



Developing Small Single-Family Lots



City of Seattle
Department of Planning and Development

3/24/2014



- I Case Studies
- II Height Regulations
- III Lot Sizes and Exceptions



5435 Kensington Place North
Lot area: 1,050 s.f.

Would not be allowed under interim and proposed standards.

- Due to change in platting standards.
- Would not qualify for historic lot exception.
- Due to minimum lot size and restrictions on height and number of stories.



Case Study 2

2114 - 19th Avenue E
Lot area: 2,458 s.f.

Would not be allowed under interim and proposed standards.

- Due to minimum lot size and restrictions on height and number of stories.



Case Study 3

4115 First Avenue NW
Lot area: 3,013 s.f.

Would not be allowed under interim and proposed standards.

- Would not qualify for historic lot exception.
- Due to minimum lot size and restrictions on height, depth and number of stories.



Case Study 4

816 NE 83rd Street

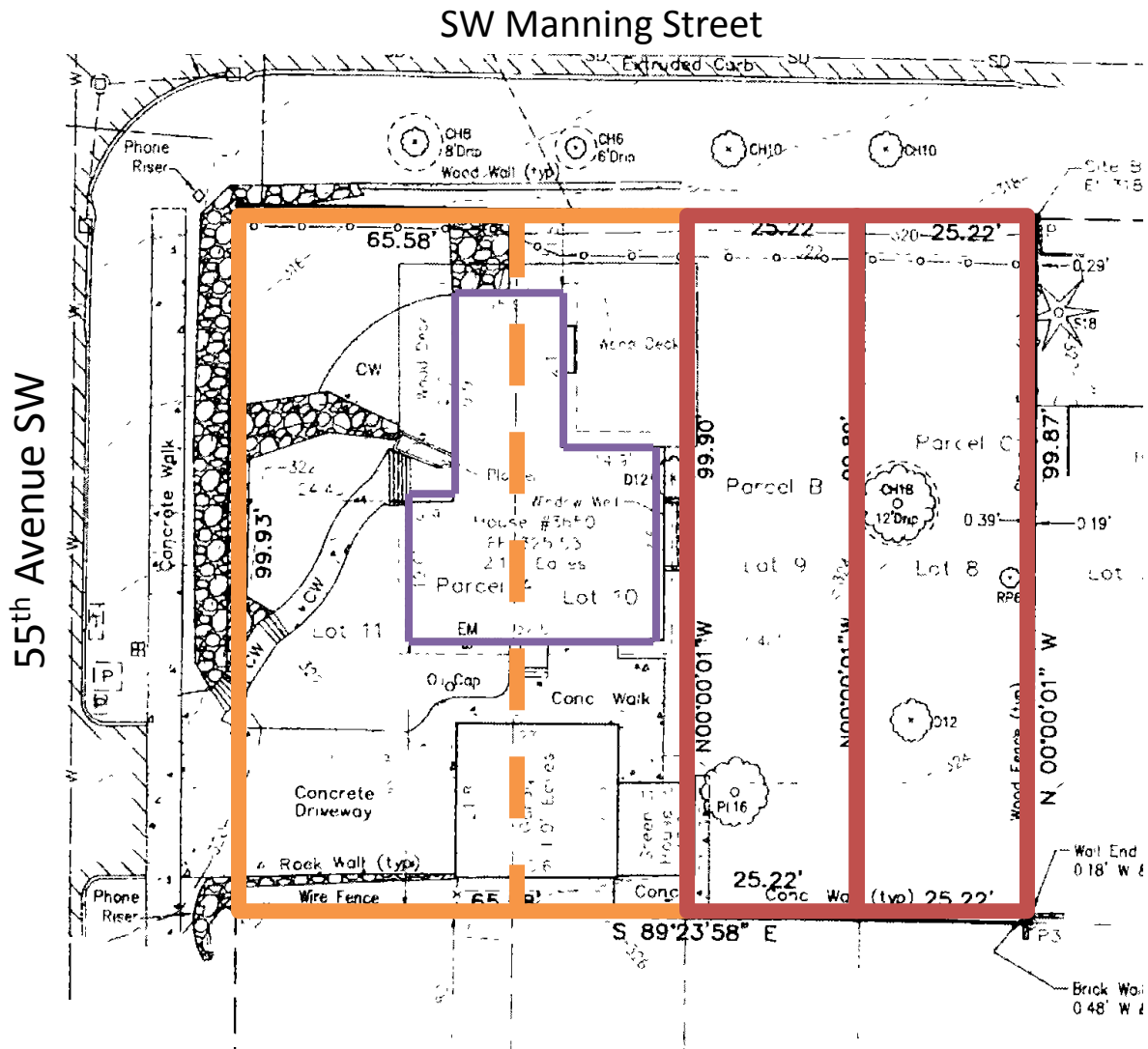
Lot area: 3,060 s.f.

Would not be allowed under interim and proposed standards.

