

Lowrise Multi-family Zoning Code Corrections

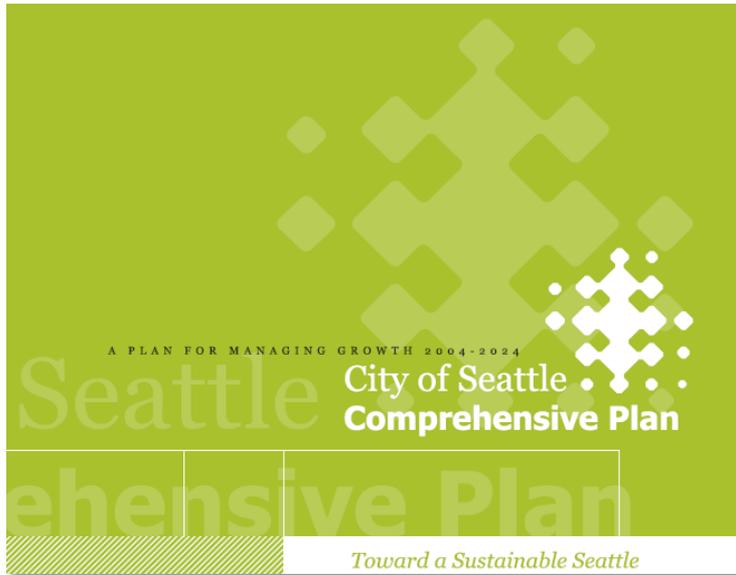
Community Meeting
January 14, 2014
Lowell Elementary School

****Corrections to material made following the meeting: Pages 15, 16 and 23***



City of Seattle
Department of Planning and Development

Planning for Growth: The Comprehensive Plan

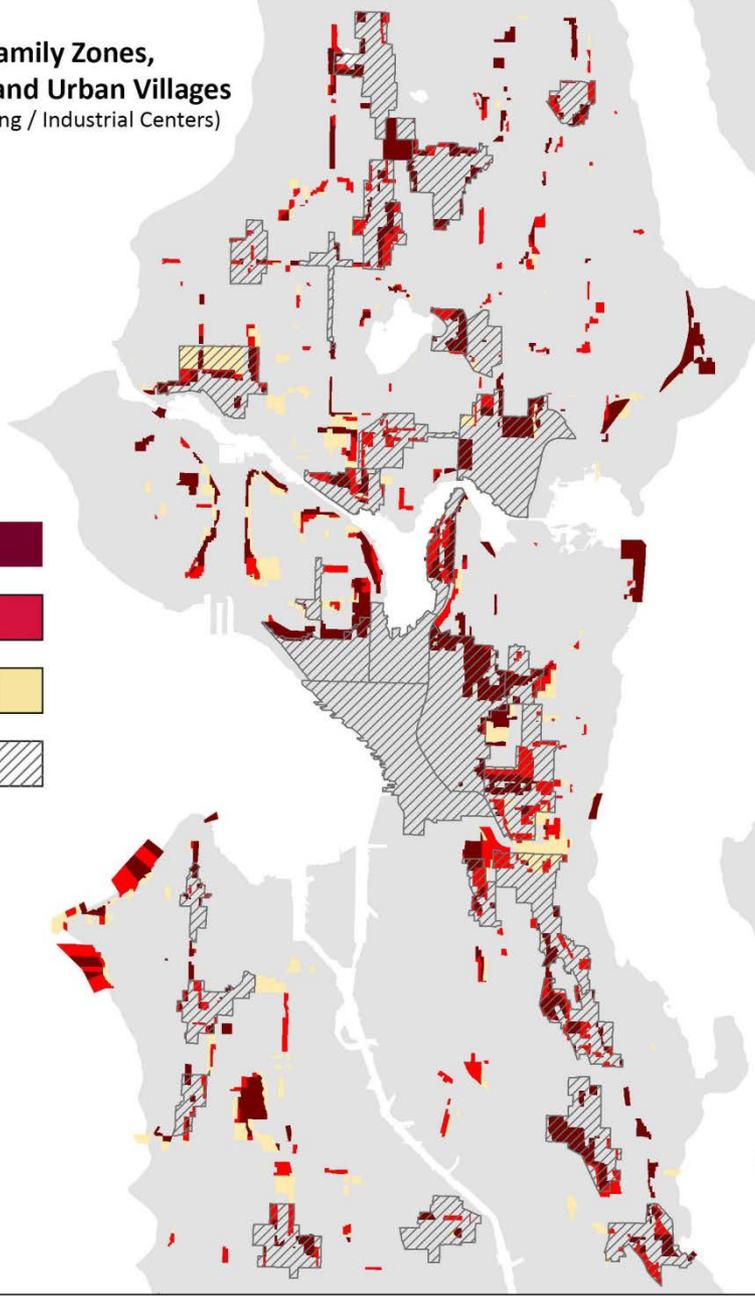
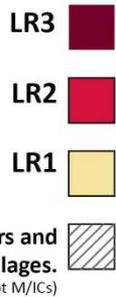


- 1994-2014 Plan anticipated +47,000 households and +84,000 jobs.
- +47,800 households, and about +27,00 jobs occurred.
- A new major Plan update (2015 – 2035) will update the growth strategy for an expected +70,000 households and +115,000 jobs.



