

ORDINANCE No.

114888

COUNCIL BILL No.

107710

The City of

AN ORDINANCE relating to land use and zoning amending Sections 23.30.010, 23.45.008, 23.45.009, 23.45.010, 23.45.011, 23.45.012, 23.45.014, 23.45.016, 23.45.018 and 23.84.048 of the Seattle Municipal Code to add requirements for the development of multifamily structures in a new Lowrise 4 zone.

Honorable President:

Your Committee on

to which was referred the within Council report that we have considered the same

COMPTROLLER FILE No.

Introduced: DEC 4 1989	By: Hroedel & Benson
Referred: DEC 4 1989	To: Labor Relations
Referred:	To:
Referred:	To:
Reported: DEC 1 1989	Second Reading: DEC 1 1989
Third Reading: DEC 1 1989	Signed: DEC 1 1989
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Passed over Veto:	Veto Sustained:

Vote 9

The City of Seattle--Legislative Department

REPORT OF COMMITTEE

Date Reported
and Adopted

President:

Committee on _____

was referred the within Council Bill No. _____

we have considered the same and respectfully recommend that the same:

Vote 9-0

Committee Chair

ORDINANCE 114888

AN ORDINANCE relating to land use and zoning amending Sections 23.30.010, 23.45.008, 23.45.009, 23.45.010, 23.45.011, 23.45.012, 23.45.014, 23.45.016, 23.45.018 and 23.84.048 of the Seattle Municipal Code to add requirements for the development of multifamily structures in a new Lowrise 4 zone.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 23.30.010 of the Seattle Municipal Code, is hereby amended to read as follows:

23.30.010 Classifications for the purposes of this subtitle.

All land within the City shall be classified as being either within one (1) of the following land use zones or a zone retained under Title 24 and regulated accordingly:

Zones	Abbreviated
Residential, Single Family 9,600	SF 9600
Residential, Single Family 7,200	SF 7200
Residential, Single Family 5,000	SF 5000
Residential, Multifamily, Lowrise Duplex/Triplex	LDT
Residential, Multifamily, Lowrise 1	L1
Residential, Multifamily, Lowrise 2	L2
Residential, Multifamily, Lowrise 3	L3
Residential, Multifamily, Lowrise 4	L4
Residential, Multifamily, Midrise	MR
Residential, Multifamily, Highrise	HR
Residential - Commercial	RC
Institution 1	I-1
Institution 2	I-2
Institution 3	I-3
Institution 4	I-4
Institution 5	I-5
Institution 6	I-6
Institution Master Plan	I-MP
Neighborhood Commercial 1	NC1
Neighborhood Commercial 2	NC2
Neighborhood Commercial 3	NC3
Commercial 1	C1
Commercial 2	C2
Downtown Office Core 1	DOC1
Downtown Office Core 2	DOC2
Downtown Retail Core	DRC
Downtown Mixed Commercial	DMC
Downtown Mixed Residential	DMR
Pioneer Square Mixed	PSM
International District Mixed	IDM
International District Residential	IDR
Downtown Harborfront 1	DH1
Downtown Harborfront 2	DH2
Pike Market Mixed	PMM
General Industrial 1	IG1
General Industrial 2	IG2
Industrial Buffer	IB
Industrial Commercial	IC

1 Section 2. That Section 23.45.008 of the Seattle Municipal Code is
2 hereby amended to read as follows:

3 23.45.008 Density - Lowrise Zones

4 A. There shall be a minimum lot area per dwelling unit except as pro-
5 vided in subsection B, as follows:

6 Lowrise Duplex/Triplex - 1 dwelling unit per two thousand (2000) square
7 feet of lot area.

8 Lowrise 1 - One (1) dwelling unit per sixteen hundred (1600) square feet
9 of lot area.

10 Lowrise 2 - One (1) dwelling unit per twelve hundred (1200) square feet of
11 lot area.

12 Lowrise 3 - One (1) dwelling unit per eight hundred (800) square feet of
13 lot area.

14 Lowrise 4 - One (1) dwelling unit per six hundred (600) square feet of lot
15 area.

16 B. In Lowrise 3 and Lowrise 4 zones multifamily structures for low-
17 income elderly or low-income disabled residents or a combination of the two
18 operated by a public agency or a private non-profit corporation shall have
19 a maximum density ((of)) as follows:

20 Lowrise 3: One (1) dwelling unit per five hundred fifty (550) square feet
21 of lot area.

22 Lowrise 4: One (1) dwelling unit per four hundred (400) square feet of lot
23 area.

24 In order to qualify for the density provisions of this subsection, a
25 majority of the dwelling units of the structure shall be designed for and
26 dedicated to tenancies of at least three months.

27 The dwelling units shall remain as low-income elderly or low-income
28 disabled housing for the life of the structure.

* * *

1 Section 3. That Section 23.45.009 of the Seattle Municipal Code is
2 hereby amended to read as follows:

3 23.45.009 Structure height - Lowrise Zones

4 A. Maximum Height

5 1. The maximum height permitted for all structures, except as provided
6 in subsection A2, shall be as follows:

7 Lowrise Duplex/Triplex - Twenty-five feet (25')

8 Lowrise 1 - Twenty-five feet (25')

9 Lowrise 2 - Thirty feet (30'), except as modified by subsection A2.

10 Lowrise 3 - Thirty feet (30')

11 Lowrise 4 - Thirty-seven feet (37')

12 2. In Lowrise 2 zones, on lots within one hundred feet (100') of a
13 lot zoned single family, the maximum height limit shall be twenty five feet
14 (25').

15 B. Pitched roofs.

16 1. In Lowrise Duplex/Triplex and Lowrise 1 zones and in Lowrise 2
17 zones on lots within one hundred feet (100') of a lot zoned Single Family,
18 the ridge of pitched roofs on principal structures with a minimum slope of
19 six to twelve (6:12) may extend up to thirty-five feet (35'). The ridge of
20 pitched roofs on principal structures with a minimum slope of four to
21 twelve (4:12) may extend up to thirty feet (30'). All parts of the roof
22 above twenty-five feet (25') shall be pitched (Exhibit 23.45.009A).

23 2. In Lowrise 2, zones on lots more than one hundred feet (100') from
24 a lot zoned Single Family, ~~((and))~~ Lowrise 3 and Lowrise 4 zones the ridge
25 of pitched roofs on principal structures may extend up to thirty-five feet
26 (35'). All parts of the roof above thirty feet (30') shall be pitched at a
27 rate of not less than four to twelve (4:12) (Exhibit 23.45.009B).

28 3. No portion of a shed roof shall be permitted to extend beyond the
maximum height limit under this provision.

* * *

1 Section 4. That Section 23.45.010 of the Seattle Municipal Code is
 2 hereby amended to read as follows:

3 23.45.010 Lot Coverage - Lowrise Zones

4 A. Except as provided in subsection B, the maximum lot coverage
 5 permitted for principal and accessory structures shall not exceed the
 6 following limits:

7 Lowrise Duplex/Triplex - Thirty-five percent (35%)

8 Lowrise 1 - Forty percent (40%)

9 Lowrise 2 - Forty percent (40%)

10 Lowrise 3 - Forty-five percent (45%)

11 Lowrise 4 - Fifty percent (50%)

12 * * *

13 Section 5. That Section 23.45.011 of the Seattle Municipal Code is
 14 hereby amended to read as follows:

15 23.45.011 Structure Width and Depth - Lowrise Zones

16 A. The maximum width and depth of structures shall be as provided in
 17 Table 45.011A:

18 Table 45.011A

Multifamily Zone	Maximum Building Width Without Modulation	Maximum Building Width With Modulation	Maximum Building Depth
Lowrise Duplex/ Triplex	30 feet; or 40 feet with a principal entrance facing a street	45 feet	60 % depth of lot, but not to exceed 65 feet
Lowrise 1	30 feet; or 40 feet with a principal entrance facing a street	60 feet	60% depth of lot
Lowrise 2	30 feet; or 40 feet with a principal entrance facing a street	Apartments and ground-related housing (except townhouses) 50 feet Townhouses 90 feet	Apartments and ground-related housing (except townhouses) 60% depth of lot Townhouses 65% depth of lot
Lowrise 3	30 feet; or 40 feet with a principal entrance facing a street	Apartments and ground-related housing (except townhouses) 75 feet Townhouses 120 feet	Apartments and ground-related housing including townhouses 65% depth of lot
Lowrise 4	<u>30 feet; or 40 feet with a principal entrance facing a street</u>	<u>Apartments and ground-related housing 90 feet</u> <u>Townhouses 150 feet</u>	<u>65% depth of lot</u>

19 * * *

1 Section 6. That Section 23.45.012 of the Seattle Municipal Code is
2 hereby amended to read as follows:

3 23.45.012 Modulation requirements - Lowrise Zones
4

5 * * *

6 D. Modulation Standards

7 1. Lowrise Duplex/Triplex and Lowrise 1 Zones.

8 a. Minimum Depth of Modulation.

9 1) The minimum depth of modulation shall be four feet (4') (Exhibit
10 23.45.012 B).

11 2) When balconies are part of the modulation and have a minimum
12 dimension of at least six feet (6') and a minimum area of least sixty (60)
13 square feet, the minimum depth of modulation shall be two feet (2')
(Exhibit 23.45.012C).

14 b. The minimum width of modulation shall be five feet (5') (Exhibit
15 23.45.012 B).

16 c. Maximum Width of Modulation. The modulation width shall empha-
17 size the identity of individual units, but shall not be greater than
18 thirty feet (30'). For units located one above the other, the indivi-
19 duality of the units shall be emphasized through the location of drive-
ways, entrances, walkways and open spaces.

20 2. Lowrise 2, ((and)) Lowrise 3 and Lowrise 4 Zones.

21 a. Minimum Depth of Modulation.

22 1) The minimum depth of modulation shall be four feet (4')
23 (Exhibit 23.45.012 B) in Lowrise 2 and Lowrise 3 zones and for townhouses
24 in Lowrise 4 zones, and eight feet (8') for apartments in Lowrise 4 zones.

25 2) When balconies are part of the modulation and have a minimum
26 dimension of at least six feet (6') and a minimum area of at least sixty
27 (60) square feet, the minimum depth of modulation shall be two feet (2')
(Exhibit 23.45.012 C).

28 b. The minimum width of modulation shall be five feet (5') (Exhibit
23.45.012 B).

1 c. Maximum Width of Modulation.

2 1) The maximum width of modulation shall be thirty feet (30').

3 2) Exceptions to Maximum Width of Modulation in Lowrise 2 and
4 Lowrise 3 zones.

5 i) When facades provide greater depth of modulation than
6 required by subsection D1 of this section, then for every additional full
7 foot of modulation depth, the width of modulation may be increased by two
8 and one-half feet (2 1/2'), to a maximum width of forty feet (40') in
9 Lowrise 2 zones and forty five feet (45') in Lowrise 3 zones.

Section 23.86.002 B, Measurements, shall not apply.

10 ii) The maximum width of modulation may be increased when facades
11 are set back from the lot line further than the required setback,
12 according to the following guideline: The width of modulation of such a
13 facade shall be permitted to exceed thirty feet (30') by one foot (1) for
14 every foot of facade setback beyond the required setback. This provision
15 shall not be combined with the provisions of subsection B2c(2)i, nor shall
16 it permit facades to exceed forty-five feet (45') in width without
17 modulation.

18 3. In Lowrise 1, Lowrise 2 and Lowrise 3 zones required modulation may
19 start a maximum of ten feet (10') above existing grade, and shall be con-
20 tinued up to the roof. In Lowrise Duplex/Triplex zones modulation shall
21 extend from the ground to the roof except for weather protection coverings
22 such as awnings.

23 Section 7. That Section 23.45.014 of the Seattle Municipal Code is
24 hereby amended to read as follows:

25 23.45.014 Setback requirements - Lowrise Zones

26 A. Front Setback.

27 1. The required front setback shall be the average of the setbacks
28 of the first principal structures on either side, subject to the following:

Lowrise Duplex/Triplex - In no case shall the setback be less than five
feet (5') and it shall not be required to exceed
twenty feet (20').

1 Lowrise 1, Lowrise 2 - In no case shall the setback be less than five
2 and Lowrise 3 feet (5') and it shall not be required to exceed
3 fifteen feet (15').

4 Lowrise 4 In no case shall the setback be less than five
5 feet (5') and it shall not be required to exceed
6 twenty feet (20').

7 2. Through Lots. In the case of a through lot, each setback
8 abutting a street, except a side setback, shall be a front setback. Rear
9 setback requirements shall not apply to the lot.

10 B. Rear Setbacks

Rear setbacks shall be provided as follows:

11 Lowrise Duplex/Triplex
12 and
13 Lowrise 1 - Twenty feet (20') or twenty percent (20%) of
14 lot depth, whichever is less, but in no case
15 less than 15 feet (15').

16 Lowrise 2 - Twenty-five feet (25') or twenty percent (20%)
17 of lot depth, whichever is less, but in no
18 case less than 15 feet (15').

19 Lowrise 3 and
20 Lowrise 4 - Twenty-five feet (25') or fifteen percent
21 (15%) of lot depth, whichever is less, but in
22 no case less than fifteen feet (15').

23 C. Side Setbacks.

24 1. The required side setback for structures in Lowrise zones shall be
25 determined by structure depth and height, according to the following table:
26
27
28

Table 45.014A
Side Setbacks - Lowrise Zones

Structure Depth in Feet	Height of Side Facade at Highest Point in Feet		Minimum Side Setback
	0-25'	26-30'	
65' or less	5'	6'	5'
66' to 80'	6'	6'	5'
81' to 100'	8'	9'	6'
101' to 120'	11'	12'	7'
121' to 140'	14'	15'	7'
141' to 160'	17'	18'	8'
161' to 180'	19'	21'	8'
greater than 180'			1' in addition to 8' for every 50' in depth

The pattern established in the table shall be continued for structures greater than 180' in depth.

2. When there is a principal entrance along a side facade, a ten foot (10') setback shall be required along that side for the length of the pedestrian route. This ten foot (10') setback shall apply only to a height of eight feet (8') above the access route.

3. The side street setback of a reversed corner lot shall be ten feet (10') or as provided in Tables 45.014A whichever is greater.

D. Required Setbacks for Cluster Developments.

1. In Lowrise Duplex/Triplex zones where two or more principal structures are located on a lot, the required setback between those portions of interior facades which face each other shall be ten feet (10') when the length of facing portions of facades is forty feet (40') or less and fifteen feet (15') when the length of facing portions of facades exceeds forty feet (40').

2. In Lowrise 1, Lowrise 2, (~~and~~) Lowrise 3 and Lowrise 4 zones where two (2) or more principal structures are located on a lot the required setback between those portions of interior facades which face each other shall be as follows:

Table 45.014C
 Required Setback Between Facing Facades
 Lowrise Zones

Length of Facing Facades in Feet	Height of Facade at Highest Point in Feet	
	Average	Minimum
40' or less	10'	10'
41' to 60'	15'	10'
61' to 80'	20'	10'
81' to 100'	25'	10'
101' to 150'	30'	10'
151' or more	40'	10'

3. Setbacks shall apply only to portions of the facades that are directly across from each other. Where two facades of unequal height face each other, the taller of the two facades shall be used to determine the required setbacks.

4. In Lowrise 2, ((and)) Lowrise 3 and Lowrise 4 zones structures in cluster developments may be connected by elevated walkways, provided that:

a. One (1) elevated walkway shall be permitted to connect any two (2) structures in the development;

b. Additional elevated walkways, in excess of one (1), between any two (2) structures may be permitted by the Director when it is determined that by their location or design a visual separation between structures is maintained.

c. All elevated walkways shall meet the following standards:

i. The roof planes of elevated walkways shall be at different levels than the roofs or parapets of connected structures.

ii. Walkways shall be set back from street lot lines and the front facades of the structures they connect, and whenever possible shall be located or landscaped so that they are not visible from a street.

iii. The design of the walkways and the materials used shall seek to achieve a sense of openness and transparency.

iv. Elevated walkways shall add to the effect of modulation rather than detract from it.

1 such decks shall not cover the open space of another unit, nor be above the
2 living space of any unit. Decks may project into setbacks in accordance
3 with Section 23.45.014E.

4 3. Lowrise 2 (~~and~~) Lowrise 3 and Lowrise 4 Zones

5 a. Ground-related Housing.

6 1) In Lowrise 2 and Lowrise 3 zones a minimum of three hundred
7 (300) square feet per unit of private, usable open space, at ground level
8 and directly accessible to each unit, shall be required.

9 2) In Lowrise 4 zones a minimum of fifteen percent (15%) of lot
10 area, plus two hundred (200) square feet per unit of private usable open
11 space, at ground level and directly accessible to each unit, shall be
12 required.