- Due to restrictions on height and number of stories.

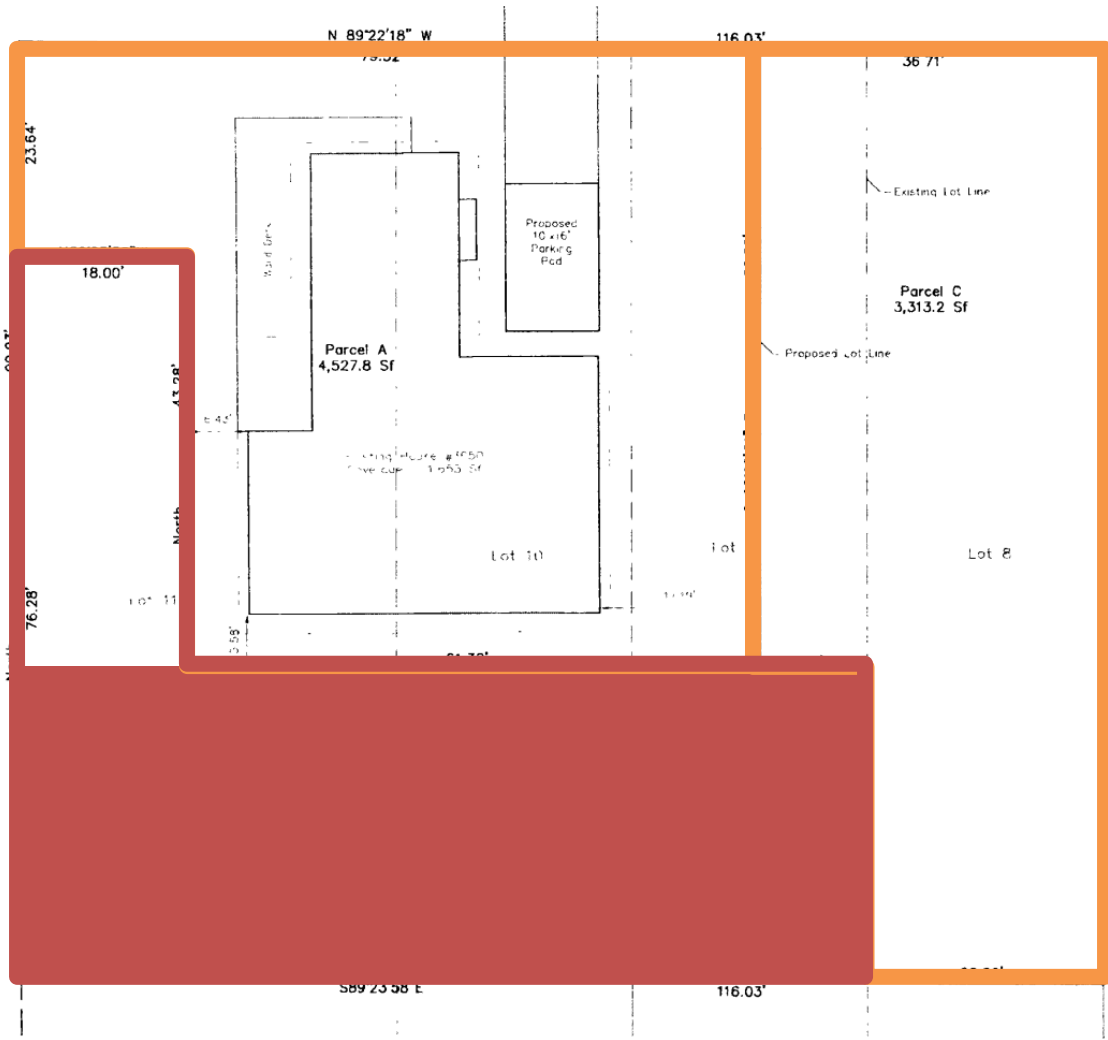


3650 - 55th Avenue SW
(Benchview)



55th Avenue SW

SW Manning Street



3650 - 55th Avenue SW (Benchview)

Would not be allowed under interim and proposed standards.

- Height depends on the area of the largest quadrilateral within the lot lines. A lower height limit applies to lots less than 3,200 s.f.
- Under the proposed amendments, the two 2,500 s.f. lots would have to be consolidated instead.