Lowrise Multi-family Zones Citywide

**Lowrise Multi-family Zones,
Urban Centers and Urban Villages**
(Except Manufacturing / Industrial Centers)



- LR zones occupy about 12% of the City's land area (non ROW).
- About half of LR zones are in urban villages and urban centers.
- Also located along arterial roadways and areas that already had multifamily development.



0 0.5 1 2 Miles



Department of
Planning &
Development



Lowrise Multi-family Zoning Goals / Policy

- Provide a **diversity of multi-family housing** to meet Seattle's diverse population. (LUG11).
- Increased availability of housing at **densities that promote walking and transit use** near employment and services. (LUG12)
- Ensure **compatibility with neighborhoods**. (LU73)
- Create **transitions in development intensity** between single-family commercial and mixed use areas. (LUG14)



Lowrise Multi-family Zones: Before 2010 Major Update



- Multifamily zoning had not been changed significantly since 1989.
- Townhouse '6-packs' were predominant.
- Little rental housing was being produced.
- Formula designs were common.



Lowrise Multi-family Zones: Before 2010 Update

Undesired design outcomes:

- I.e. autocourts, unused open space, street-facing facades, others.



Lowrise Multi-family Zones: 2010 Update

- 4 year process. New zoning became effective 4/19/2011.
- Promoted variety of housing types.
Rowhouse, Townhouse, Apartments, Cottages.
- Standards vary depending on neighborhood, directing growth to urban centers, villages and station areas.
- More flexible standards: setbacks, height limits, & FAR.
- Improved design standards, and created streamlined design review process.
- Incentivized green building and better parking access.



Lowrise Multi-family Zones: 2010 Update

- Promoted a variety of multifamily housing types.



Lowrise Multi-family Zones: 2010 Update

- Re-organized zoning by housing type. Recognized Urban Centers & Villages.

Housing Types:

Development standards apply according to the following housing types: cottage housing, rowhouses, townhouses or apartments.

See SMC 23.84.032 for complete housing type definitions.

Cottage Housing



Individual cottage house structures are arranged around a common open space. 960 SF is the maximum size allowed for each cottage.

Rowhouse



Rowhouses are attached side by side along common walls. Each rowhouse directly faces the street with no other principal housing units behind the rowhouses. Rowhouses occupy the space from the ground to the roof. Units can not be stacked.*

Townhouse



Townhouses are attached along common walls. Townhouses occupy the space from the ground to the roof. Units can not be stacked. Principal townhouse units may be located behind other townhouses units as seen from the street.*

Apartments



Multifamily housing that is not cottage housing, rowhouses, or townhouses is considered apartments. Apartment units may be stacked.

LR1 - Lowrise 1

The LR1 zone provides a transition between single family zoned areas and more intense multifamily and commercial areas. LR1 is most appropriate for areas outside of Growth Areas***. A mix of housing types similar in scale to single family homes such as cottages, rowhouses and townhouses are encouraged.

	Cottage Housing	Rowhouse	Townhouse	Apartments
Floor Area Ratio (FAR)**	1.1	1.0 or 1.2	0.9 or 1.1	1.0
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 2,200 SF or 1 unit / 1,600 SF lot area	1 unit / 2,000 SF lot area (duplexes and triplexes only)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch
Building Setbacks	Front: 7' Average, 5' minimum Rear: 0' with Alley, 7' no Alley Side: 5' minimum	Front: 5' minimum Rear: 0' with Alley, 7' average, 5' minimum Side: 0', 5' on lots next to single family zones	Front: 7' Average, 5' minimum Rear: 7' Average, 5' minimum Side: 5' if building is 40' or less in length, or 7' Average 5' min.	Front: 5' minimum Rear: 10' minimum with Alley, 15' minimum no Alley Side: 5' if building is 40' or less in length, or 7' Average 5' min.
Building Width Limit	60'	60'	60'	45'
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR2 - Lowrise 2

The LR2 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods and along arterial streets. LR2 is most appropriate for areas within Growth Areas***. A mix of small scale to multifamily housing such as townhouses, rowhouses and apartments are encouraged.

	Cottage Housing	Rowhouse	Townhouse	Apartments
Floor Area Ratio (FAR)**	1.1	1.1 or 1.3	1.0 or 1.2	1.1 or 1.3
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 1,200 SF or No Limit
Building Height	18' + 7' for a roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch	30' + 5' for roof with minimum 6:12 pitch or 30' + 4' for partially below grade floor
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	Not applicable	No Limit	60'	60'
Max. Facade Length	Applies to all: 65% of lot length for portions of facades within 15' of a lot line that is not a rear, street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.			
SDR	Optional	Optional	Required for 3 or more units	Optional

LR3 - Lowrise 3

The LR3 zone provides for a variety of multifamily housing types in existing multifamily neighborhoods of moderate scale. LR3 accommodates residential growth primarily within Growth Areas***. A mix of small to moderate scale multifamily housing is encouraged including apartments, townhouses and rowhouses.