13 3) On lots with slopes of twenty percent (20%) or more, decks of
14 the same size as the required ground-level open space may be built over the
15 sloping ground-level open space. In order to qualify for this provision,
16 such decks shall not cover the open space of another unit, nor be above the
17 living space of any unit. Decks may project into setbacks in accordance
18 with Section 23.45.014E.

19 b. Apartments

20 1) Lowrise 2 Zones - A minimum of thirty percent (30%) of the lot
21 area shall be provided as usable open space at ground level.

22 2) Lowrise 3 and Lowrise 4 Zones

23 i. A minimum of twenty-five percent (25%) of the lot area shall
24 be provided as usable open space at ground level, except as provided in
25 subsection A3b(2)ii.

26 ii. A maximum of one-third (1/3) of the required open space may
27 be provided above ground in the form of balconies or decks if the total
28 amount of required open space is increased to thirty percent (30%) of lot
area.

B. Development Standards

1. Lowrise Duplex/Triplex zones and ground-related housing in Lowrise
1, Lowrise 2, (~~and~~) Lowrise 3 and Lowrise 4 zones.

1 a. Lowrise Duplex/Triplex Zones - private usable open space

2 1) Private usable open space shall be provided at ground level in
3 one (1) contiguous parcel with a minimum area of four hundred (400) square
4 feet. No horizontal dimension of the open space shall be less than ten
5 feet (10').

6 2) Private usable open space shall be located a maximum of four
7 feet (4') above or below a private entry to the unit it serves. The floor
8 of the unit accessed by this entry shall have a minimum area of three
9 hundred (300) square feet. This minimum area may include a private garage
if habitable floor area of the same unit is located directly above.

10 b. Lowrise Duplex/Triplex Zones - common open space.

11 Required common open space shall be provided at ground level in one (1)
12 contiguous parcel with a minimum area of six hundred (600) square feet.
13 No horizontal dimension shall be less than ten feet (10").

14 c. Lowrise 1, Lowrise 2, (~~and~~) Lowrise 3 and Lowrise 4 Zones -
15 ground-related housing.

16 1) In Lowrise 1 zones the required open space shall be provided
17 in one (1) contiguous parcel. In Lowrise 2, (~~and~~) Lowrise 3 and Lowrise 4
18 zones the required open space for each ground-related dwelling unit is not
19 required to be in one contiguous area, but no open space area shall be less
20 than one hundred twenty (120) square feet. No horizontal dimension shall
be less than ten feet (10').

21 2) Required open space may be located a maximum of ten feet
22 (10') above or below the unit it serves, except as permitted in subsection
23 B.1c(4), provided that the access to such open space does not go through
24 or over common circulation areas, common or public open spaces, or the
open space serving another unit.

25 3) At least fifty percent (50%) of the required open space
26 for a unit shall be level, provided that:

27 i. The open space may be terraced; and

28 ii. Minor adjustments in level shall be permitted as long
as the difference in elevation between the highest and lowest point does
not exceed two feet (2').

1 4) For additional dwelling units proposed within a structure
2 existing on August 11, 1982, the vertical distance between the unit and the
3 private, landscaped open space may exceed ten feet (10') where the
4 following criteria are met:

5 i. Where the structure was constructed with floor-to-
6 floor heights in excess of ten feet (10'), the open space may be located a
7 maximum of ten feet (10') plus the height between floors in excess of ten
8 feet (10'), above or below the unit it serves; or

9 ii. Where the structure was constructed with the first
10 floor in excess of two feet (2') above grade, the open space may be located
11 a maximum of ten feet (10') plus the additional height of the first floor
12 in excess of two feet (2') above grade, above or below the unit it serves.

13 d. Required open space may be located in the front, sides or rear
14 of the structure.

15 e. To ensure privacy of open space, openings such as windows and
16 doors on the ground floor of walls of a dwelling unit or common area which
17 directly face the open space of a different unit are prohibited, unless
18 such openings are screened by view-obscuring fences, freestanding walls or
19 wingwalls.

20 f. Parking areas, driveways and pedestrian access other than
21 pedestrian access required by Washington State Rules and Regulations for
22 Barrier-Free Design shall not be counted as open space.

23 g. Required private usable open space shall be landscaped
24 according to standards promulgated by the Director for ground-related
25 dwelling units.

26 2. Lowrise 2 ((and)) Lowrise 3 and Lowrise 4 Zones - Apartments

27 a. No horizontal dimension for required ground-level open space
28 shall be less than ten feet (10').

 b. Required open space is permitted in the front, sides or rear
of the structure.

 c. Parking areas, driveways and pedestrian access, except for
pedestrian access meeting the Washington State Rules and Regulations for
Barrier-Free Design, shall not be counted as open space.

1 d. In order to qualify as above-ground level open space, balco-
2 nies and decks shall have a minimum horizontal dimension of six feet (6'),
3 and a total area of at least sixty (60) square feet.

4 e. For cluster development, at least twenty percent (20%) of the
5 required open space shall be provided in one (1) contiguous area.

6 f. Terraced Housing on a Slope of Twenty-five Percent (25%) or more.

7 i. No horizontal dimension for required ground-level open
8 space shall be less than ten feet (10').

9 ii. Required open space is permitted in the front, sides or
10 rear of the structure.

11 iii. Parking areas, driveways and pedestrian access, except
12 for pedestrian access meeting the Washington State Rules and Regulations
13 for Barrier-Free Design, shall not be counted as open space.

14 iv. In order to qualify as above-ground-level open space,
15 rooftop areas shall have a minimum horizontal dimension of at least one
16 hundred twenty (120) square feet.

17 3. Open Space Exception. When all parking and access to parking is unco-
18 vered and is surfaced in permeable material, except gravel, the quantity of
19 required ground-level open space shall be reduced by five percent (5%) of
20 the total lot area.

21 Section 9. That Section 23.45.018 of the Seattle Municipal Code is
22 hereby amended to read as follows:

23 **23.45.018 Parking and Access - Lowrise Zones**

24 A. Parking Quantity. Parking shall be required as provided in Chapter
25 23.54.

26 B. Access to Parking.

27 1. Alley Access Required. Except as provided in subsections B2 or B3,
28 access to parking shall be from the alley when the site abuts a platted
alley improved to the standards of Section 23.54.010C or when the Director
determines that alley access is feasible and desirable to mitigate parking
access impacts. Street access shall not be permitted.

1 2. Street Access Required. Access to parking shall be from the
2 street when:

3 a. Due to the relationship of the alley to the street system, use
4 of the alley for parking access would create a significant safety hazard; or

5 b. The lot does not abut a platted alley; or

6 c. In Lowrise 3 zones, apartments are proposed
7 across an alley from a Single Family or a Lowrise Duplex/Triplex zone; or

8 d. In Lowrise 4 zones apartments are proposed across an alley
9 from a Single Family, Lowrise Duplex/Triplex or Lowrise 1 zone.

10 3. Street or Alley Access Permitted. Access to parking may be from
11 either the alley or the street when the conditions listed in subsection B2
12 do not apply, and one (1) or more of the following conditions are met:

13 a. Topography makes alley access infeasible;

14 b. In all zones except Lowrise Duplex/Triplex, ground-related
15 housing is proposed across an alley from a Single Family zone.

16 c. In Lowrise 4 zones ground-related housing is proposed across
17 an alley from a Lowrise Duplex/Triplex or Lowrise 1 zone.

18 d. The alley is not improved to the standards of Section
19 23.54.010C. If such an alley is used for access to parking, it shall be
20 improved according to the standards of Section 23.54.010C.

21 4. In Lowrise Duplex/Triplex zones no more than fifty percent (50%)
22 of the total area of the required front setback extended to side lot lines
23 may be occupied by a driveway providing access to parking, except where the
24 minimum required driveway standards will exceed fifty percent (50%) of the
25 front setback.

26 C. Location of Parking.

27 1. Parking shall be located on the same site as the principal use.

28 2. Parking may be located in or under the structure provided that:

 a. For ground-related housing, the parking is screened from
direct street view by the street-facing facades of the structure (Exhibit
23.45.018 A), by garage doors, or by a fence and landscaping as provided in
Section 23.45.018 D (Exhibit 23.45.018 B).

1 b. For apartments, the parking is screened from direct street view
2 by the street-facing facades of the structure. For each permitted curb cut,
3 the facades may contain one (1) garage door, not to exceed the maximum
4 width allowed for curb cuts (Exhibit 23.45.018 A).

5 3. Parking may be located outside a structure provided it maintains
6 the following relationships to lot lines and structures. In all cases
7 parking located outside of a structure shall be screened from direct street
8 view as provided in Section 23.45.018 D.

9 a. Parking may be located between any structures on the same lot.

10 b. Rear Lot Lines. Parking may be located between any structure
11 and the rear lot line of the lot (Exhibit 23.45.018 C).

12 c. Side Lot Lines. Parking may be located between any structure
13 and a side lot line which is not a street side lot line (Exhibit
14 23.45.018C). Where the location between the structure and a side lot line
15 is also between a portion of the same structure and the front lot line,
16 subsection C3d(3) shall apply (Exhibit 23.45.018 D).

17 d. Front and Street Side Lot Lines. Parking may be located bet-
18 ween any structure and the front and street side lot lines provided that:

19 1) On a through lot, parking may be located between the
20 structure and one (1) of the front lot lines; provided, that on lots one
21 hundred twenty-five feet (125') or more in depth, parking shall not be
22 located in either front setback. The frontage in which the parking may be
23 located shall be determined by the Director based on the prevailing
24 character and setback patterns of the block.

25 2) For ground-related housing on corner lots, parking may
26 be located between the structure and a street lot line along one (1) street
27 frontage only.

28 3) Parking may be located between the front lot line and a
portion of a structure provided that:

 i. The parking is also located between a side lot
line, other than a street side lot line, and a portion of the same
structure which is equal to at least thirty percent (30%) of the total
width of the structure (Exhibit 23.45.018 D).

1 ii. In Lowrise 1 and Lowrise 2 zones the parking is not
2 located in the front setback and in no case closer than twenty feet (20')
3 to the front lot line.

4 iii. In Lowrise 3 and Lowrise 4 zones the parking is not
5 located in the front setback and in no case closer than fifteen feet (15')
6 to the front lot line.

7 4. Location of Parking in Special Circumstances.

8 a. For a cluster development, the location of parking shall be
9 determined in relation to the structure or structures which have perimeter
10 facades facing a street (Exhibit 23.45.018 E).

11 b. In all Lowrise zones, the Director may permit variations from
12 the development standards for parking location and design, and curb cut
13 quantity and width, for lots meeting the following conditions:

14 1) Lots proposed for ground-related housing with no
15 feasible alley access and with:

- 16 i. Less than eighty feet (80') of street frontage, or
17 ii. Lot depth of less than one hundred feet (100'), or
18 iii. A rise or drop in elevation of at least twelve feet
19 (12') in the first sixty feet (60') from the front lot line; and

20 2) Lots proposed for apartments and terraced housing with no
21 feasible alley access and a rise or drop in elevation of at least twelve
22 feet (12') in the first sixty feet (60') from the front lot line;

23 3) On lots meeting the standards listed in subsections
24 C4b(1) and b(2), the following variations may be permitted:

25 i. Ground-related housing: parking may be located bet-
26 ween the structure and the front lot line,

27 ii. Apartments: parking may be located in or under the
28 structure if screened from direct street view by garage doors or by
fencing and landscaping;

 4) In order to permit such alternative parking solutions,
the Director must determine that siting conditions, such as the topography
of the rest of the lot, or soil and drainage conditions, warrant the excep-

1 tion, and that the proposed alternative solution meets the following objec-
2 tives: maintaining on-street parking capacity, an attractive environment at
3 street levels, landscaped street setbacks, unobstructed traffic flow and,
4 where applicable, the objectives of the Shoreline Master Program. In no
5 case shall a curb cut be authorized to exceed thirty feet (30') in width.

6 D. Screening of Parking.

7 1. Parking shall be screened from direct street view by the facade of
8 the structure, by garage doors, and by a fence or wall between five (5)
9 and six feet (6') in height. When the fence or wall runs along the street,
10 there shall be a landscaped area a minimum of three feet (3') deep on the
11 street side of the fence or wall. The screening shall be located outside
any required sight triangle (Exhibit 23.45.018 F).

12 2. The height of the visual barrier created by the screen required in
13 subsection D1 shall be measured from street level. If the elevation of the
14 lot line is different from the finished elevation of the parking surface,
15 the difference in elevation may be measured as a portion of the required
16 height of the screen, so long as the screen itself is a minimum of three
feet (3') in height (Exhibit 23.45.018 F).

17 3. Screening may also be required to reduce glare from vehicle
18 lights, according to Section 23.45.017, light and glare standards.

19 Section 10. That Section 23.84.048 of the Seattle Municipal Code is
20 hereby amended to read as follows:

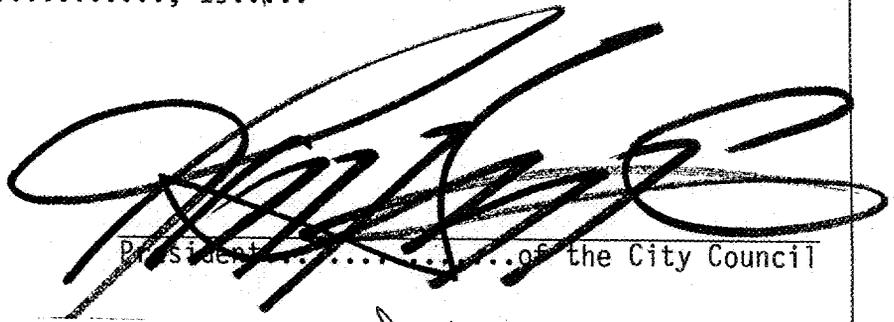
21 23.84.048 "Z"

22 * * *

23 "Zone, Lowrise" means Lowrise Duplex/Triplex, Lowrise 1, Lowrise 2, Lowrise
24 3 and Lowrise 4 multifamily residential zones.

25 * * *

1 Passed by the City Council the 18th day of December, 1989,
2 and signed by me in open session in authentication of its passage this
3 18th day of December, 1989...

4 
5
6 President.....of the City Council

7
8 The foregoing Council Bill No. 107710 was, on the 18th day of December,
9 presented to the Mayor who returned the same to the City Council without his
10 approval or disapproval on the 27th day of December, 1989.