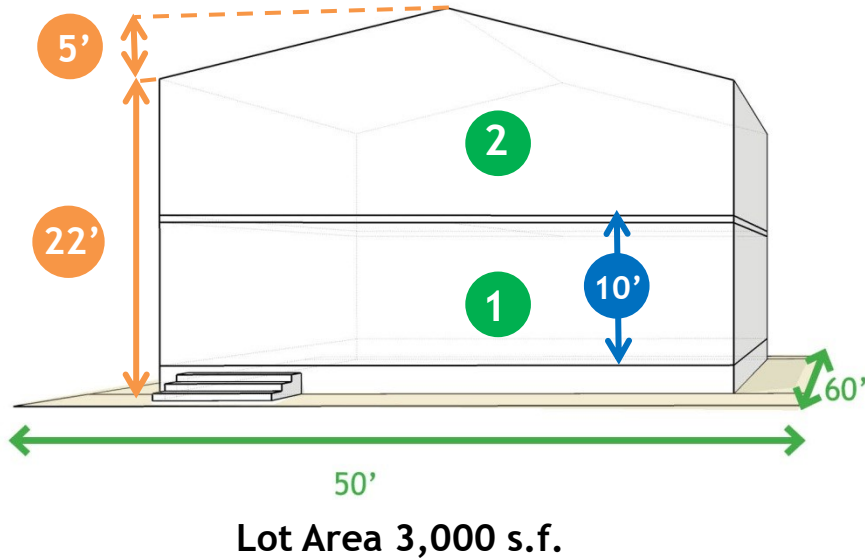


II Height Regulations

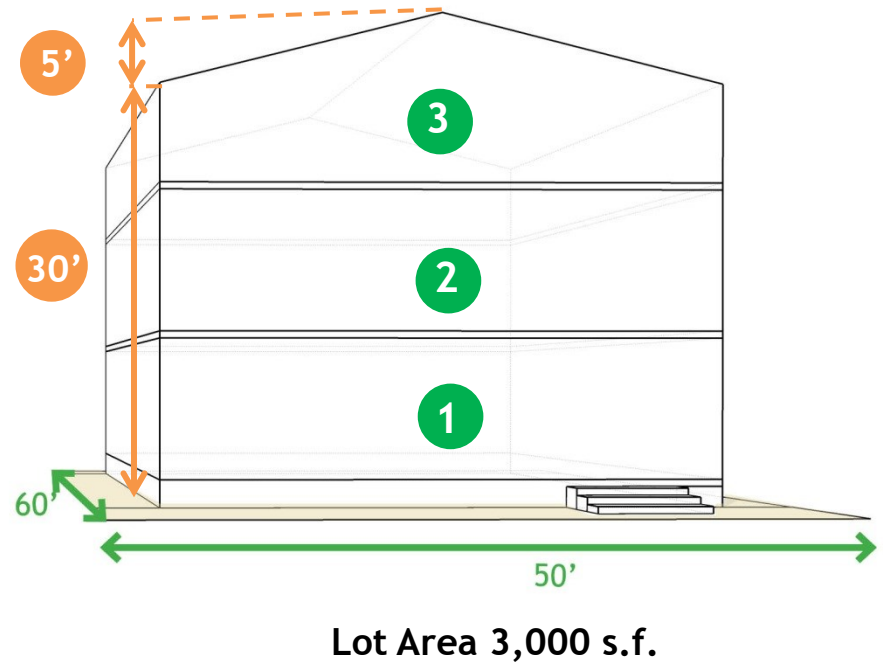


Reduced Maximum Heights for Lots Smaller than 3,200 s.f.