	Cottage Housing	Rowhouse	Townhouse	Apartments	Growth Areas***	Outside Growth Areas***
Floor Area Ratio (FAR)**	1.1	1.2 or 1.4	1.2 or 1.4	1.1 or 1.3	1.5 or 2.0	1.3 or 1.5 (1.8 on a street with frequent transit)
Building Height	18' + 7' for a roof with minimum 6:12 pitch	Rowhouses and Townhouses: 30' + 5' for roof with min. 6:12 pitch and +4' for partially below grade floor; or +10' for roof with min. 6:12 pitch (no height added for below-grade floor). Note: In some cases development is limited to 3 or 4 stories above grade in addition to the height limit (also applies to apartments).	40' + 5' for roof with min. 6:12 pitch; or +4' for partially below-grade floor; 30' limit if within 50' of a single family zone.	30'	30'	30'
Density Limit**	1 unit / 1,600 SF lot area	No Limit	1 unit / 1,600 SF lot area or No Limit	1 unit / 800 SF lot area or No Limit	1 unit / 800 SF lot area or No Limit	1 unit / 800 SF lot area or No Limit
Building Setbacks	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1	Same as LR1
Building Width Limit	No Limit	No Limit	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas	120' Outside growth areas, 150' Inside growth areas
Max. Facade Length	Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a rowhouse unit located within 15' of a lot line that abuts a lot in a single family zone.					
SDR	Optional	Optional	Required for 3 or more units	Optional	Optional	Optional

Lowrise Multi-family Zones: 2010 Update



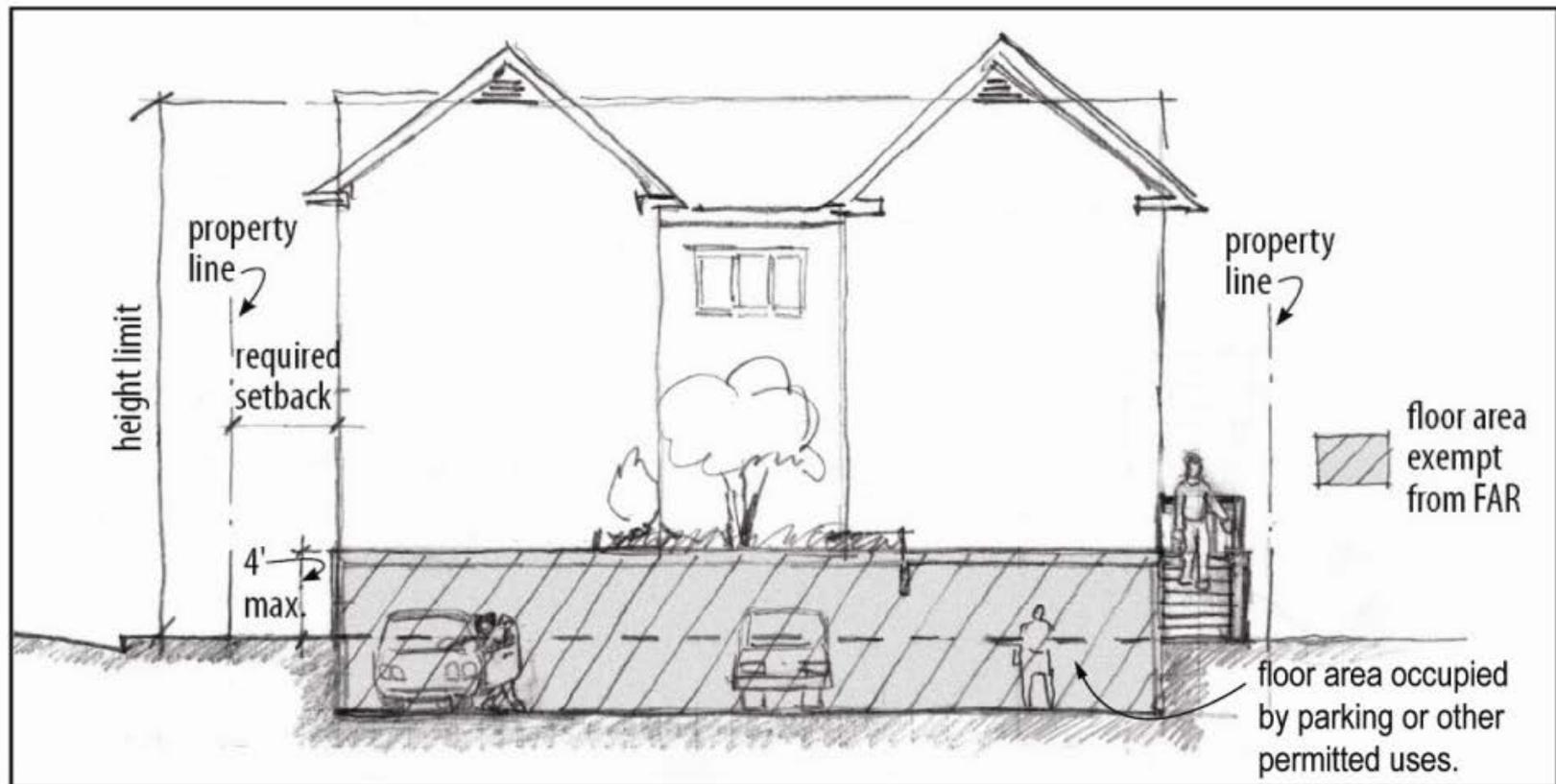
- Promoted more 'urban' formats of lowrise housing.
 - Reduced setbacks
 - More flexible height limits and rooflines
- Considered historic and best practices in lowrise housing.
 - Raised first floor
 - Allow 4-stories