11 _____
12 Mayor

13 Filed by me this 27th day of December, 1989...

14 Attest: Norward J. Brooks
15 City Comptroller and City Clerk

16 (SEAL)

17
18
19 Published _____ By Theresa Dunbar
20 Deputy Clerk

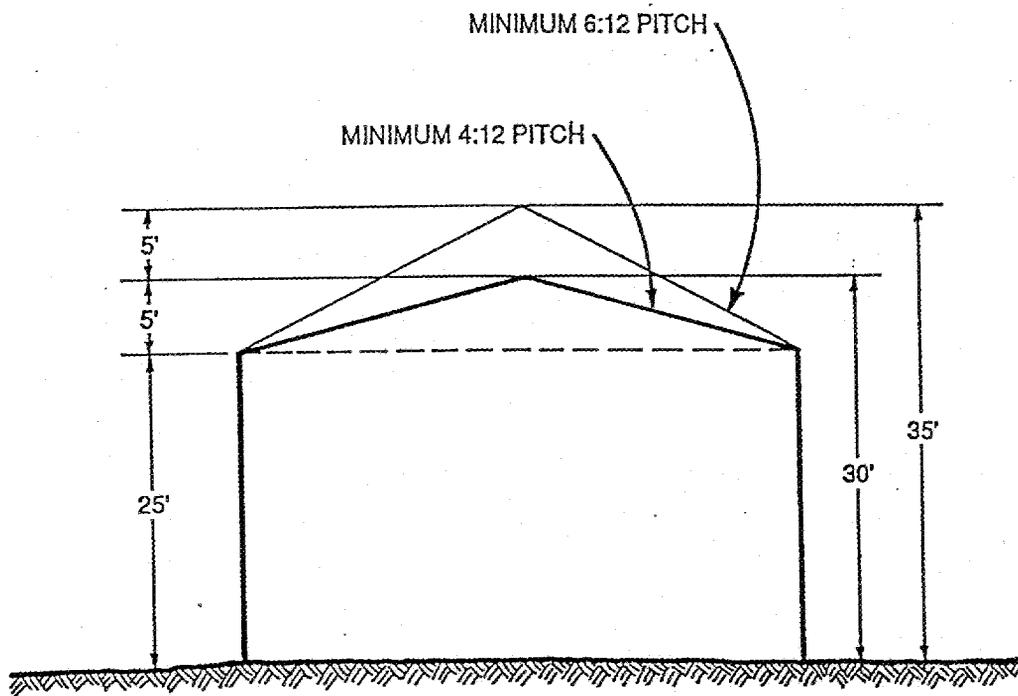


Exhibit 23.45.009A
Lowrise Duplex/Triplex, Lowrise 1
and Certain Lowrise 2 Zones,
Pitched Roof Exception

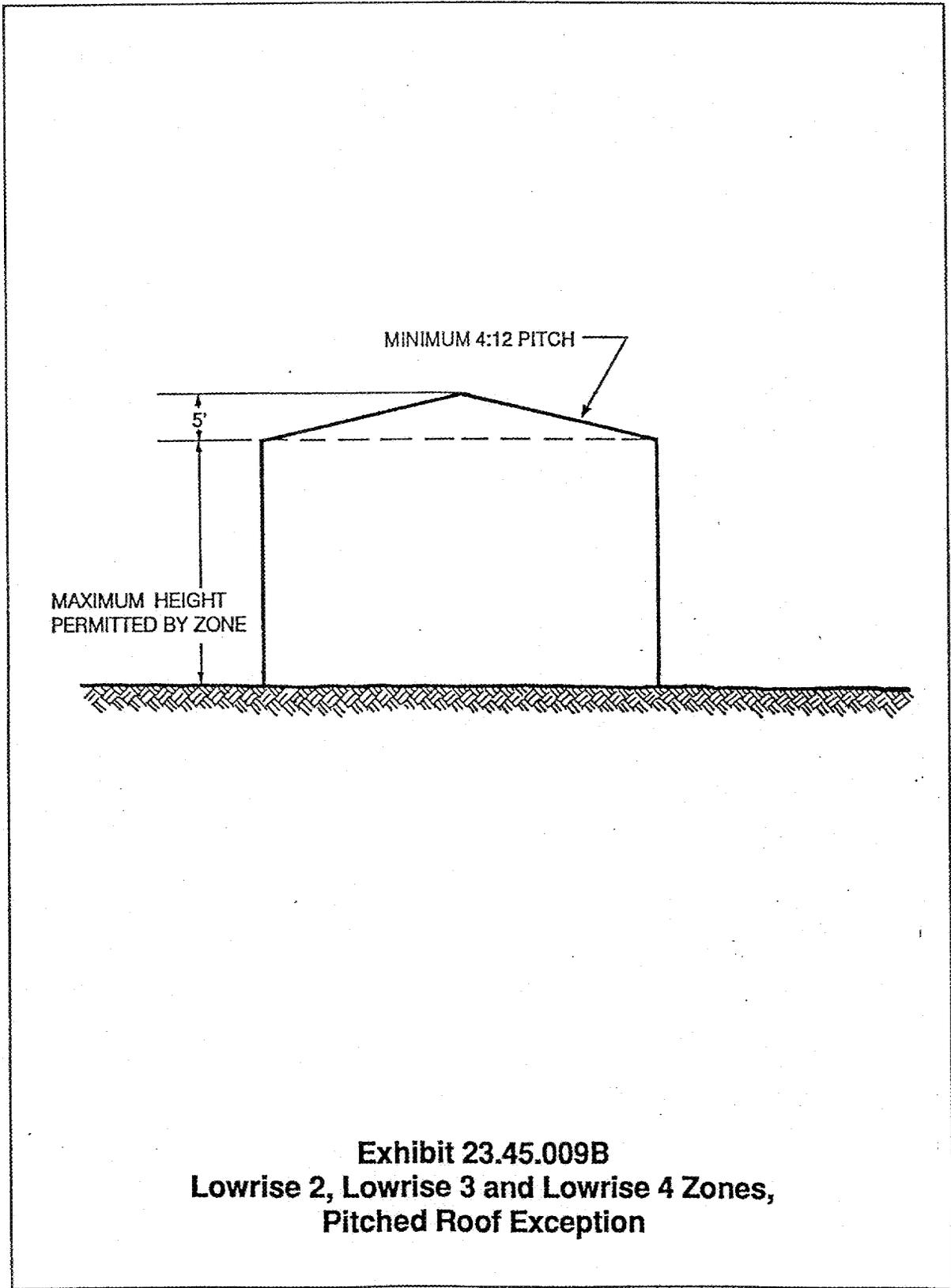


Exhibit 23.45.009B
Lowrise 2, Lowrise 3 and Lowrise 4 Zones,
Pitched Roof Exception

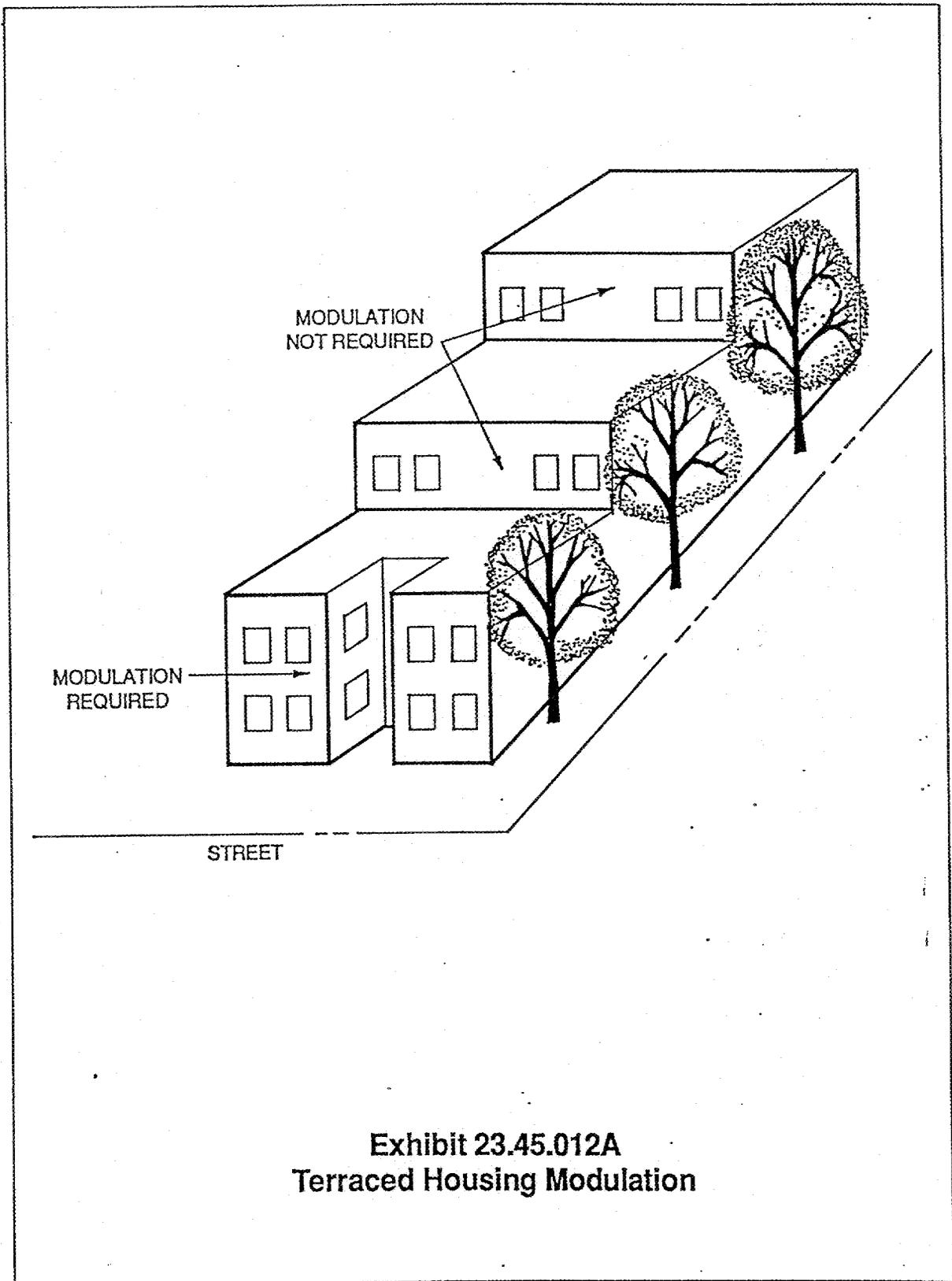


Exhibit 23.45.012A
Terraced Housing Modulation

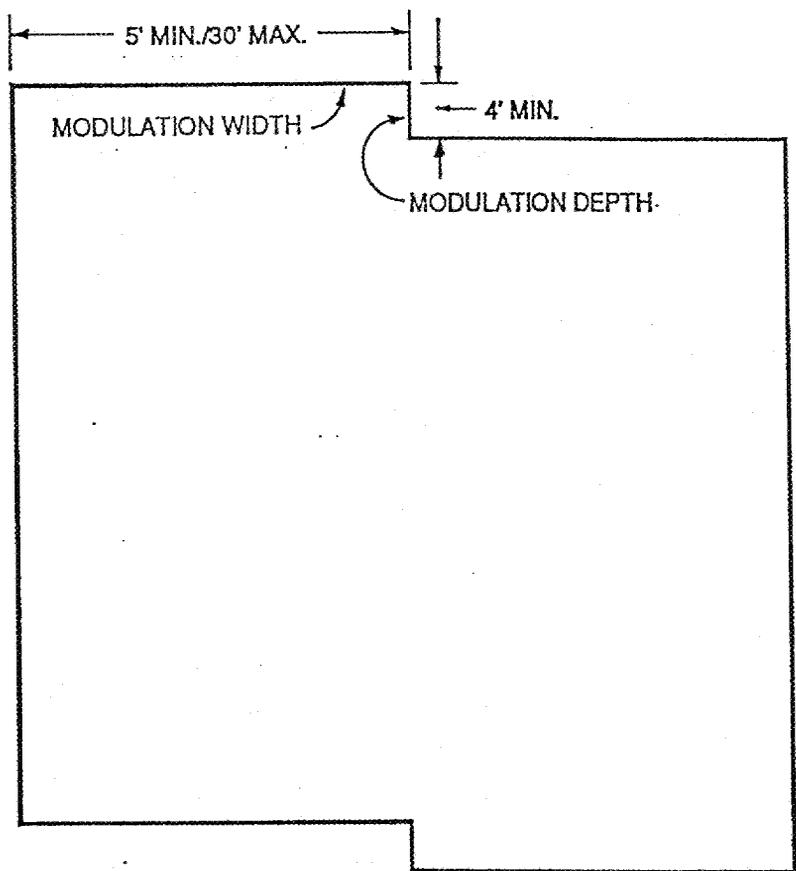


Exhibit 23.45.012B
Lowrise Duplex/Triplex, Lowrise 1,
Lowrise 2 and Lowrise 3 Zones,
Required Width and
Depth of Modulation

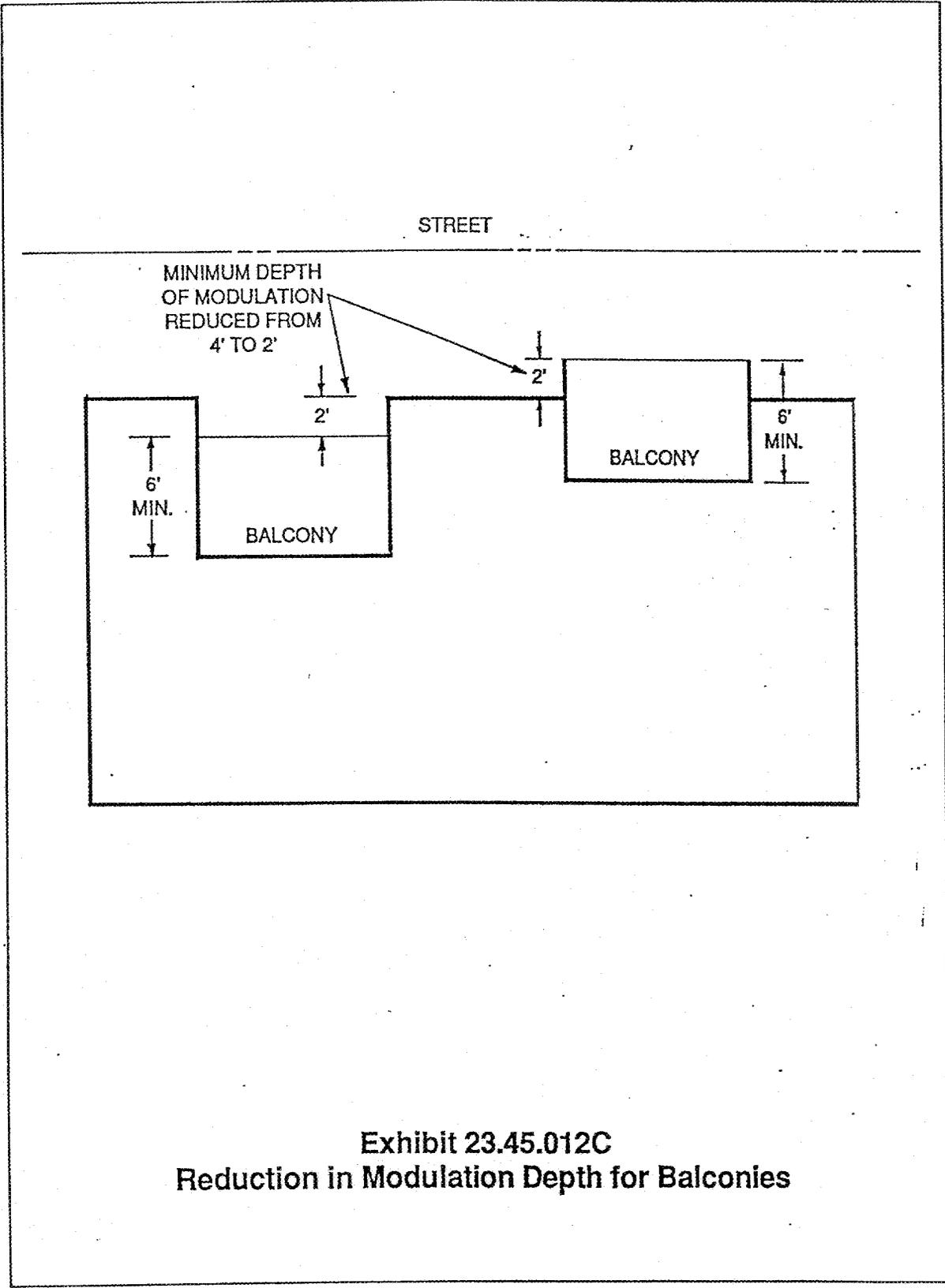
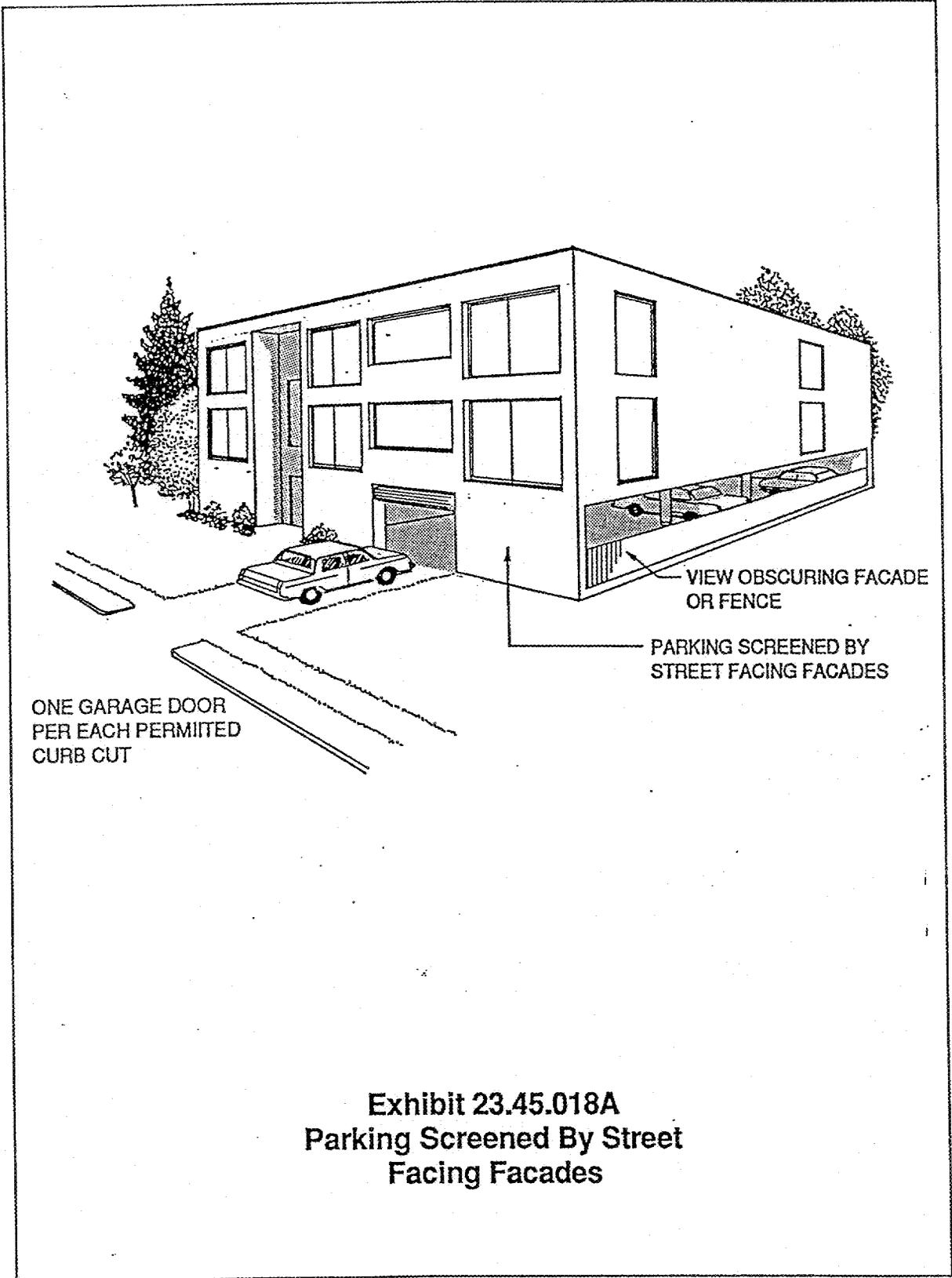