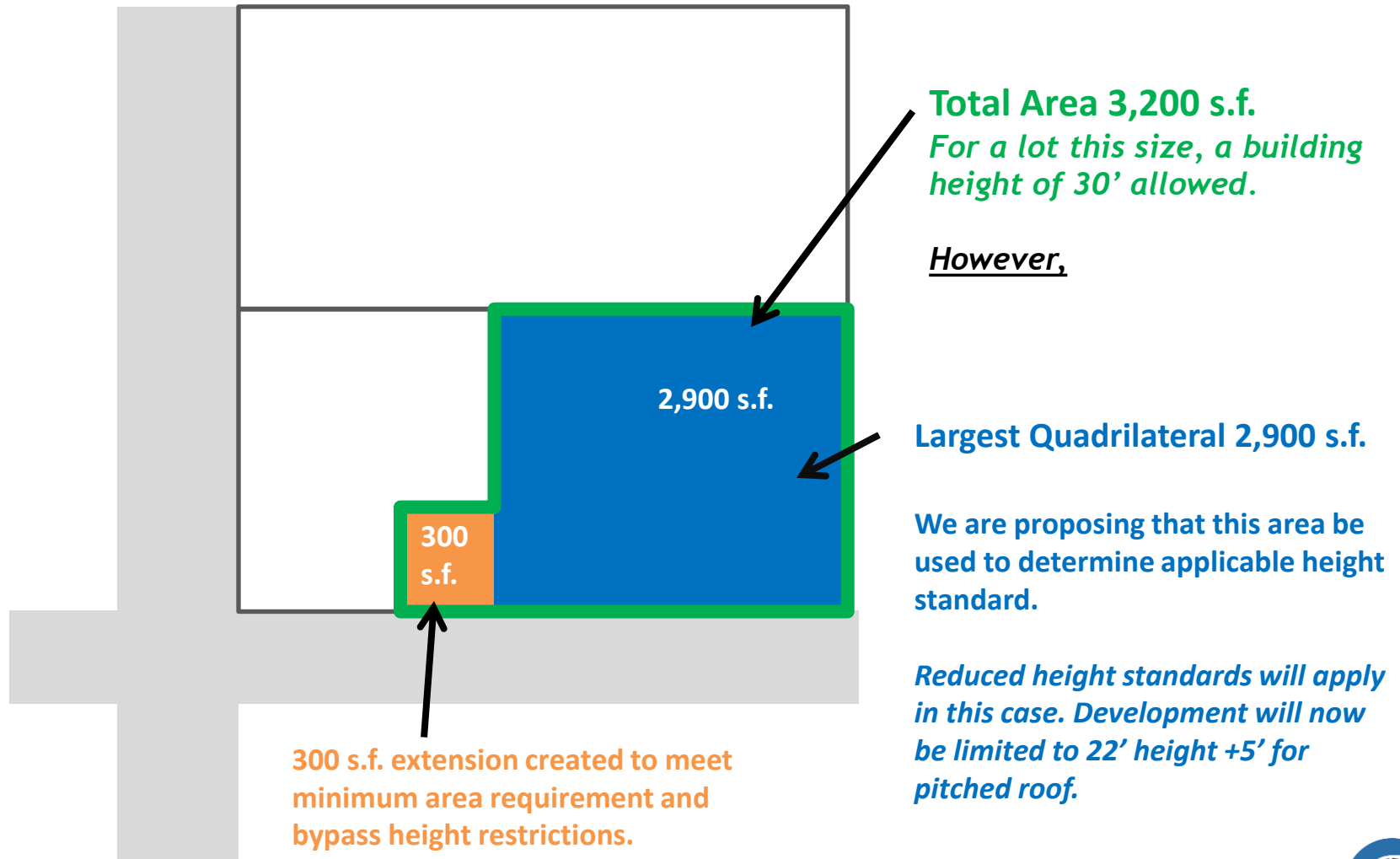
Proposed
(Same height as interim with
limit on stories)



**Standard Height
in Code**



Calculating Lot Area for Determining Applicable Height Standard





III Lot Sizes and Exceptions



Categories of Undersized Lots and Associated Development Review

1

Absolute minimum lot size on which development is allowed: **2,500 s.f.**

Applies to:

- Historic lots
- New lots

Exception:

- Lots qualifying under the new 100% rule that are also smaller than 2,500 s.f. may be developed.

2

To develop lots **under 3,200 s.f.:**

A special exception (Type II) review is required for new development.

Type II review includes:

- Public Notice
- Public Comment and Appeal
- Must meet criteria for approval:
 - Depth
 - Modulation
 - Window Placement

3

To develop lots **over 3,200 s.f.:**

Need building permit.

Adjoining undeveloped lots with an average area under 3,200 s.f. must be combined for development.



Exceptions

75/80 Rule

Exception may be applied to allow separate development:

- Lots already in existence; or
- New lots resulting from a full subdivision short subdivision or lot boundary adjustment.

In order to qualify the lot area must be:

- At least 75 percent of the minimum area required for the zone; and
- At least 80 percent of the mean area of the lots within the same block front.



Exceptions

75/80 Rule

The proposal includes changes to mean area calculations:

- So that one large or one small lot does not skew the mean area calculation; and
- So that the mean area calculation relates to the predominant street front when a lot has frontages on more than one street.




75/80 Rule: Calculating mean area

Scenario 1:

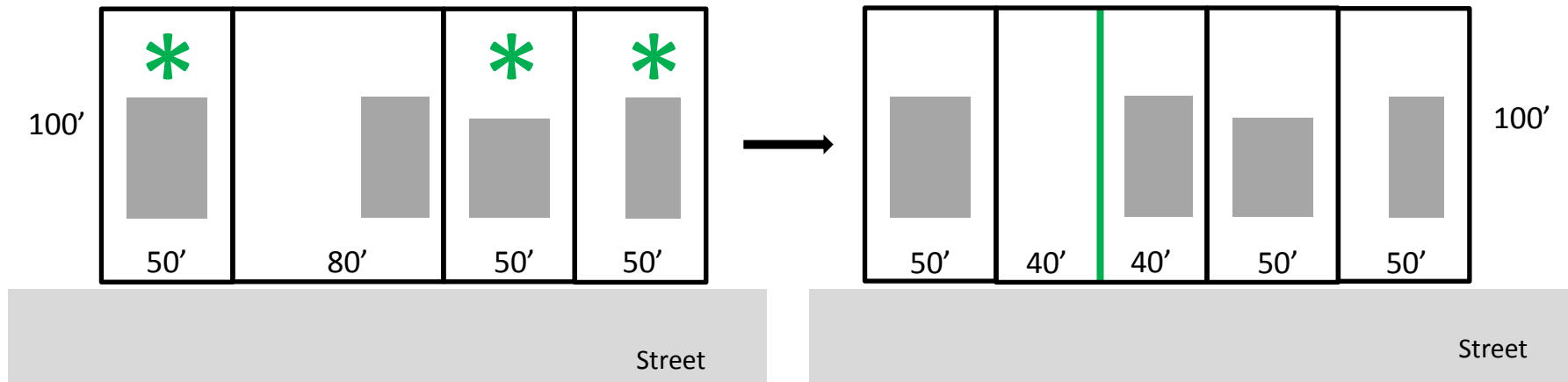
Do not include the subject lot(s) when the subdivision or boundary adjustment results in an increase in the number of lots that qualify for development.

