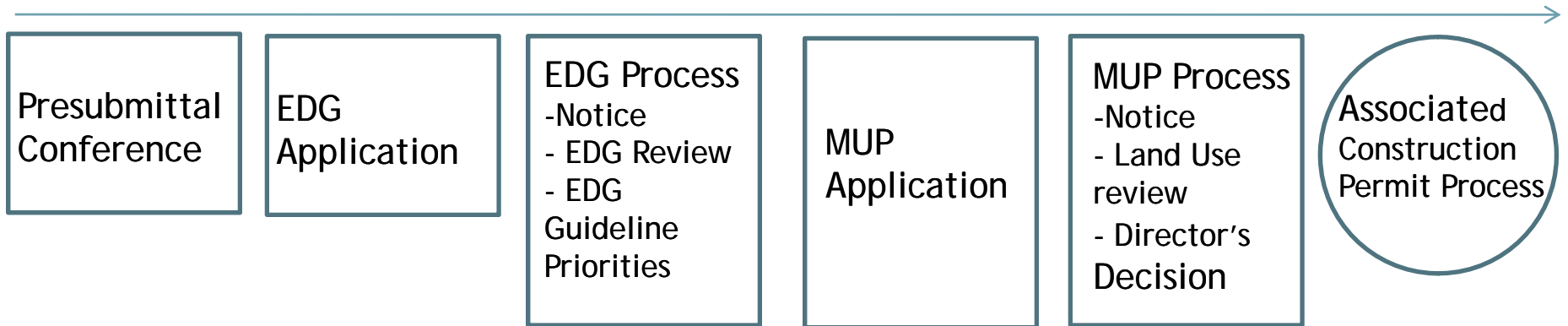
- Required for townhouses (3 to 8 units)
- Optional for other types
- Reporting to City Council required for first 10



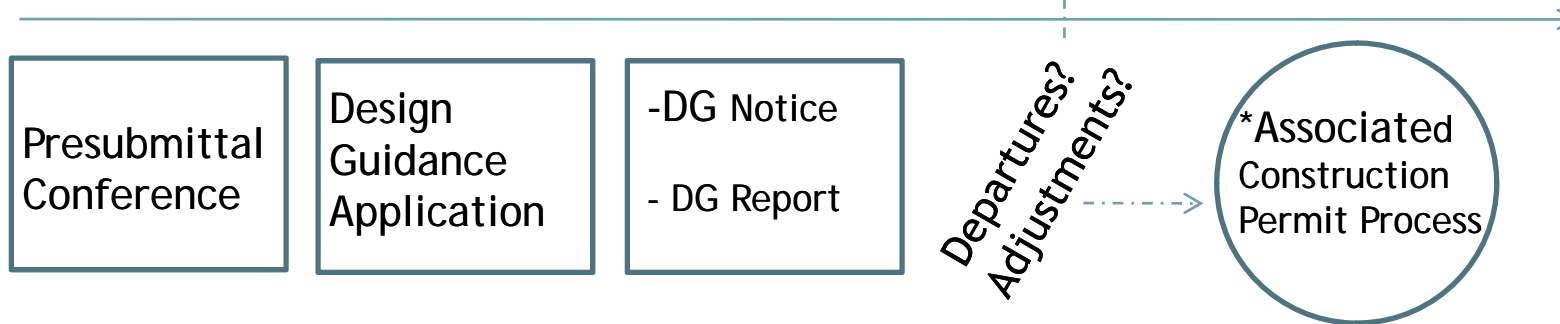
## SDR Efficiencies

- Fewer Steps (One Design Guidance Step)
- Pre-Submittal Guidance
- Simplified Application (Focus on one scheme)
- Assigned Staffing Team
- 1 Assigned Planner - (Land Use & Zoning)
- Early Public Notice and Comment
- Integration of Permits - (Combined BP / MUP)
- Design Flexibility (Type I 'Adjustments' Allowable)
- No Appeal (Type I Decision)