Exhibit 23.45.012C
Reduction in Modulation Depth for Balconies



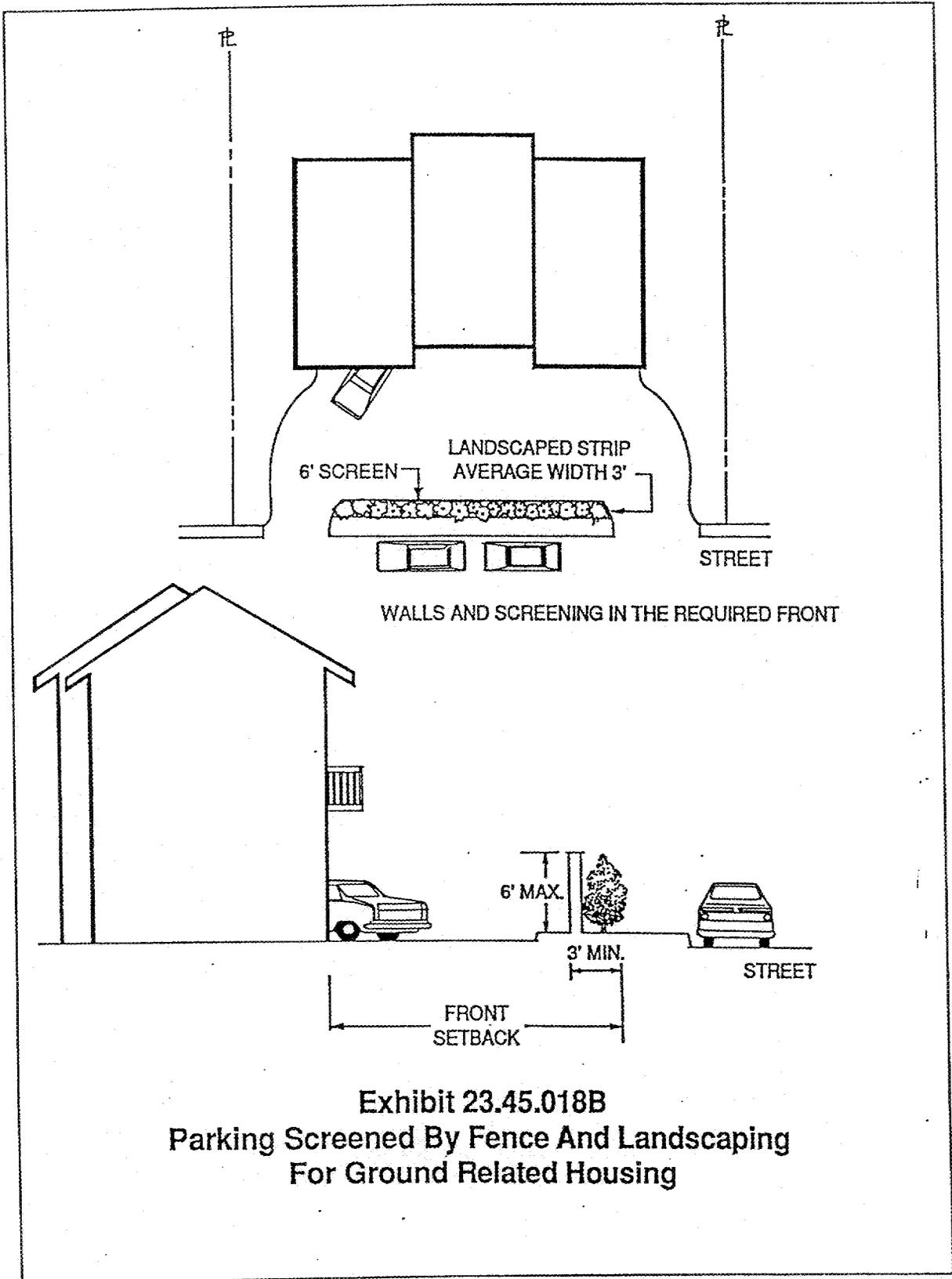


Exhibit 23.45.018B
Parking Screened By Fence And Landscaping
For Ground Related Housing

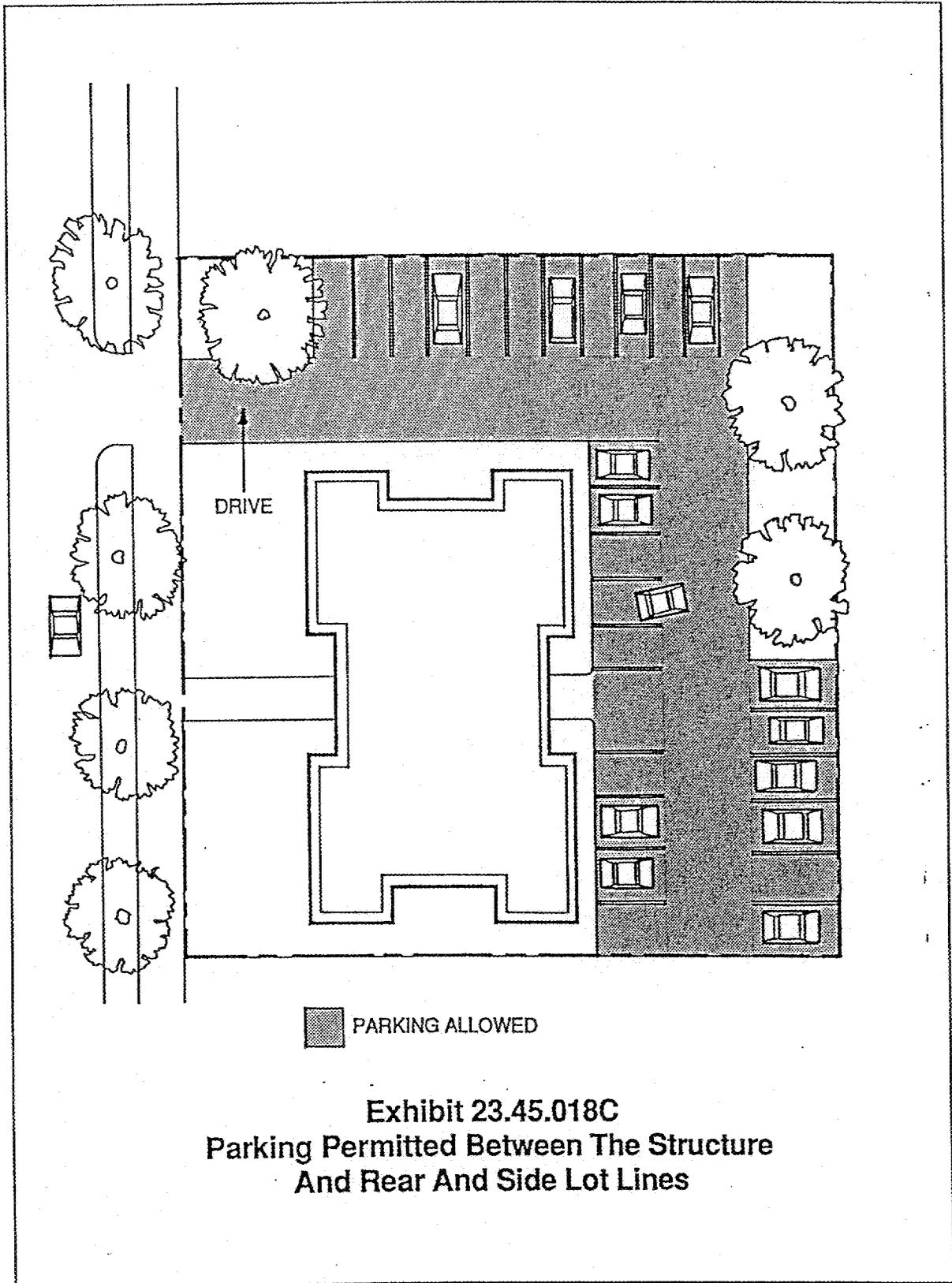


Exhibit 23.45.018C
Parking Permitted Between The Structure
And Rear And Side Lot Lines

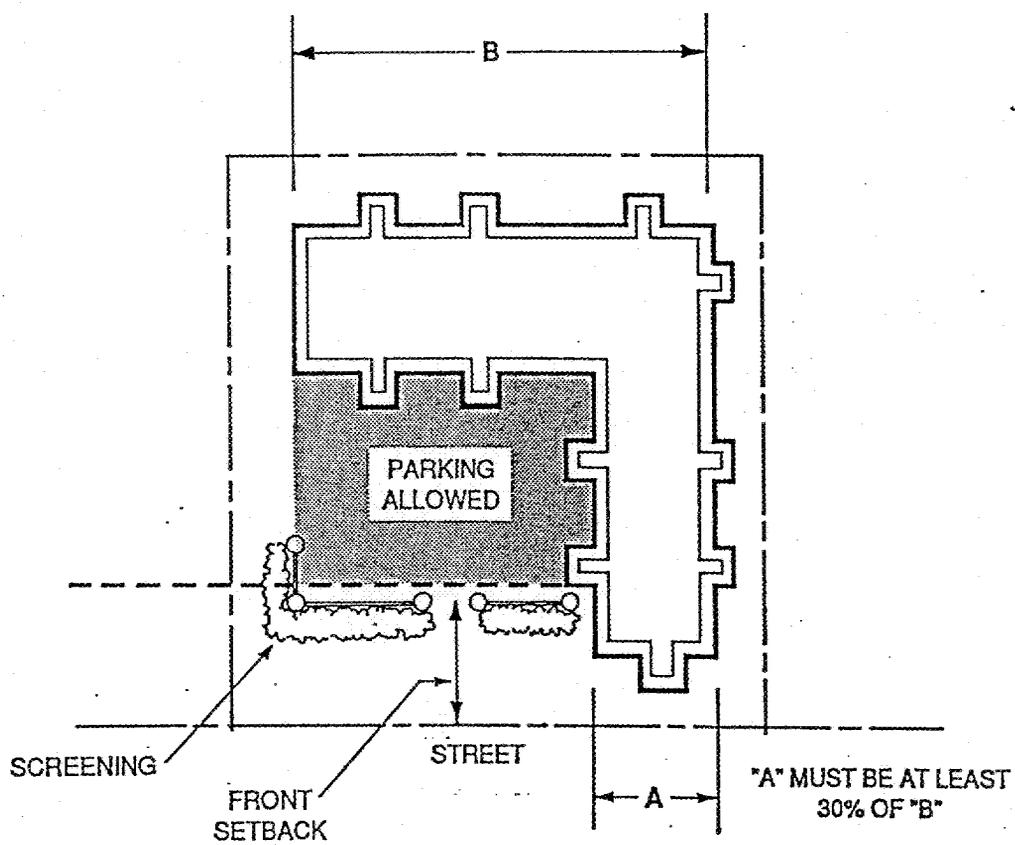
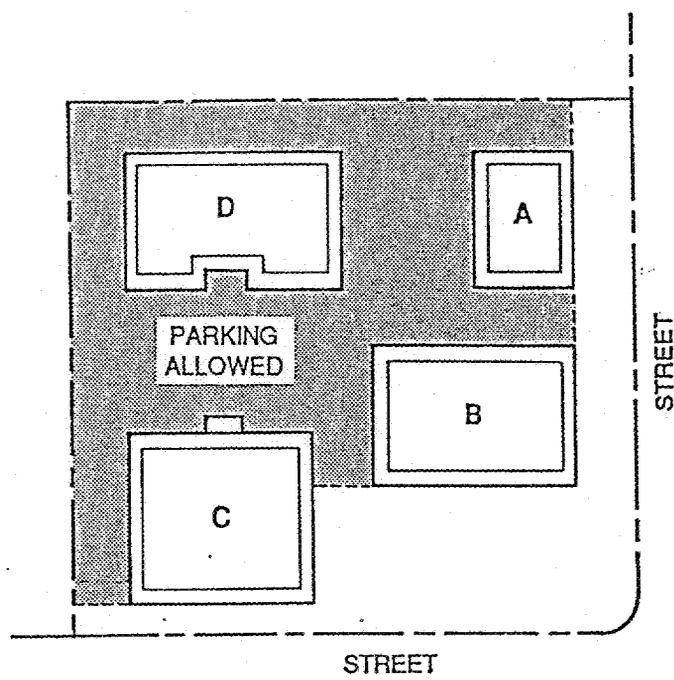


Exhibit 23.45.018D
Parking In Front Of The Structure
When Beside A Portion Of The Structure



 PARKING PERMITTED
IN SHADED AREAS

Exhibit 23.45.018E
Parking In a Cluster Development

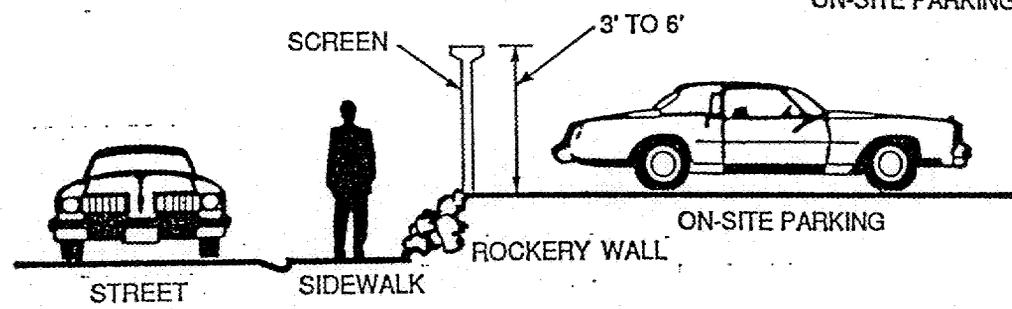
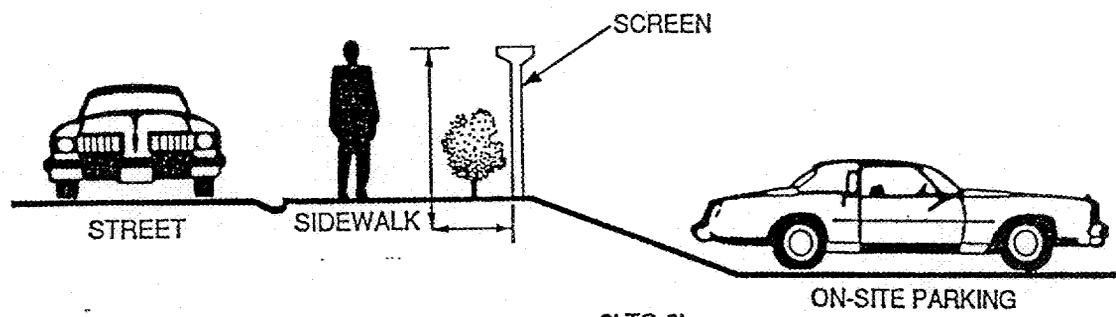
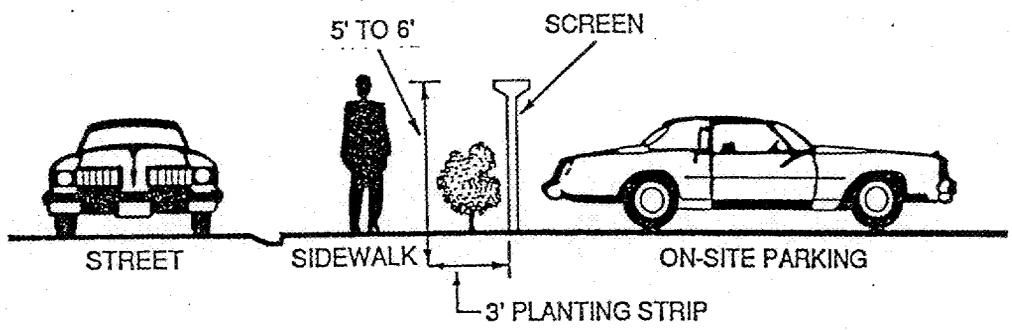


Exhibit 23.45.018F
Screening Of Parking



Seattle City Council

Memorandum

Date: December 20, 1989

To: Interested Persons

From: *Bob*
Bob Morgan,
City Council Central Staff

Subject: Error in Council Bill 107710 - Lowrise 4 Zone

Council Bill 107710, which establishes the Lowrise 4 zone, shows the wrong height limit for the Lowrise 2 zone. The Lowrise 2 height limit is intended by the Council to be 25 feet in all locations.