Lowrise Multi-family Zones: 2010 Update

- Illustration from the code. FAR exemption, and partially below grade story.

Exhibit A for 23.45.510: Area Exempt from FAR

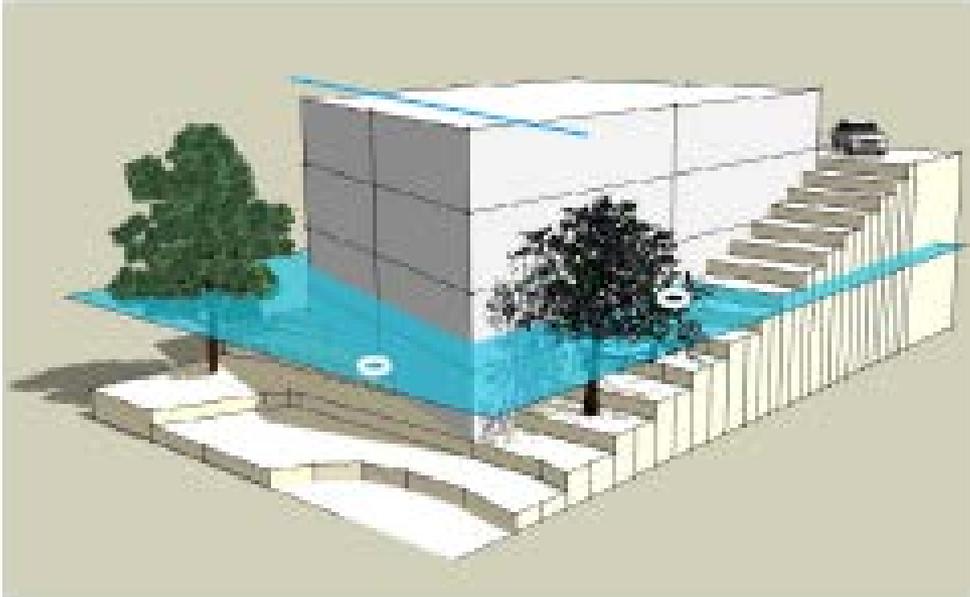


Lowrise Multi-family Zones: 2010 Update

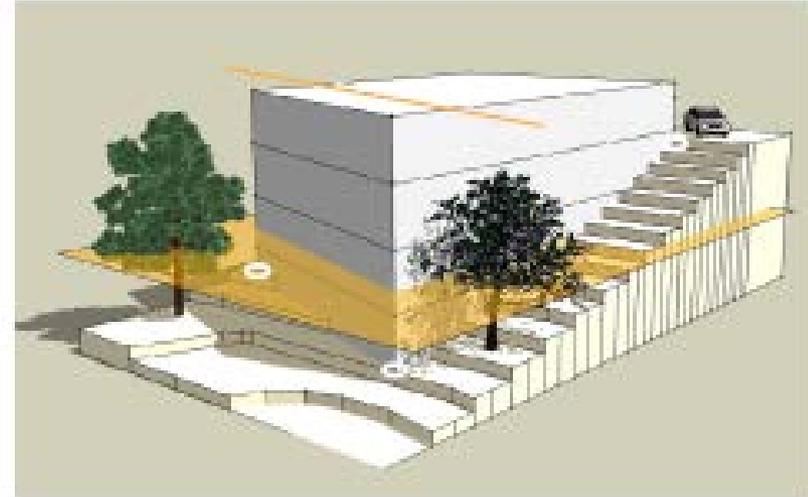
Height Measurement

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

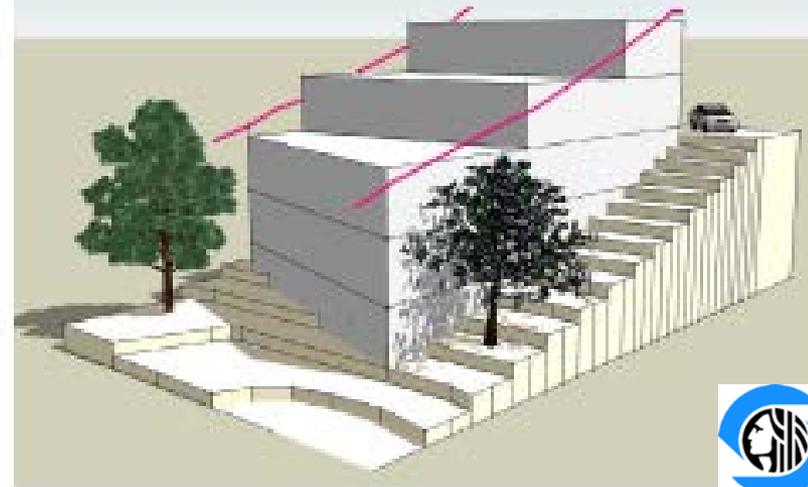
- New Method: Similar to Shorelines



- Building Code Method