Short Plat

 Lots counted in mean area calculation

Four lots on the block front


Short plat results in five lots on block front

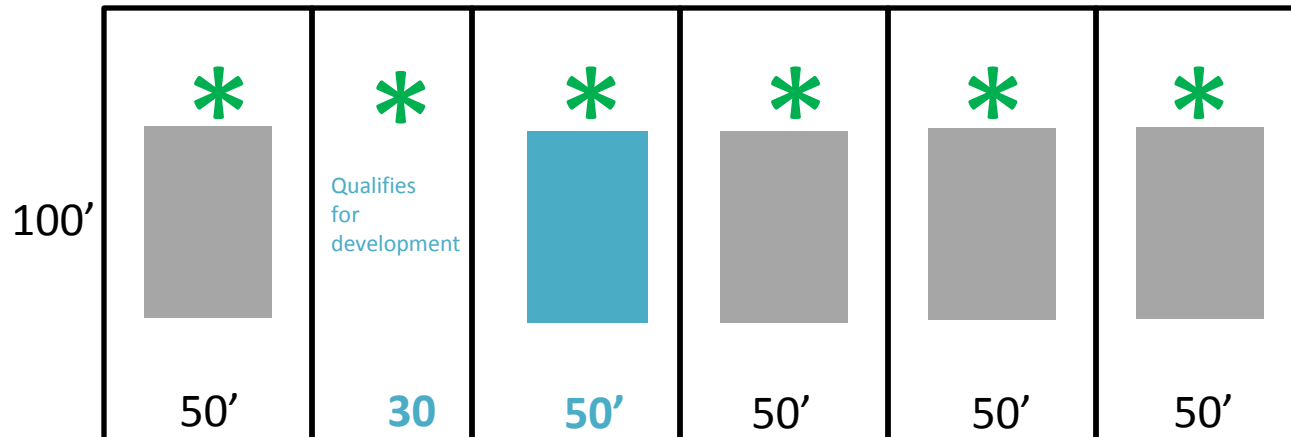


75/80 Rule: Calculating mean area

Scenario 2:

Include the subject lot(s) in mean area calculations only if the lot is currently developed as a separate building site or else qualifies for development.