This discrepancy is due to an inadvertent omission. The Council amended council bill 107708 to provide for a 25 foot height limit in the Lowrise 2 zone. Council bill 107710, which is based on the original council bill 107708, was not similarly amended to reflect the change.

A new ordinance will be introduced to correct council bill 107710, prior to its effective date. See council bill 107708 for the correct height limit for the Lowrise 2 zone.

ORDINANCE 114888

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AN ORDINANCE relating to land use and zoning amending Sections 23.30.010, 23.45.008, 23.45.009, 23.45.010, 23.45.011, 23.45.012, 23.45.014, 23.45.016, 23.45.018 and 23.84.048 of the Seattle Municipal Code to add requirements for the development of multifamily structures in a new Lowrise 4 zone.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 23.30.010 of the Seattle Municipal Code, is hereby amended to read as follows:

23.30.010 Classifications for the purposes of this subtitle.

All land within the City shall be classified as being either within one (1) of the following land use zones or a zone retained under Title 24 and regulated accordingly:

Zones	Abbreviated
Residential, Single Family 9,600	SF 9600
Residential, Single Family 7,200	SF 7200
Residential, Single Family 5,000	SF 5000
Residential, Multifamily, Lowrise Duplex/Triplex	LDT
Residential, Multifamily, Lowrise 1	L1
Residential, Multifamily, Lowrise 2	L2
Residential, Multifamily, Lowrise 3	L3
<u>Residential, Multifamily, Lowrise 4</u>	<u>L4</u>
Residential, Multifamily, Midrise	MR
Residential, Multifamily, Highrise	HR
Residential - Commercial	RC
Institution 1	I-1
Institution 2	I-2
Institution 3	I-3
Institution 4	I-4
Institution 5	I-5
Institution 6	I-6
Institution Master Plan	I-MP
Neighborhood Commercial 1	NC1
Neighborhood Commercial 2	NC2
Neighborhood Commercial 3	NC3
Commercial 1	C1
Commercial 2	C2
Downtown Office Core 1	DOC1
Downtown Office Core 2	DOC2
Downtown Retail Core	DRC
Downtown Mixed Commercial	DMC
Downtown Mixed Residential	DMR
Pioneer Square Mixed	PSM
International District Mixed	IDM
International District Residential	IDR
Downtown Harborfront 1	DH1
Downtown Harborfront 2	DH2
Pike Market Mixed	PMM
General Industrial 1	IG1
General Industrial 2	IG2
Industrial Buffer	IB
Industrial Commercial	IC

1 Section 2. That Section 23.45.008 of the Seattle Municipal Code is
2 hereby amended to read as follows:

3 23.45.008 Density - Lowrise Zones

4 A. There shall be a minimum lot area per dwelling unit except as pro-
5 vided in subsection B, as follows:

6 Lowrise Duplex/Triplex - 1 dwelling unit per two thousand (2000) square
7 feet of lot area.

8 Lowrise 1 - One (1) dwelling unit per sixteen hundred (1600) square feet
9 of lot area.

10 Lowrise 2 - One (1) dwelling unit per twelve hundred (1200) square feet of
11 lot area.

12 Lowrise 3 - One (1) dwelling unit per eight hundred (800) square feet of
13 lot area.

14 Lowrise 4 - One (1) dwelling unit per six hundred (600) square feet of lot
15 area.

16 B. In Lowrise 3 and Lowrise 4 zones multifamily structures for low-
17 income elderly or low-income disabled residents or a combination of the two
18 operated by a public agency or a private non-profit corporation shall have
19 a maximum density ((~~of~~)) as follows:

20 Lowrise 3: One (1) dwelling unit per five hundred fifty (550) square feet
21 of lot area.

22 Lowrise 4: One (1) dwelling unit per four hundred (400) square feet of lot
23 area.

24 In order to qualify for the density provisions of this subsection, a
25 majority of the dwelling units of the structure shall be designed for and
26 dedicated to tenancies of at least three months.

27 The dwelling units shall remain as low-income elderly or low-income
28 disabled housing for the life of the structure.

* * *

1 Section 3. That Section 23.45.009 of the Seattle Municipal Code is
2 hereby amended to read as follows:

3 23.45.009 Structure height - Lowrise Zones

4 A. Maximum Height

5 1. The maximum height permitted for all structures, except as provided
6 in subsection A2, shall be as follows:

7 Lowrise Duplex/Triplex - Twenty-five feet (25')

8 Lowrise 1 - Twenty-five feet (25')

9 Lowrise 2 - Thirty feet (30'), except as modified by subsection A2.

10 Lowrise 3 - Thirty feet (30')

11 Lowrise 4 - Thirty-seven feet (37')

12 2. In Lowrise 2 zones, on lots within one hundred feet (100') of a
13 lot zoned single family, the maximum height limit shall be twenty five feet
14 (25').

15 B. Pitched roofs.

16 1. In Lowrise Duplex/Triplex and Lowrise 1 zones and in Lowrise 2
17 zones on lots within one hundred feet (100') of a lot zoned Single Family,
18 the ridge of pitched roofs on principal structures with a minimum slope of
19 six to twelve (6:12) may extend up to thirty-five feet (35'). The ridge of
20 pitched roofs on principal structures with a minimum slope of four to
21 twelve (4:12) may extend up to thirty feet (30'). All parts of the roof
22 above twenty-five feet (25') shall be pitched (Exhibit 23.45.009A).

23 2. In Lowrise 2, zones on lots more than one hundred feet (100') from
24 a lot zoned Single Family, ~~((and))~~ Lowrise 3 and Lowrise 4 zones the ridge
25 of pitched roofs on principal structures may extend up to thirty-five feet
26 (35'). All parts of the roof above thirty feet (30') shall be pitched at a
27 rate of not less than four to twelve (4:12) (Exhibit 23.45.009B).

28 3. No portion of a shed roof shall be permitted to extend beyond the
maximum height limit under this provision.

* * *

1 Section 4. That Section 23.45.010 of the Seattle Municipal Code is
 2 hereby amended to read as follows:

3 23.45.010 Lot Coverage - Lowrise Zones

4 A. Except as provided in subsection B, the maximum lot coverage
 5 permitted for principal and accessory structures shall not exceed the
 6 following limits:

7 Lowrise Duplex/Triplex - Thirty-five percent (35%)

8 Lowrise 1 - Forty percent (40%)

9 Lowrise 2 - Forty percent (40%)

10 Lowrise 3 - Forty-five percent (45%)

11 Lowrise 4 - Fifty percent (50%)

12 * * *

13 Section 5. That Section 23.45.011 of the Seattle Municipal Code is
 14 hereby amended to read as follows:

15 23.45.011 Structure Width and Depth - Lowrise Zones

16 A. The maximum width and depth of structures shall be as provided in
 17 Table 45.011A:

18 Table 45.011A

Multifamily Zone	Maximum Building Width Without Modulation	Maximum Building Width With Modulation	Maximum Building Depth
Lowrise Duplex/Triplex	30 feet; or 40 feet with a principal entrance facing a street	45 feet	60 % depth of lot, but not to exceed 65 feet
Lowrise 1	30 feet; or 40 feet with a principal entrance facing a street	60 feet	60% depth of lot
Lowrise 2	30 feet; or 40 feet with a principal entrance facing a street	Apartments and ground-related housing (except townhouses) 50 feet	Apartments and ground-related housing (except townhouses) 60% depth of lot
		Townhouses 90 feet	Townhouses 65% depth of lot
Lowrise 3	30 feet; or 40 feet with a principal entrance facing a street	Apartments and ground-related housing (except townhouses) 75 feet	Apartments and ground-related housing including townhouses 65% depth of lot
		Townhouses 120 feet	
<u>Lowrise 4</u>	<u>30 feet; or 40 feet with a principal entrance facing a street</u>	<u>Apartments and ground-related housing 90 feet</u> <u>Townhouses 150 feet</u>	<u>65% depth of lot</u>

19 * * *

1 Section 6. That Section 23.45.012 of the Seattle Municipal Code is
2 hereby amended to read as follows:

3 23.45.012 Modulation requirements - Lowrise Zones
4

5 * * *

6 D. Modulation Standards

7 1. Lowrise Duplex/Triplex and Lowrise 1 Zones.

8 a. Minimum Depth of Modulation.

9 1) The minimum depth of modulation shall be four feet (4') (Exhibit
10 23.45.012 B).

11 2) When balconies are part of the modulation and have a minimum
12 dimension of at least six feet (6') and a minimum area of least sixty (60)
13 square feet, the minimum depth of modulation shall be two feet (2')
(Exhibit 23.45.012C).

14 b. The minimum width of modulation shall be five feet (5') (Exhibit
15 23.45.012 B).

16 c. Maximum Width of Modulation. The modulation width shall empha-
17 size the identity of individual units, but shall not be greater than
18 thirty feet (30'). For units located one above the other, the indivi-
19 duality of the units shall be emphasized through the location of drive-
ways, entrances, walkways and open spaces.

20 2. Lowrise 2, (~~and~~) Lowrise 3 and Lowrise 4 Zones.

21 a. Minimum Depth of Modulation.

22 1) The minimum depth of modulation shall be four feet (4')
23 (Exhibit 23.45.012 B) in Lowrise 2 and Lowrise 3 zones and for townhouses
24 in Lowrise 4 zones, and eight feet (8') for apartments in Lowrise 4 zones.

25 2) When balconies are part of the modulation and have a minimum
26 dimension of at least six feet (6') and a minimum area of at least sixty
27 (60) square feet, the minimum depth of modulation shall be two feet (2')
(Exhibit 23.45.012 C).

28 b. The minimum width of modulation shall be five feet (5') (Exhibit
23.45.012 B).

1 c. Maximum Width of Modulation.

2 1) The maximum width of modulation shall be thirty feet (30').

3 2) Exceptions to Maximum Width of Modulation in Lowrise 2 and
4 Lowrise 3 zones.

5 i) When facades provide greater depth of modulation than
6 required by subsection D1 of this section, then for every additional full
7 foot of modulation depth, the width of modulation may be increased by two
8 and one-half feet (2 1/2'), to a maximum width of forty feet (40') in
9 Lowrise 2 zones and forty five feet (45') in Lowrise 3 zones.

Section 23.86.002 B, Measurements, shall not apply.

10 ii) The maximum width of modulation may be increased when facades
11 are set back from the lot line further than the required setback,
12 according to the following guideline: The width of modulation of such a
13 facade shall be permitted to exceed thirty feet (30') by one foot (1) for
14 every foot of facade setback beyond the required setback. This provision
15 shall not be combined with the provisions of subsection B2c(2)i, nor shall
16 it permit facades to exceed forty-five feet (45') in width without
17 modulation.

18 3. In Lowrise 1, Lowrise 2 and Lowrise 3 zones required modulation may
19 start a maximum of ten feet (10') above existing grade, and shall be con-
20 tinued up to the roof. In Lowrise Duplex/Triplex zones modulation shall
21 extend from the ground to the roof except for weather protection coverings
22 such as awnings.

23 Section 7. That Section 23.45.014 of the Seattle Municipal Code is
24 hereby amended to read as follows:

25 23.45.014 Setback requirements - Lowrise Zones

26 A. Front Setback.

27 1. The required front setback shall be the average of the setbacks
28 of the first principal structures on either side, subject to the following:

Lowrise Duplex/Triplex - In no case shall the setback be less than five
feet (5') and it shall not be required to exceed
twenty feet (20').

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Lowrise 1, Lowrise 2 and Lowrise 3 - In no case shall the setback be less than five feet (5') and it shall not be required to exceed fifteen feet (15').

Lowrise 4 In no case shall the setback be less than five feet (5') and it shall not be required to exceed twenty feet (20').

2. Through Lots. In the case of a through lot, each setback abutting a street, except a side setback, shall be a front setback. Rear setback requirements shall not apply to the lot.

B. Rear Setbacks

Rear setbacks shall be provided as follows:

- Lowrise Duplex/Triplex and Lowrise 1 - Twenty feet (20') or twenty percent (20%) of lot depth, whichever is less, but in no case less than 15 feet (15').
- Lowrise 2 - Twenty-five feet (25') or twenty percent (20%) of lot depth, whichever is less, but in no case less than 15 feet (15').
- Lowrise 3 and Lowrise 4 - Twenty-five feet (25') or fifteen percent (15%) of lot depth, whichever is less, but in no case less than fifteen feet (15').

C. Side Setbacks.

1. The required side setback for structures in Lowrise zones shall be determined by structure depth and height, according to the following table:

Table 45.014A
Side Setbacks - Lowrise Zones

Structure Depth in Feet	Height of Side Facade at Highest Point in Feet		Minimum Side Setback
	0-25'	26-30'	
65' or less	5'	6'	5'
66' to 80'	6'	6'	5'
81' to 100'	8'	9'	6'
101' to 120'	11'	12'	7'
121' to 140'	14'	15'	7'
141' to 160'	17'	18'	8'
161' to 180'	19'	21'	8'
greater than 180'			1' in addition to 8' for every 50' in depth

The pattern established in the table shall be continued for structures greater than 180' in depth.

2. When there is a principal entrance along a side facade, a ten foot (10') setback shall be required along that side for the length of the pedestrian route. This ten foot (10') setback shall apply only to a height of eight feet (8') above the access route.

3. The side street setback of a reversed corner lot shall be ten feet (10') or as provided in Tables 45.014A whichever is greater.

D. Required Setbacks for Cluster Developments.

1. In Lowrise Duplex/Triplex zones where two or more principal structures are located on a lot, the required setback between those portions of interior facades which face each other shall be ten feet (10') when the length of facing portions of facades is forty feet (40') or less and fifteen feet (15') when the length of facing portions of facades exceeds forty feet (40').

2. In Lowrise 1, Lowrise 2, (~~and~~) Lowrise 3 and Lowrise 4 zones where two (2) or more principal structures are located on a lot the required setback between those portions of interior facades which face each other shall be as follows:

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Table 45.014C
Required Setback Between Facing Facades
Lowrise Zones

Length of Facing Facades in Feet	Height of Facade at Highest Point in Feet	
	Average Setback Between Facing Facades	Minimum Setback
40' or less	10'	10'
41' to 60'	15'	10'
61' to 80'	20'	10'
81' to 100'	25'	10'
101' to 150'	30'	10'
151' or more	40'	10'

3. Setbacks shall apply only to portions of the facades that are directly across from each other. Where two facades of unequal height face each other, the taller of the two facades shall be used to determine the required setbacks.

4. In Lowrise 2, (~~and~~) Lowrise 3 and Lowrise 4 zones structures in cluster developments may be connected by elevated walkways, provided that:

a. One (1) elevated walkway shall be permitted to connect any two (2) structures in the development;

b. Additional elevated walkways, in excess of one (1), between any two (2) structures may be permitted by the Director when it is determined that by their location or design a visual separation between structures is maintained.

c. All elevated walkways shall meet the following standards:

i. The roof planes of elevated walkways shall be at different levels than the roofs or parapets of connected structures.

ii. Walkways shall be set back from street lot lines and the front facades of the structures they connect, and whenever possible shall be located or landscaped so that they are not visible from a street.

iii. The design of the walkways and the materials used shall seek to achieve a sense of openness and transparency.

iv. Elevated walkways shall add to the effect of modulation rather than detract from it.