- Old Method



Lowrise Multi-family Zones: Code Corrections

Project Purpose / Focus

- Evaluate outcomes.
- Combination of height incentives.
- Address unintended consequences.
- Allow 4 stories (not 5)
- FAR exemptions

Parking Lot Issues

(or Bike Corral if you prefer)

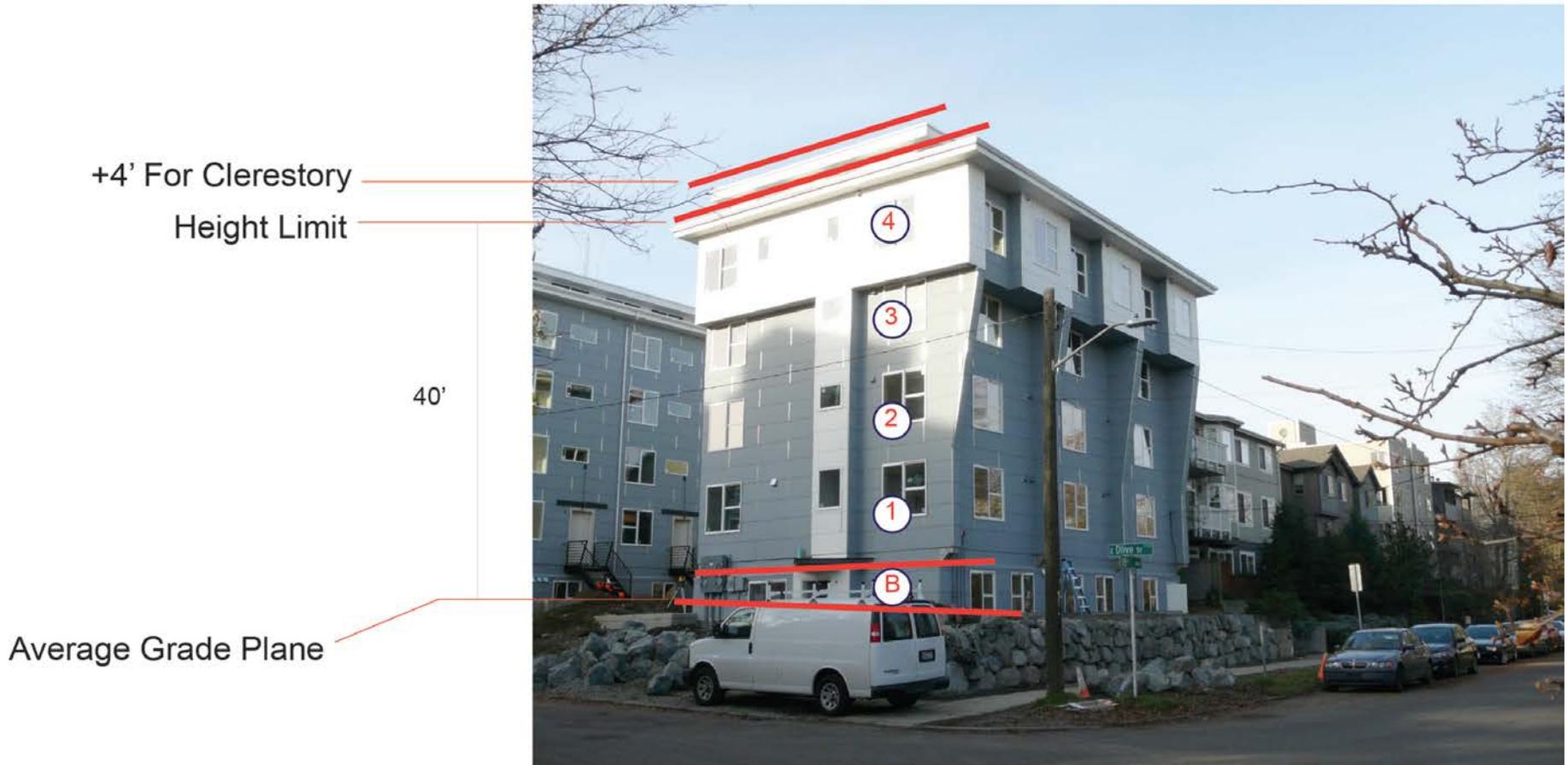
- Micro-housing
- Parking
- Design review
- Urban village boundaries
- Overall FAR limits



Lowrise Multi-family Zoning: Development Examples

1720, 1728 E. Olive St.