 Lots counted in mean area calculation



Street

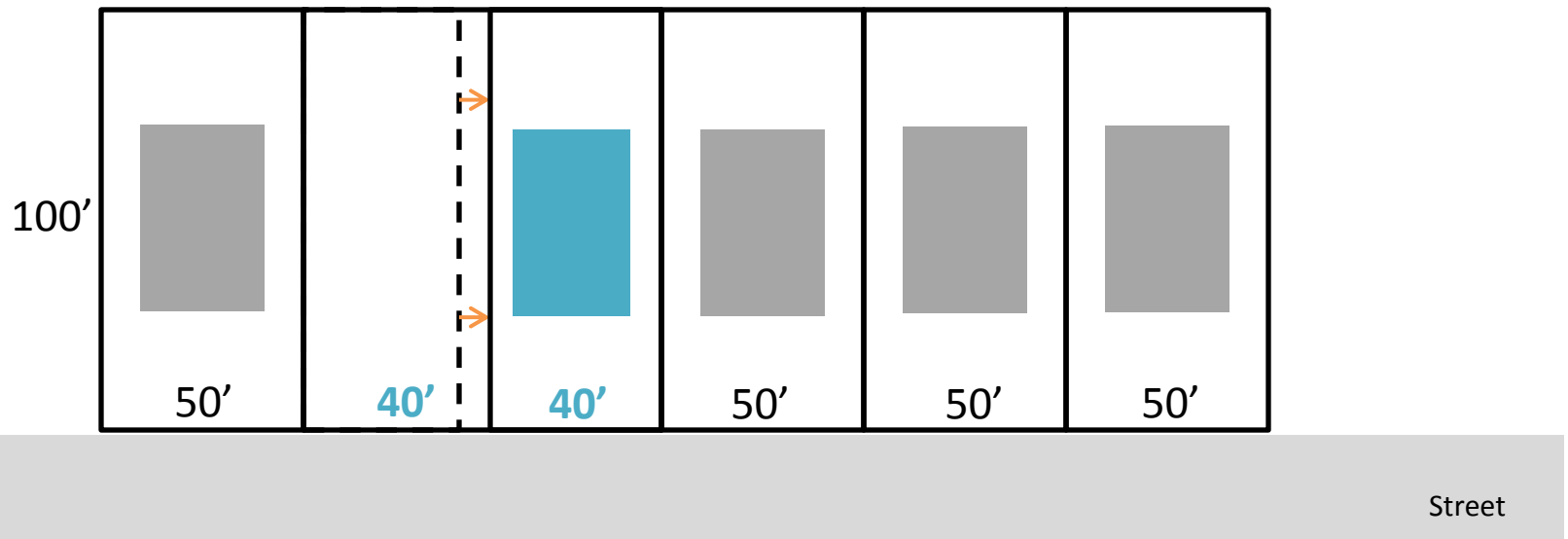


75/80 Rule: Calculating mean area

Scenario 2:

Include the subject lot(s) in mean area calculations only if the lot is currently developed as a separate building site or else qualifies for development.


Lot Boundary Adjustment

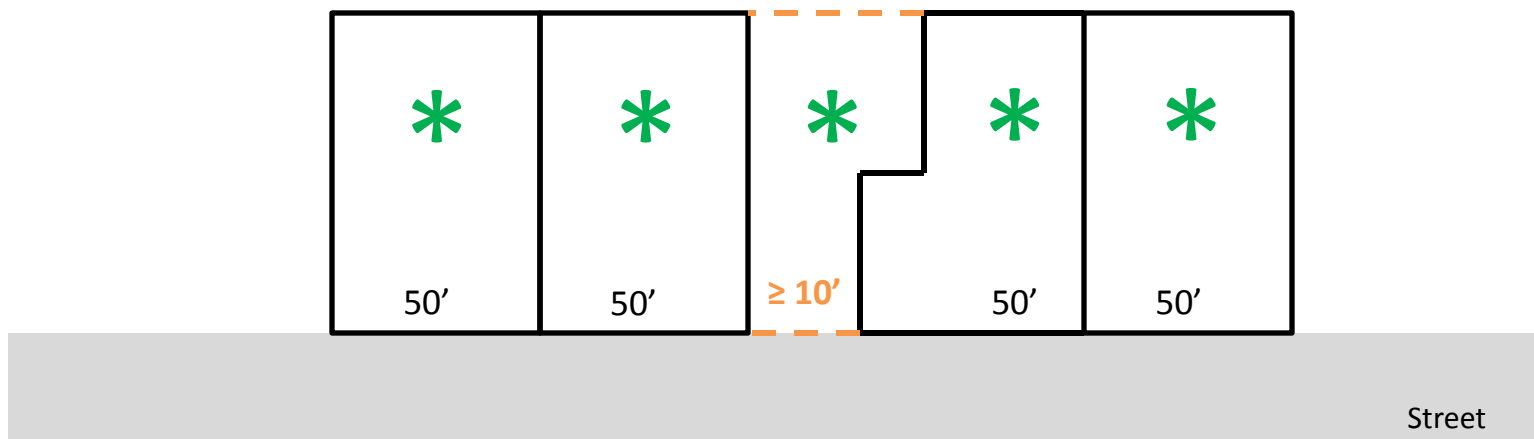


75/80 Rule: Calculating mean area

Scenario 3:

Include the subject lot in mean area calculations only if the lot has at least 10 feet of frontage on the street the calculation is applied to and at least 2,500 s.f. area.

 Lots counted in mean area calculation

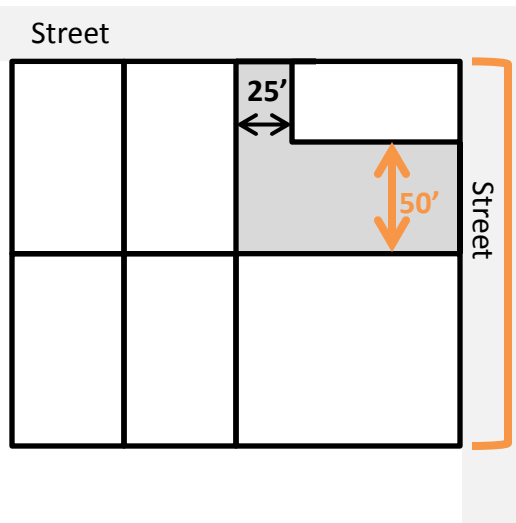


75/80 Rule: Calculating mean area

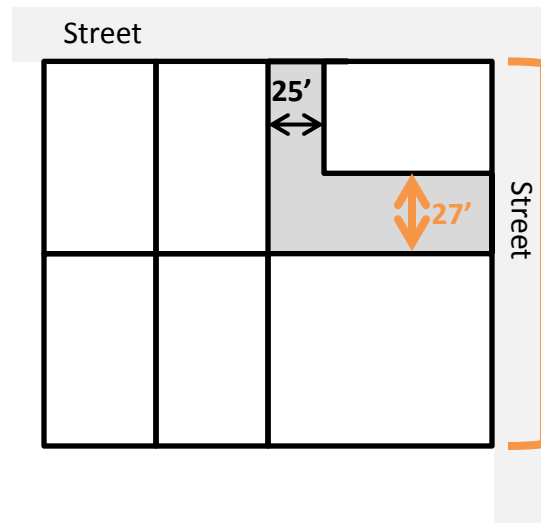
Scenario 4:

If an existing or proposed lot has frontage on more than one street.