1 such decks shall not cover the open space of another unit, nor be above the
2 living space of any unit. Decks may project into setbacks in accordance
3 with Section 23.45.014E.

4 3. Lowrise 2 (~~and~~) Lowrise 3 and Lowrise 4 Zones

5 a. Ground-related Housing.

6 1) In Lowrise 2 and Lowrise 3 zones a minimum of three hundred
7 (300) square feet per unit of private, usable open space, at ground level
8 and directly accessible to each unit, shall be required.

9 2) In Lowrise 4 zones a minimum of fifteen percent (15%) of lot
10 area, plus two hundred (200) square feet per unit of private usable open
11 space, at ground level and directly accessible to each unit, shall be
12 required.

13 3) On lots with slopes of twenty percent (20%) or more, decks of
14 the same size as the required ground-level open space may be built over the
15 sloping ground-level open space. In order to qualify for this provision,
16 such decks shall not cover the open space of another unit, nor be above the
17 living space of any unit. Decks may project into setbacks in accordance
18 with Section 23.45.014E.

19 b. Apartments

20 1) Lowrise 2 Zones - A minimum of thirty percent (30%) of the lot
21 area shall be provided as usable open space at ground level.

22 2) Lowrise 3 and Lowrise 4 Zones

23 i. A minimum of twenty-five percent (25%) of the lot area shall
24 be provided as usable open space at ground level, except as provided in
25 subsection A3b(2)ii.

26 ii. A maximum of one-third (1/3) of the required open space may
27 be provided above ground in the form of balconies or decks if the total
28 amount of required open space is increased to thirty percent (30%) of lot
area.

B. Development Standards

1. Lowrise Duplex/Triplex zones and ground-related housing in Lowrise
1, Lowrise 2, (~~and~~) Lowrise 3 and Lowrise 4 zones.

1 a. Lowrise Duplex/Triplex Zones - private usable open space

2 1) Private usable open space shall be provided at ground level in
3 one (1) contiguous parcel with a minimum area of four hundred (400) square
4 feet. No horizontal dimension of the open space shall be less than ten
5 feet (10').

6 2) Private usable open space shall be located a maximum of four
7 feet (4') above or below a private entry to the unit it serves. The floor
8 of the unit accessed by this entry shall have a minimum area of three
9 hundred (300) square feet. This minimum area may include a private garage
if habitable floor area of the same unit is located directly above.

10 b. Lowrise Duplex/Triplex Zones - common open space.

11 Required common open space shall be provided at ground level in one (1)
12 contiguous parcel with a minimum area of six hundred (600) square feet.
13 No horizontal dimension shall be less than ten feet (10').

14 c. Lowrise 1, Lowrise 2, (~~and~~) Lowrise 3 and Lowrise 4 Zones -
15 ground-related housing.

16 1) In Lowrise 1 zones the required open space shall be provided
17 in one (1) contiguous parcel. In Lowrise 2, (~~and~~) Lowrise 3 and Lowrise 4
18 zones the required open space for each ground-related dwelling unit is not
19 required to be in one contiguous area, but no open space area shall be less
20 than one hundred twenty (120) square feet. No horizontal dimension shall
be less than ten feet (10').

21 2) Required open space may be located a maximum of ten feet
22 (10') above or below the unit it serves, except as permitted in subsection
23 B.1c(4), provided that the access to such open space does not go through
24 or over common circulation areas, common or public open spaces, or the
open space serving another unit.

25 3) At least fifty percent (50%) of the required open space
26 for a unit shall be level, provided that:

- 27 i. The open space may be terraced; and
28 ii. Minor adjustments in level shall be permitted as long
as the difference in elevation between the highest and lowest point does
not exceed two feet (2').

1 4) For additional dwelling units proposed within a structure
2 existing on August 11, 1982, the vertical distance between the unit and the
3 private, landscaped open space may exceed ten feet (10') where the
4 following criteria are met:

5 i. Where the structure was constructed with floor-to-
6 floor heights in excess of ten feet (10'), the open space may be located a
7 maximum of ten feet (10') plus the height between floors in excess of ten
8 feet (10'), above or below the unit it serves; or

9 ii. Where the structure was constructed with the first
10 floor in excess of two feet (2') above grade, the open space may be located
11 a maximum of ten feet (10') plus the additional height of the first floor
12 in excess of two feet (2') above grade, above or below the unit it serves.

13 d. Required open space may be located in the front, sides or rear
14 of the structure.

15 e. To ensure privacy of open space, openings such as windows and
16 doors on the ground floor of walls of a dwelling unit or common area which
17 directly face the open space of a different unit are prohibited, unless
18 such openings are screened by view-obscuring fences, freestanding walls or
19 wingwalls.

20 f. Parking areas, driveways and pedestrian access other than
21 pedestrian access required by Washington State Rules and Regulations for
22 Barrier-Free Design shall not be counted as open space.

23 g. Required private usable open space shall be landscaped
24 according to standards promulgated by the Director for ground-related
25 dwelling units.

26 2. Lowrise 2 (~~and~~) Lowrise 3 and Lowrise 4 Zones - Apartments

27 a. No horizontal dimension for required ground-level open space
28 shall be less than ten feet (10').

 b. Required open space is permitted in the front, sides or rear
of the structure.

 c. Parking areas, driveways and pedestrian access, except for
pedestrian access meeting the Washington State Rules and Regulations for
Barrier-Free Design, shall not be counted as open space.

1 d. In order to qualify as above-ground level open space, balco-
2 nies and decks shall have a minimum horizontal dimension of six feet (6'),
3 and a total area of at least sixty (60) square feet.

4 e. For cluster development, at least twenty percent (20%) of the
5 required open space shall be provided in one (1) contiguous area.

6 f. Terraced Housing on a Slope of Twenty-five Percent (25%) or more.

7 i. No horizontal dimension for required ground-level open
8 space shall be less than ten feet (10').

9 ii. Required open space is permitted in the front, sides or
10 rear of the structure.

11 iii. Parking areas, driveways and pedestrian access, except
12 for pedestrian access meeting the Washington State Rules and Regulations
13 for Barrier-Free Design, shall not be counted as open space.

14 iv. In order to qualify as above-ground-level open space,
15 rooftop areas shall have a minimum horizontal dimension of at least one
16 hundred twenty (120) square feet.

17 3. Open Space Exception. When all parking and access to parking is unco-
18 vered and is surfaced in permeable material, except gravel, the quantity of
19 required ground-level open space shall be reduced by five percent (5%) of
20 the total lot area.

21 Section 9. That Section 23.45.018 of the Seattle Municipal Code is
22 hereby amended to read as follows:

23 **23.45.018 Parking and Access - Lowrise Zones**

24 A. Parking Quantity. Parking shall be required as provided in Chapter
25 23.54.

26 B. Access to Parking.

27 1. Alley Access Required. Except as provided in subsections B2 or B3,
28 access to parking shall be from the alley when the site abuts a platted
alley improved to the standards of Section 23.54.010C or when the Director
determines that alley access is feasible and desirable to mitigate parking
access impacts. Street access shall not be permitted.

1 2. Street Access Required. Access to parking shall be from the
2 street when:

3 a. Due to the relationship of the alley to the street system, use
4 of the alley for parking access would create a significant safety hazard; or

5 b. The lot does not abut a platted alley; or

6 c. In Lowrise 3 zones, apartments are proposed
7 across an alley from a Single Family or a Lowrise Duplex/Triplex zone; or

8 d. In Lowrise 4 zones apartments are proposed across an alley
9 from a Single Family, Lowrise Duplex/Triplex or Lowrise 1 zone.

10 3. Street or Alley Access Permitted. Access to parking may be from
11 either the alley or the street when the conditions listed in subsection B2
12 do not apply, and one (1) or more of the following conditions are met:

13 a. Topography makes alley access infeasible;

14 b. In all zones except Lowrise Duplex/Triplex, ground-related
15 housing is proposed across an alley from a Single Family zone.

16 c. In Lowrise 4 zones ground-related housing is proposed across
17 an alley from a Lowrise Duplex/Triplex or Lowrise 1 zone.

18 d. The alley is not improved to the standards of Section
19 23.54.010C. If such an alley is used for access to parking, it shall be
20 improved according to the standards of Section 23.54.010C.

21 4. In Lowrise Duplex/Triplex zones no more than fifty percent (50%)
22 of the total area of the required front setback extended to side lot lines
23 may be occupied by a driveway providing access to parking, except where the
24 minimum required driveway standards will exceed fifty percent (50%) of the
25 front setback.

26 C. Location of Parking.

27 1. Parking shall be located on the same site as the principal use.

28 2. Parking may be located in or under the structure provided that:

 a. For ground-related housing, the parking is screened from
direct street view by the street-facing facades of the structure (Exhibit
23.45.018 A), by garage doors, or by a fence and landscaping as provided in
Section 23.45.018 D (Exhibit 23.45.018 B).

1 b. For apartments, the parking is screened from direct street view
2 by the street-facing facades of the structure. For each permitted curb cut,
3 the facades may contain one (1) garage door, not to exceed the maximum
4 width allowed for curb cuts (Exhibit 23.45.018 A).

5 3. Parking may be located outside a structure provided it maintains
6 the following relationships to lot lines and structures. In all cases
7 parking located outside of a structure shall be screened from direct street
8 view as provided in Section 23.45.018 D.

9 a. Parking may be located between any structures on the same lot.

10 b. Rear Lot Lines. Parking may be located between any structure
11 and the rear lot line of the lot (Exhibit 23.45.018 C).

12 c. Side Lot Lines. Parking may be located between any structure
13 and a side lot line which is not a street side lot line (Exhibit
14 23.45.018C). Where the location between the structure and a side lot line
15 is also between a portion of the same structure and the front lot line,
16 subsection C3d(3) shall apply (Exhibit 23.45.018 D).

17 d. Front and Street Side Lot Lines. Parking may be located bet-
18 ween any structure and the front and street side lot lines provided that:

19 1) On a through lot, parking may be located between the
20 structure and one (1) of the front lot lines; provided, that on lots one
21 hundred twenty-five feet (125') or more in depth, parking shall not be
22 located in either front setback. The frontage in which the parking may be
23 located shall be determined by the Director based on the prevailing
24 character and setback patterns of the block.

25 2) For ground-related housing on corner lots, parking may
26 be located between the structure and a street lot line along one (1) street
27 frontage only.

28 3) Parking may be located between the front lot line and a
portion of a structure provided that:

 i. The parking is also located between a side lot
line, other than a street side lot line, and a portion of the same
structure which is equal to at least thirty percent (30%) of the total
width of the structure (Exhibit 23.45.018 D).

1 ii. In Lowrise 1 and Lowrise 2 zones the parking is not
2 located in the front setback and in no case closer than twenty feet (20')
3 to the front lot line.

4 iii. In Lowrise 3 and Lowrise 4 zones the parking is not
5 located in the front setback and in no case closer than fifteen feet (15')
6 to the front lot line.

7 4. Location of Parking in Special Circumstances.

8 a. For a cluster development, the location of parking shall be
9 determined in relation to the structure or structures which have perimeter
10 facades facing a street (Exhibit 23.45.018 E).

11 b. In all Lowrise zones, the Director may permit variations from
12 the development standards for parking location and design, and curb cut
13 quantity and width, for lots meeting the following conditions:

14 1) Lots proposed for ground-related housing with no
15 feasible alley access and with:

- 16 i. Less than eighty feet (80') of street frontage, or
17 ii. Lot depth of less than one hundred feet (100'), or
18 iii. A rise or drop in elevation of at least twelve feet
19 (12') in the first sixty feet (60') from the front lot line; and

20 2) Lots proposed for apartments and terraced housing with no
21 feasible alley access and a rise or drop in elevation of at least twelve
22 feet (12') in the first sixty feet (60') from the front lot line;

23 3) On lots meeting the standards listed in subsections
24 C4b(1) and b(2), the following variations may be permitted:

25 i. Ground-related housing: parking may be located bet-
26 ween the structure and the front lot line,

27 ii. Apartments: parking may be located in or under the
28 structure if screened from direct street view by garage doors or by
fencing and landscaping;

 4) In order to permit such alternative parking solutions,
the Director must determine that siting conditions, such as the topography
of the rest of the lot, or soil and drainage conditions, warrant the excep-

1 tion, and that the proposed alternative solution meets the following objec-
2 tives: maintaining on-street parking capacity, an attractive environment at
3 street levels, landscaped street setbacks, unobstructed traffic flow and,
4 where applicable, the objectives of the Shoreline Master Program. In no
5 case shall a curb cut be authorized to exceed thirty feet (30') in width.

6 D. Screening of Parking.

7 1. Parking shall be screened from direct street view by the facade of
8 the structure, by garage doors, and by a fence or wall between five (5)
9 and six feet (6') in height. When the fence or wall runs along the street,
10 there shall be a landscaped area a minimum of three feet (3') deep on the
11 street side of the fence or wall. The screening shall be located outside
any required sight triangle (Exhibit 23.45.018 F).

12 2. The height of the visual barrier created by the screen required in
13 subsection D1 shall be measured from street level. If the elevation of the
14 lot line is different from the finished elevation of the parking surface,
15 the difference in elevation may be measured as a portion of the required
16 height of the screen, so long as the screen itself is a minimum of three
feet (3') in height (Exhibit 23.45.018 F).

17 3. Screening may also be required to reduce glare from vehicle
18 lights, according to Section 23.45.017, light and glare standards.

19 Section 10. That Section 23.84.048 of the Seattle Municipal Code is
20 hereby amended to read as follows:

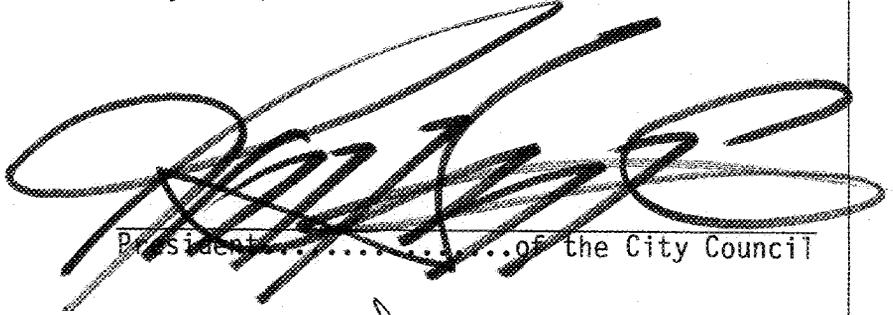
21 23.84.048 "Z"

22 * * *

23 "Zone, Lowrise" means Lowrise Duplex/Triplex, Lowrise 1, Lowrise 2, Lowrise
24 3 and Lowrise 4 multifamily residential zones.

25 * * *

1 Passed by the City Council the 18th day of December, 1989,
2 and signed by me in open session in authentication of its passage this
3 18th day of December, 1989...

4 
5
6 President..... of the City Council

7
8 The foregoing Council Bill No. 107710 was, on the 18th day of December,
9 presented to the Mayor who returned the same to the City Council without his
10 approval or disapproval on the 27th day of December, 1989.