LR3 Zone in Capitol Hill Urban Center.



An earlier version of this presentation incorrectly identified certain depictions of height limit and grade on this slide, which have since been corrected.

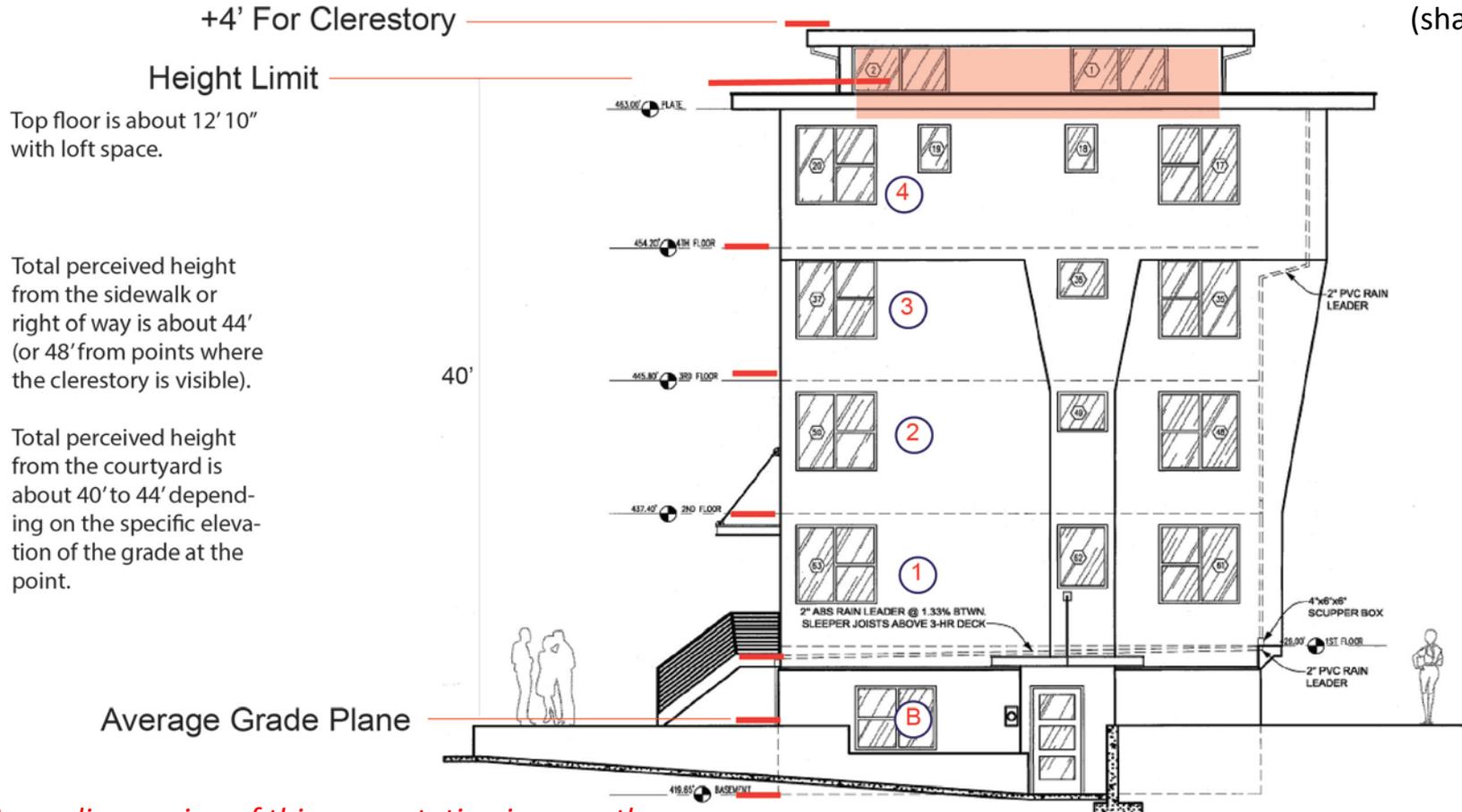


Lowrise Multi-family Zoning: Development Examples

1720 & 1728 E. Olive

Apartment building with 40' height limit.
 Lowrise 3 zone, inside urban center, urban
 village or station area.

Approximate
 lofted area.
 (shaded)



Top floor is about 12' 10" with loft space.

Total perceived height from the sidewalk or right of way is about 44' (or 48' from points where the clerestory is visible).