# Administrative Design Review - Type II Decision

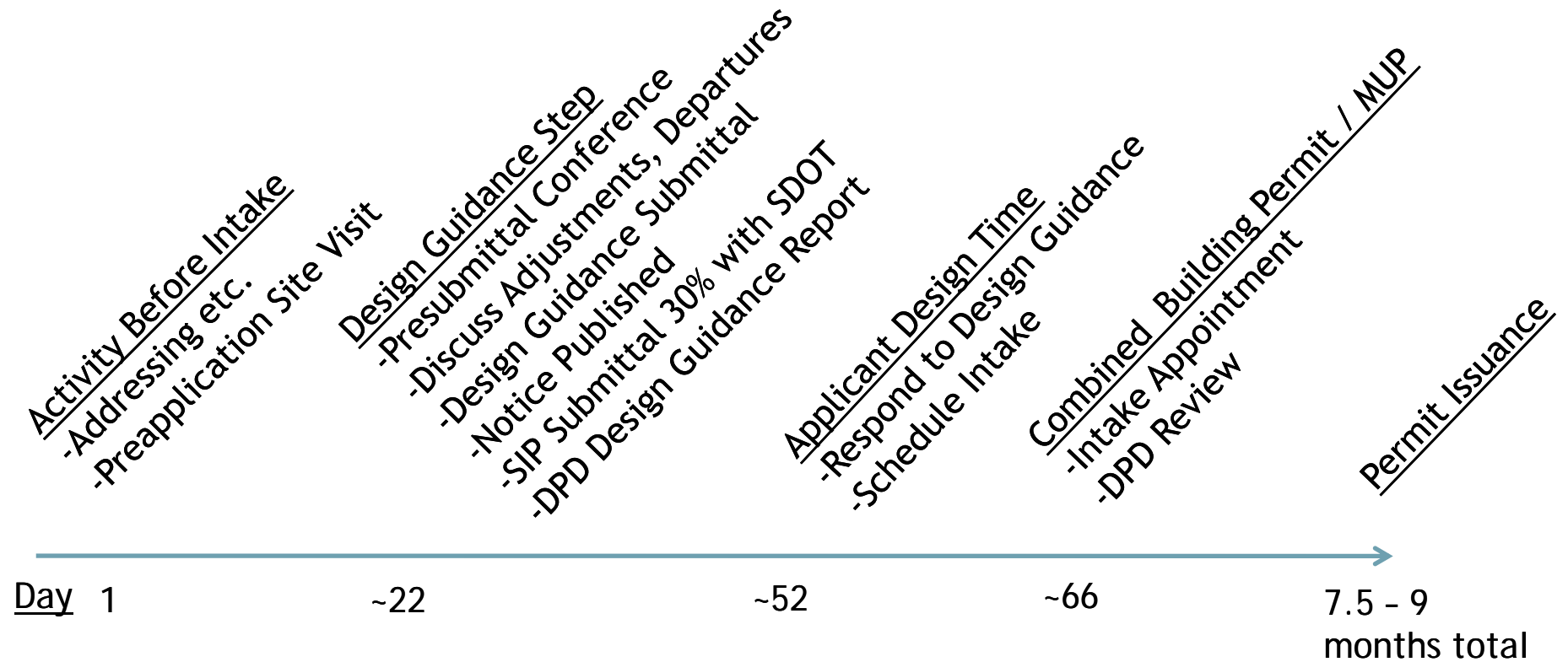


# Streamlined Design Review - Type I Decision



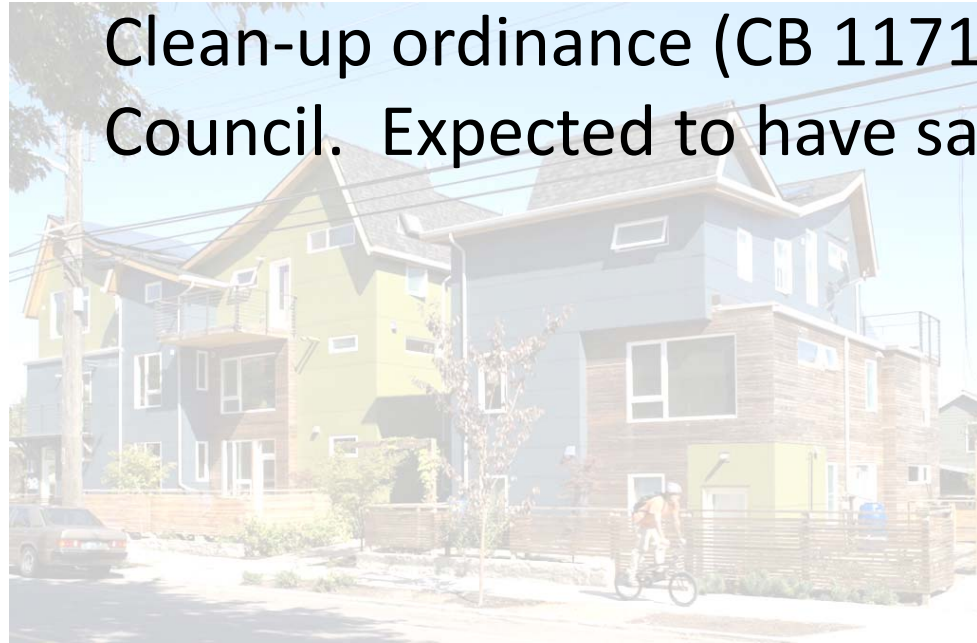


# Streamlined Design Review Timeline





**Thank you!**



Clean-up ordinance (CB 117117) under review by Council. Expected to have same 4/19 effective date.