11 _____
12 Mayor

13 Filed by me this 27th day of December, 1989...

14 Attest: Norman J. Brooks
15 City Comptroller and City Clerk

16
17 (SEAL)

18
19 Published _____ By Theresa Dunbar
20 Deputy Clerk

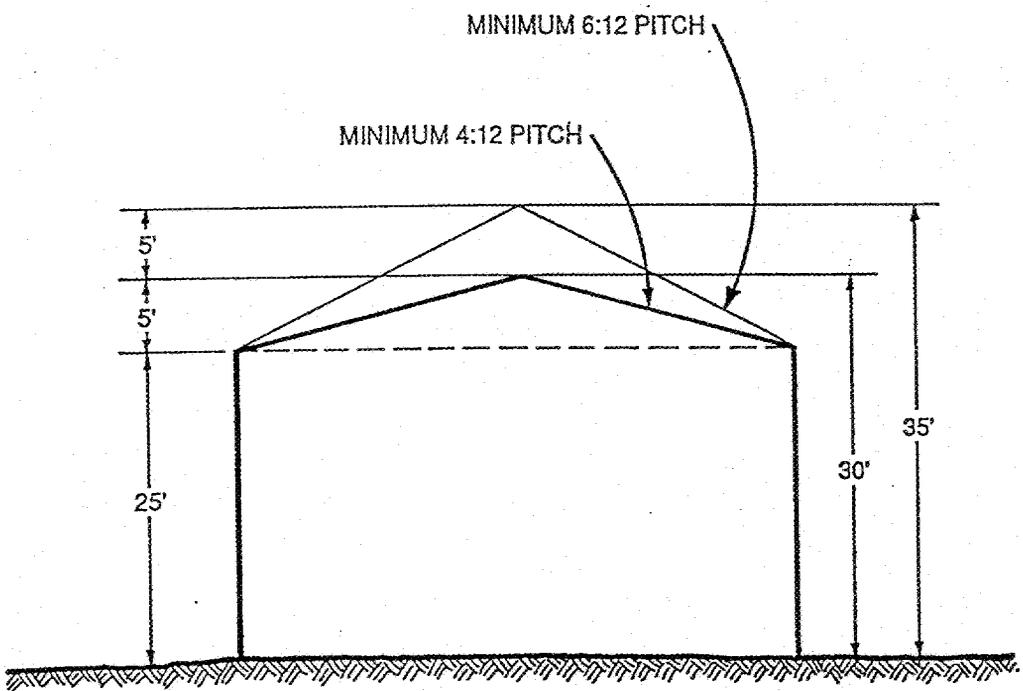


Exhibit 23.45.009A
Lowrise Duplex/Triplex, Lowrise 1
and Certain Lowrise 2 Zones,
Pitched Roof Exception

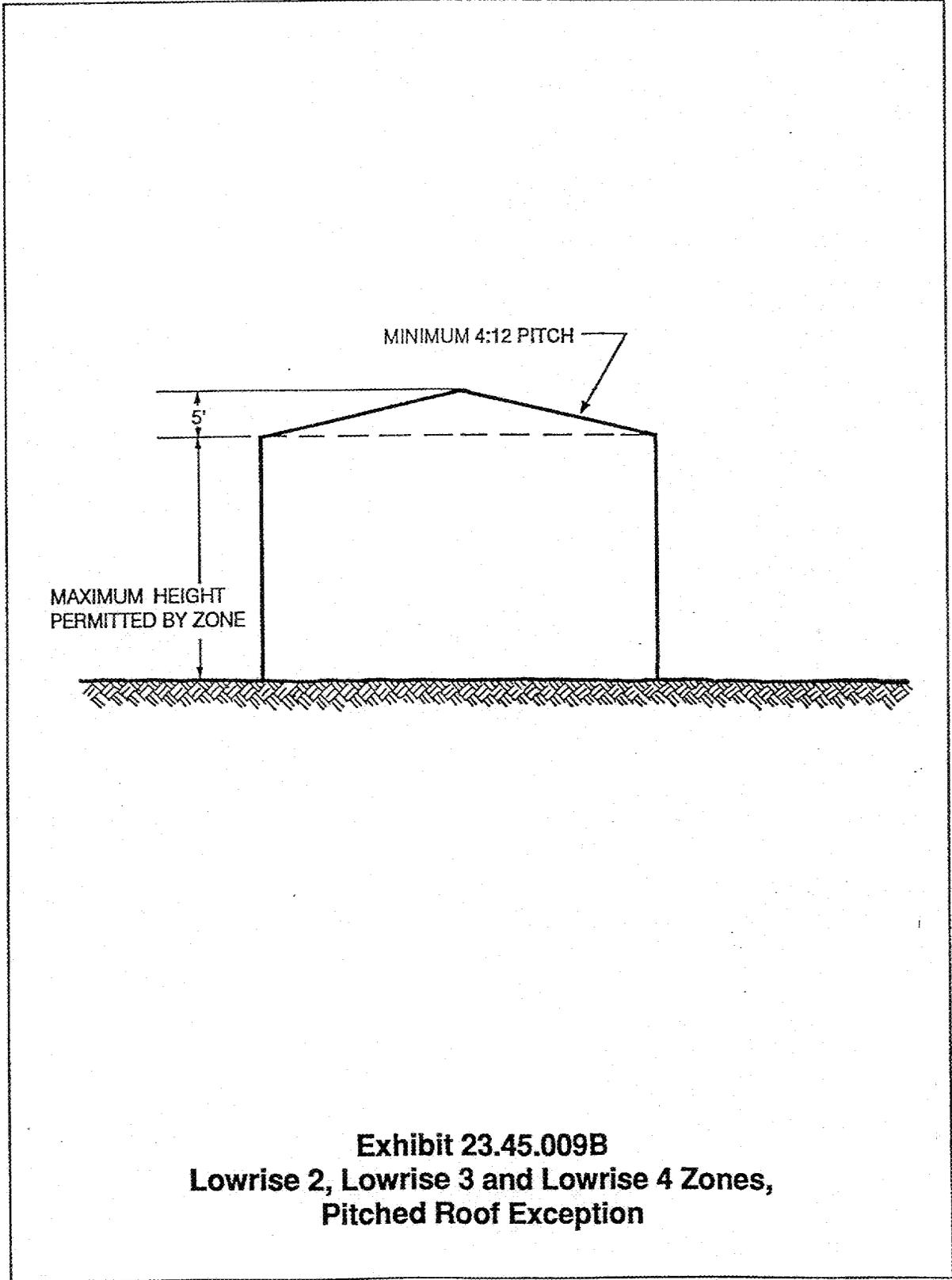


Exhibit 23.45.009B
Lowrise 2, Lowrise 3 and Lowrise 4 Zones,
Pitched Roof Exception

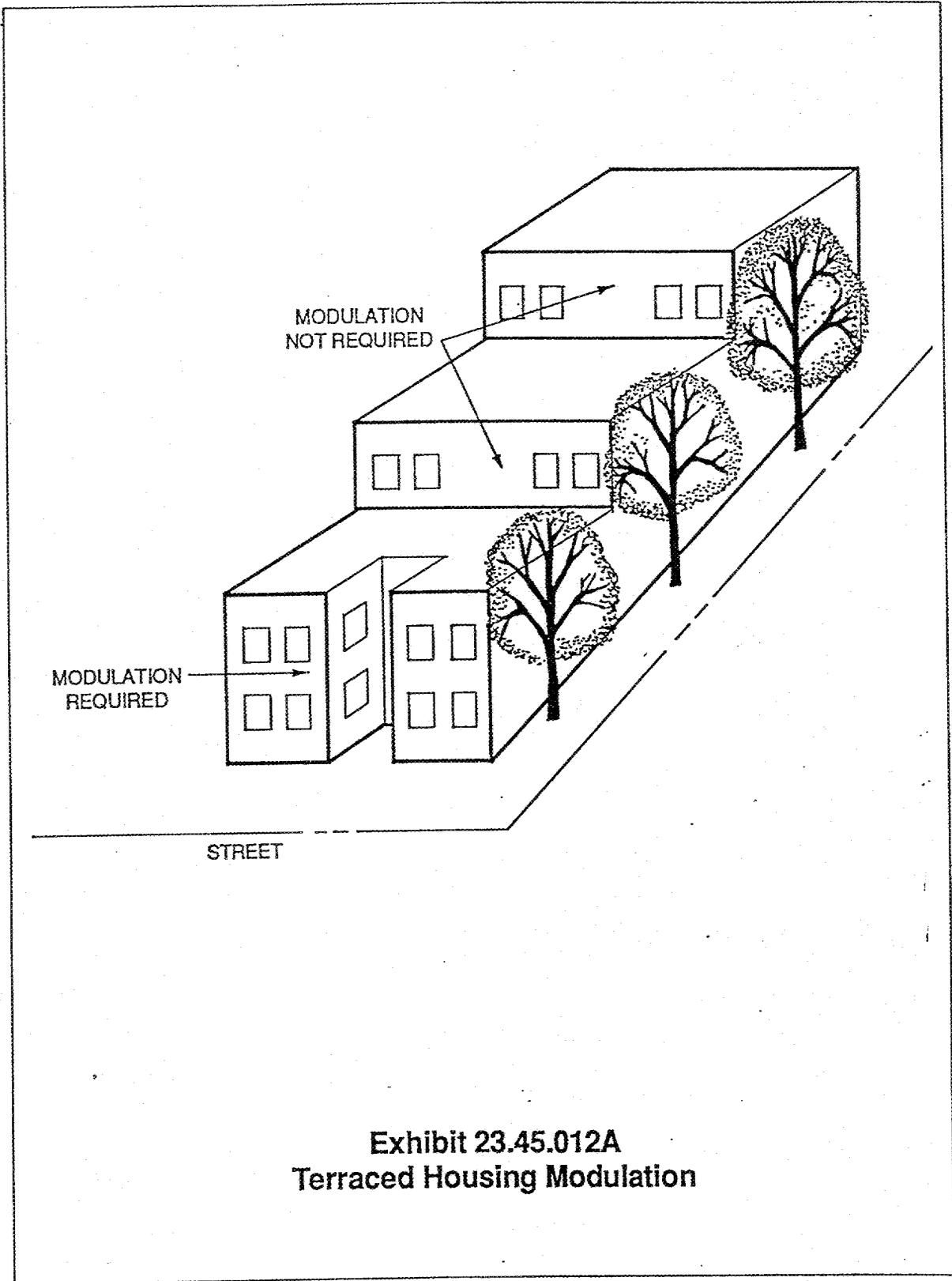
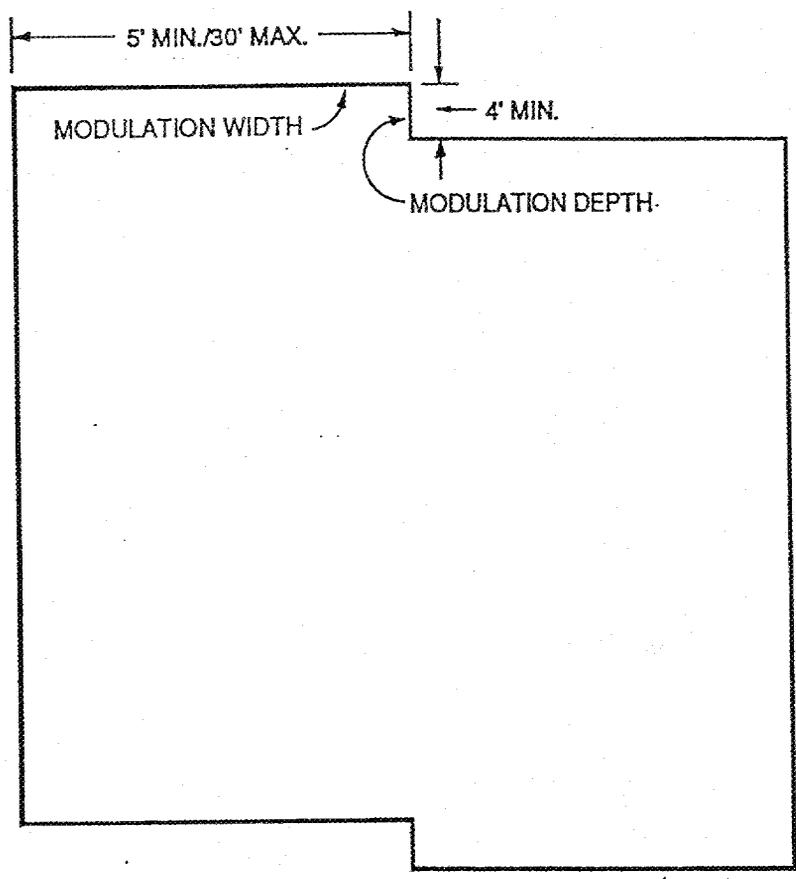
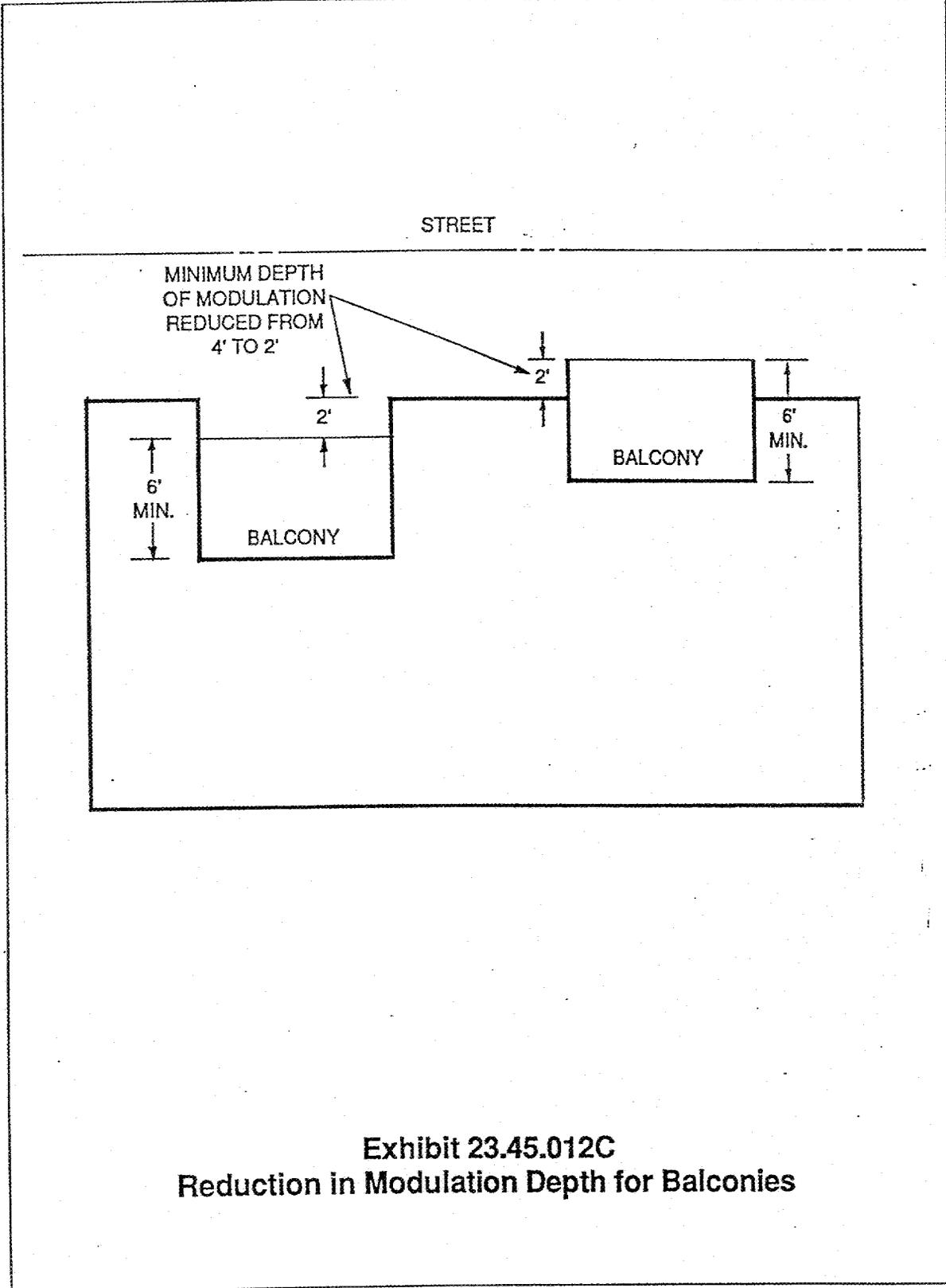
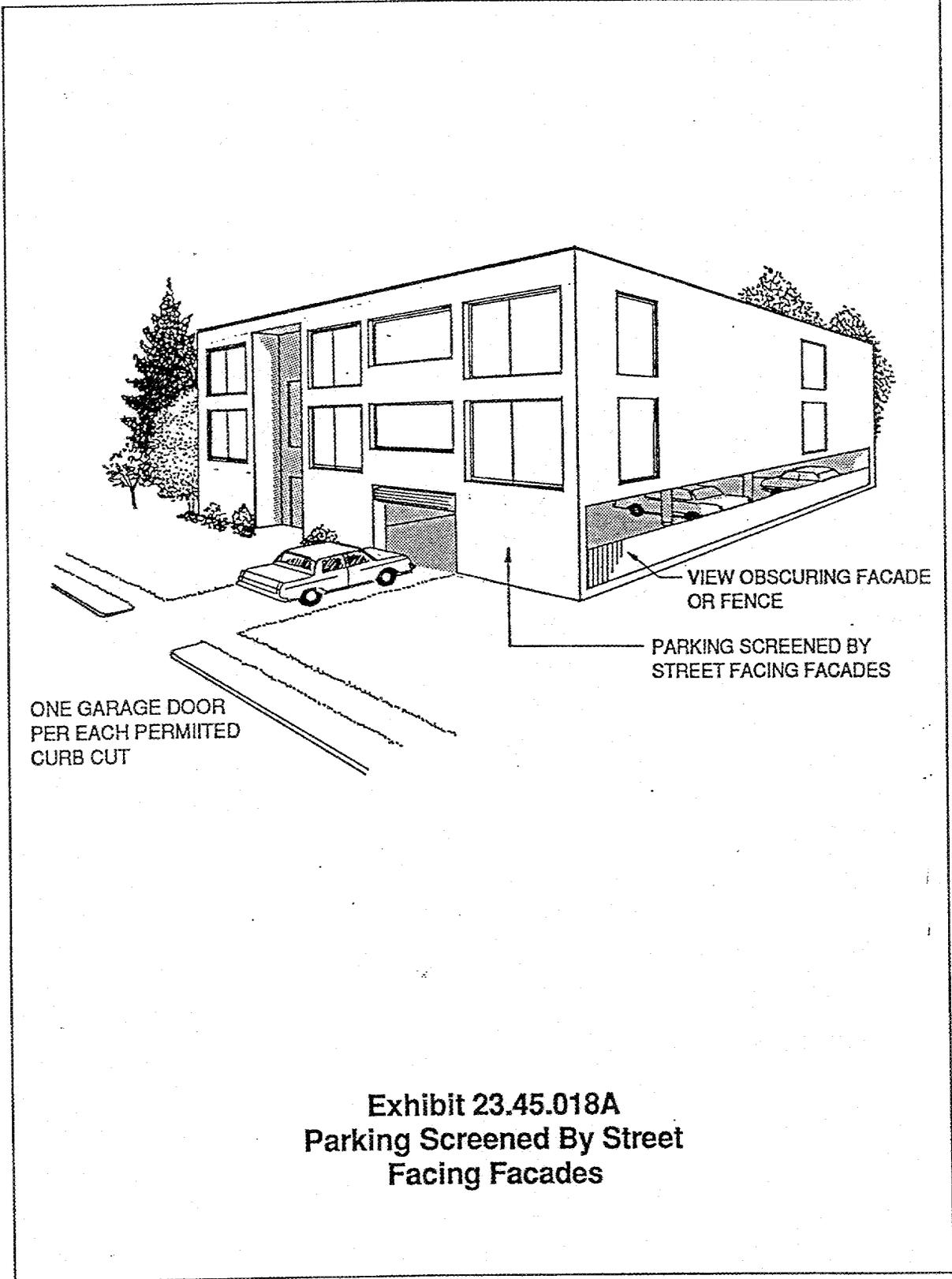