Total perceived height from the courtyard is about 40' to 44' depending on the specific elevation of the grade at the point.

An earlier version of this presentation incorrectly identified certain depictions of height limit and grade on this slide, which have since been corrected.

SOUTH ELEVATION (BLDG # B)

SCALE: 3/16" = 1'-0"



Lowrise Multi-family Zoning: Development Examples

1734 13th Ave. S.

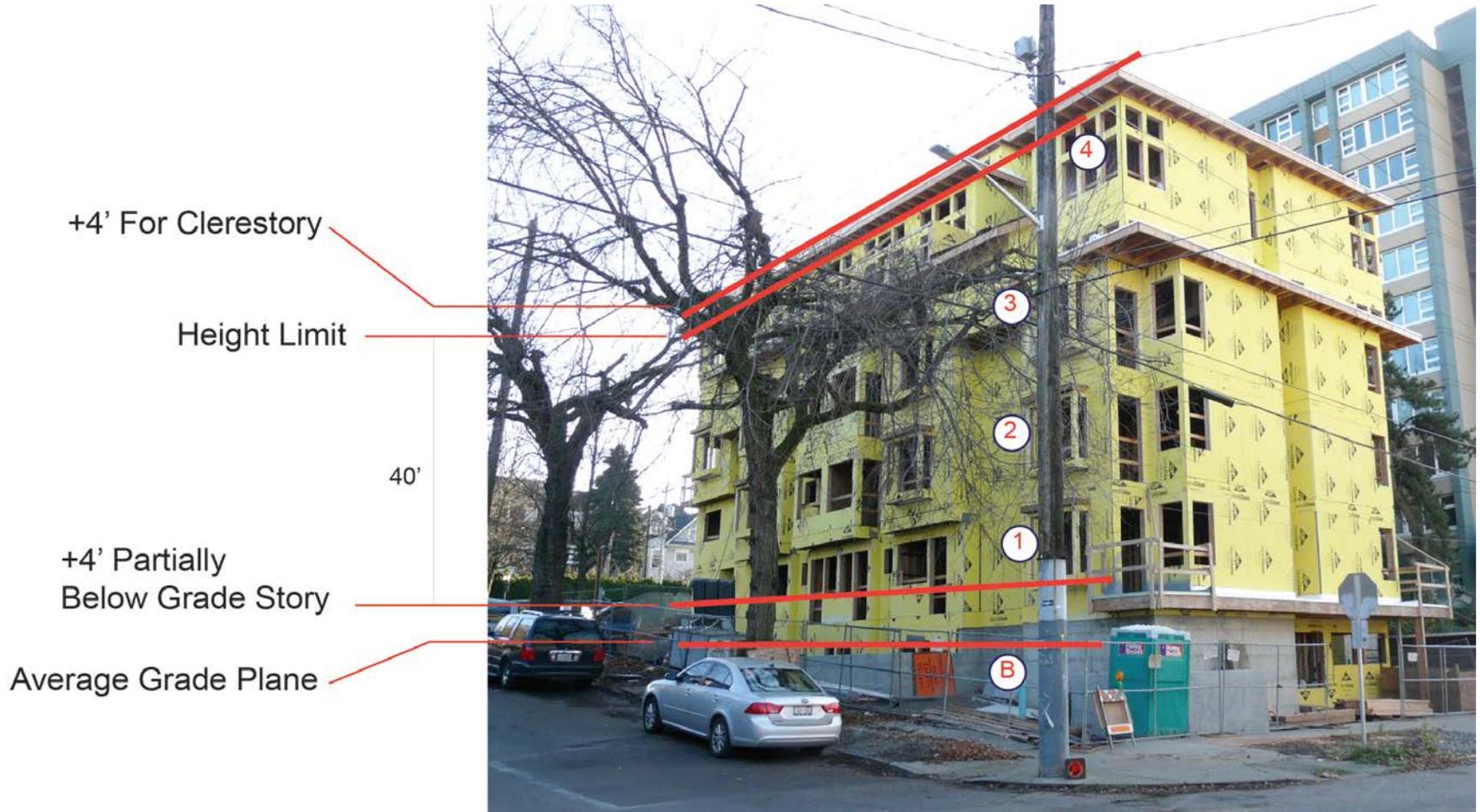
LR3 outside of urban village. Beacon Hill.



Lowrise Multi-family Zoning: Development Examples

1305 E. Mercer St.

LR3 in Capitol Hill Urban Center.



Lowrise Multi-family Zoning: Development Examples

1305 E. Mercer St.



Lowrise Multi-family Zoning: Development Examples

2048 NW 64th St.

LR1 inside Ballard urban village.