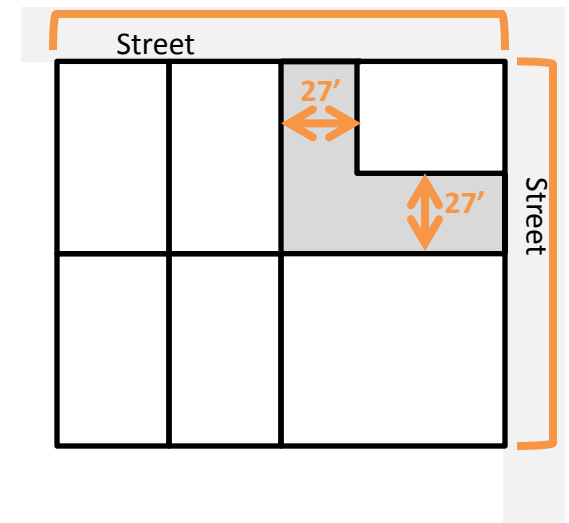
Apply calculation on the street on which the lot has at least 30' frontage.



If both frontages are < 30', apply exception along street with greater frontage.



If both frontages are equal and < 30', apply exception along any one street, provided that the lot has at least 10' frontage on that street.




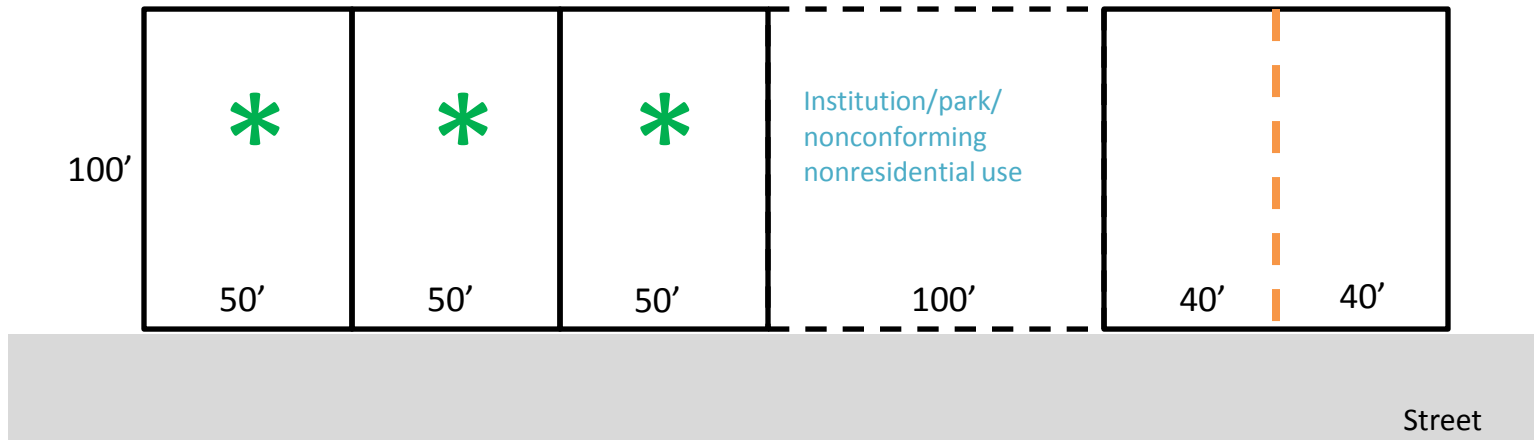
75/80 Rule: Calculating mean area

Scenario 5:

Lots developed with institutional uses, parks or nonconforming nonresidential uses may be excluded from the calculation.

Must be at least one lot on the frontage other than the subject property.

 Lots counted in mean area calculations

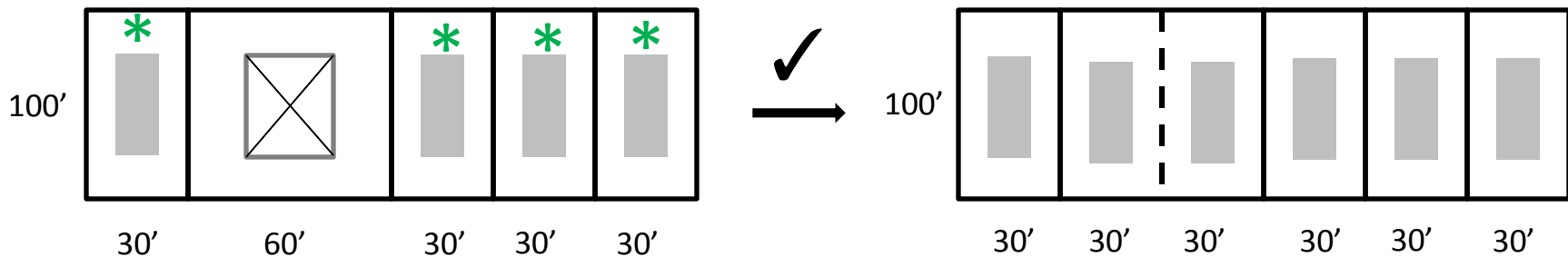


Applying the 100% Rule

Scenario 1:

One house on a large lot may be demolished and the lot may be divided when the resulting lots are equal to or greater than the mean area of the remaining lots on the block front.

* Lots counted in mean area calculations



In this scenario, a special exception review (Type II decision) will be needed, since lot area $\leq 3,200$ s.f.



Exceptions

100% Rule

The addition of the 100% Rule is intended to allow the creation of infill lots to other existing lots on block fronts where small lot developments are predominant.

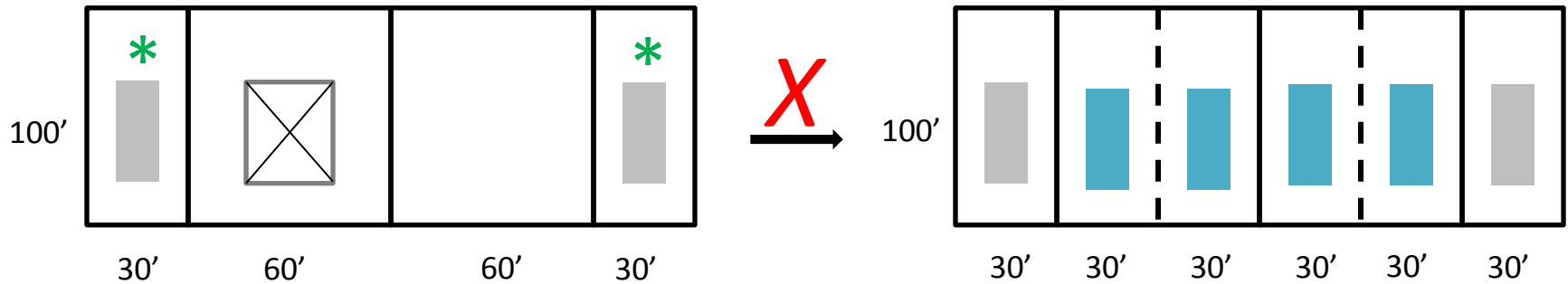


Applying the 100% Rule

Scenario 2:

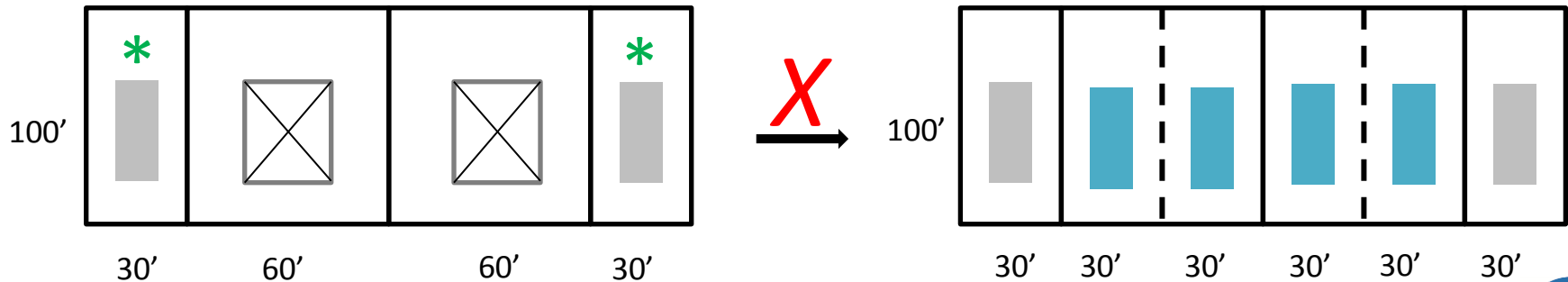
The number of new lots qualifying may not exceed the number of existing lots used as a basis for mean area calculation.

* Lots counted in mean area calculations



Scenario 3:

No more than two lots on a block front may qualify as a result of the demolition of a house.





Thank You

Contact:

Andy McKim

(206) 684-8737

andy.mckim@seattle.gov

Project webpage:

<http://www.seattle.gov/dpd/codesrules/changestocode/smalllots/documents/default.htm>



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