+10' For Stair
Penthouse

+4' Allowed Railing

Height Limit

30'

Average
Grade



Lowrise Multi-family Zoning Corrections

Specific Standards Under Review – Including Combinations

- +4' Height bonus for partially below-grade story.
(& FAR exemption for partially below-grade story)
(23.45.514.F, 23.45.514.E.4, 23.45.510 exemptions)
- Height exceptions for rooftop features: ie. clerestories.
(23.45.514.J)
- Height exceptions for roof forms: Shed & Butterfly roofs, and parapets. (23.45.514.E, 23.45.514.H)
- 40' height allowance for apartments in LR3 zones in urban centers, urban villages and station areas , in combination with others. (23.45.514 Table A)

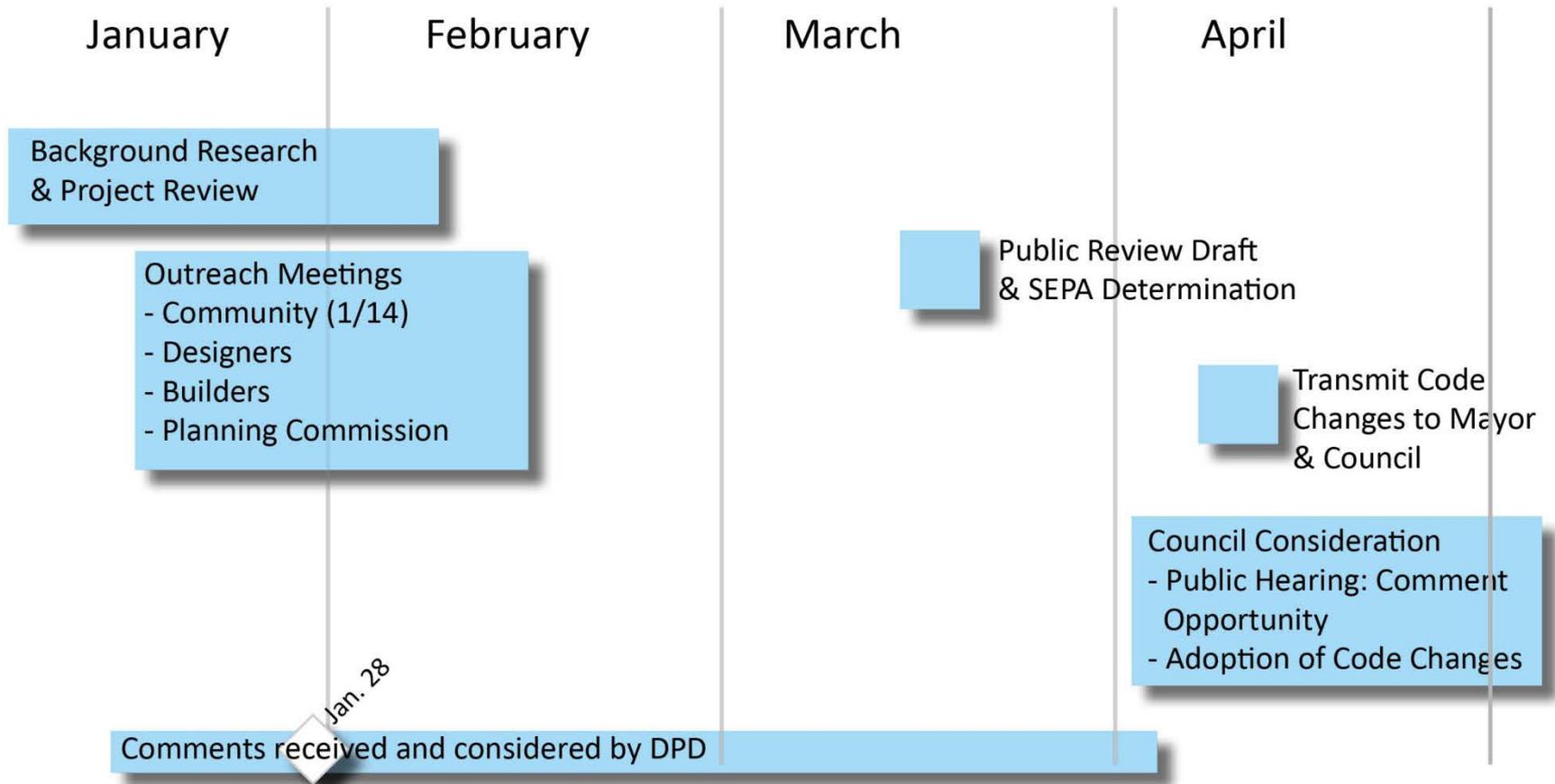


Lowrise Multi-family Zoning Corrections

Specific Standards Under Review – Including Combinations

- Interpretation of average grade plane measurement.
(Measurements, and interpretation of 23.86.006)
- FAR exemption for exterior stairs and breezeways. (23.86.007)
- Consider: possible additional or new design standards.
(ie. maximum street facing façade height.)

Lowrise Multi-family Zoning Corrections Timeline & Opportunities to Participate



Lowrise Multi-family Zoning Corrections

Thank You

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Presentation will be posted on website:

<http://bit.ly/lowrise>

Meeting to be re-broadcast on Seattle Channel:

<http://www.seattlechannel.org/>



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