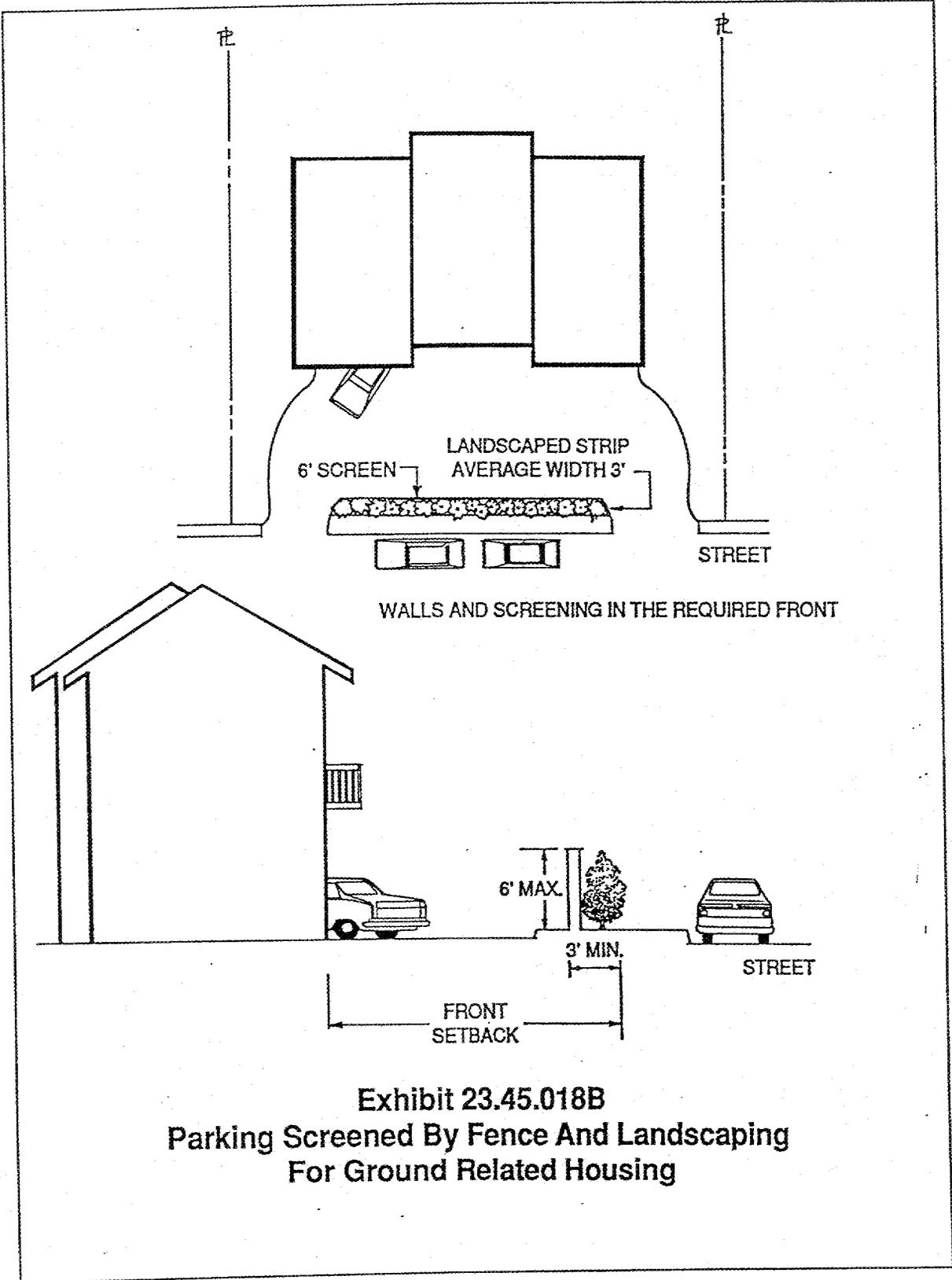
Exhibit 23.45.012A
Terraced Housing Modulation

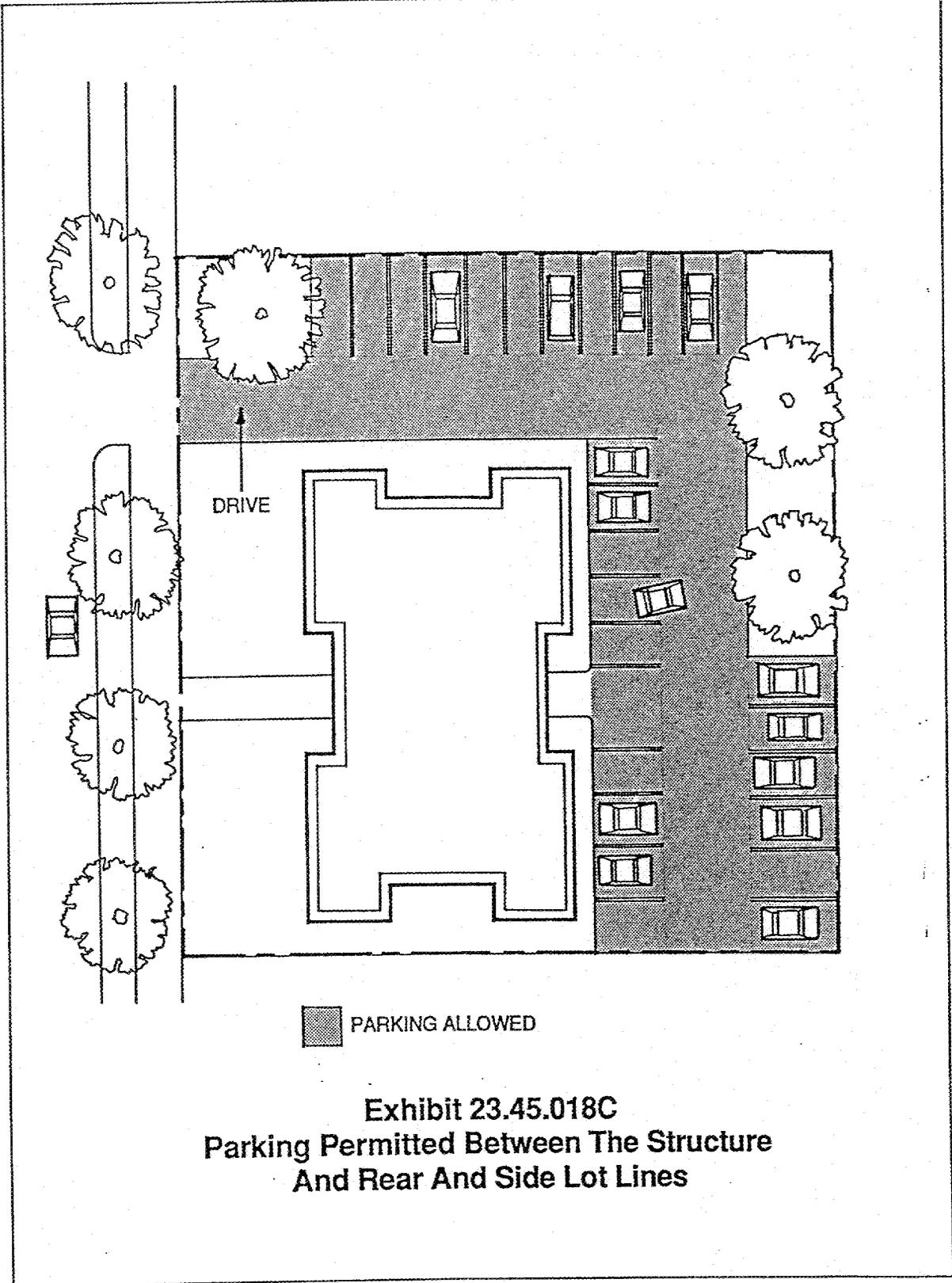


**Exhibit 23.45.012B
Lowrise Duplex/Triplex, Lowrise 1,
Lowrise 2 and Lowrise 3 Zones,
Required Width and
Depth of Modulation**









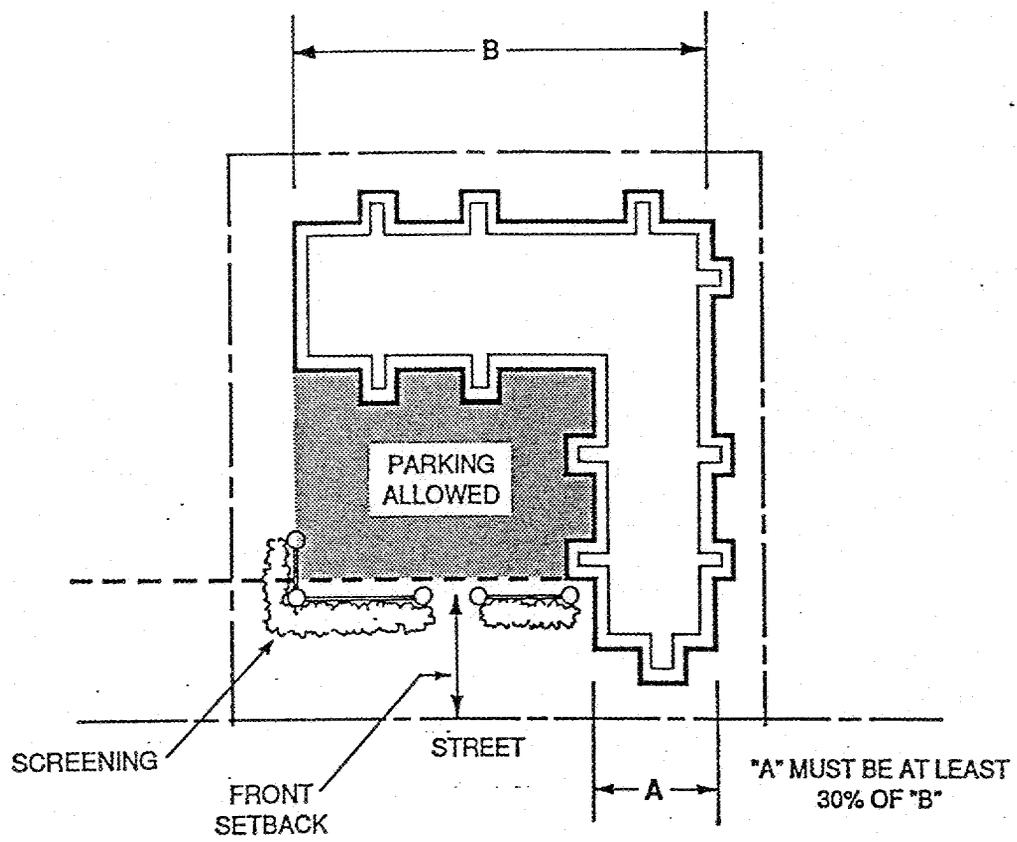
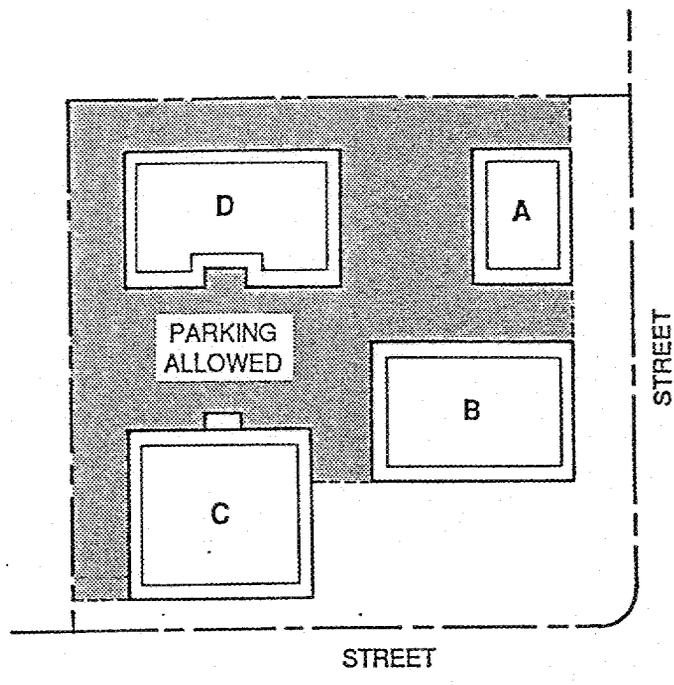


Exhibit 23.45.018D
Parking In Front Of The Structure
When Beside A Portion Of The Structure



 PARKING PERMITTED
IN SHADED AREAS

Exhibit 23.45.018E
Parking In a Cluster Development

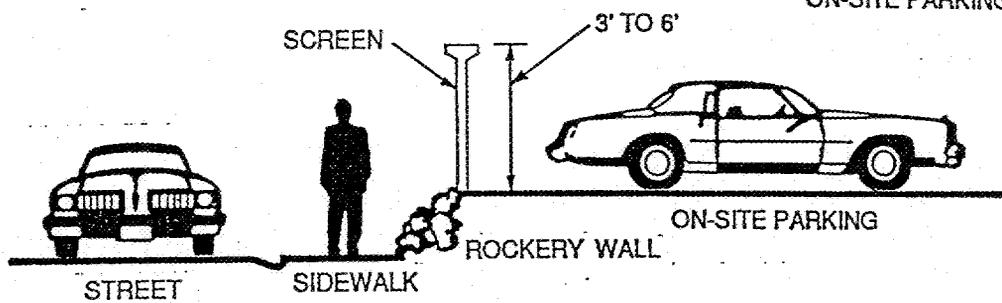
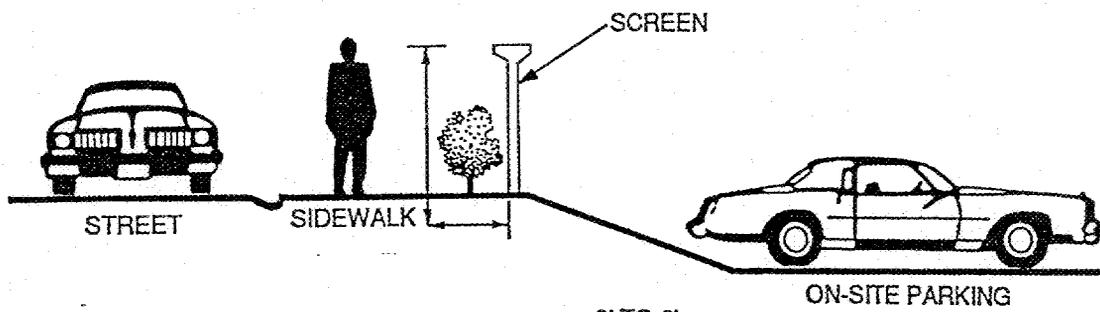
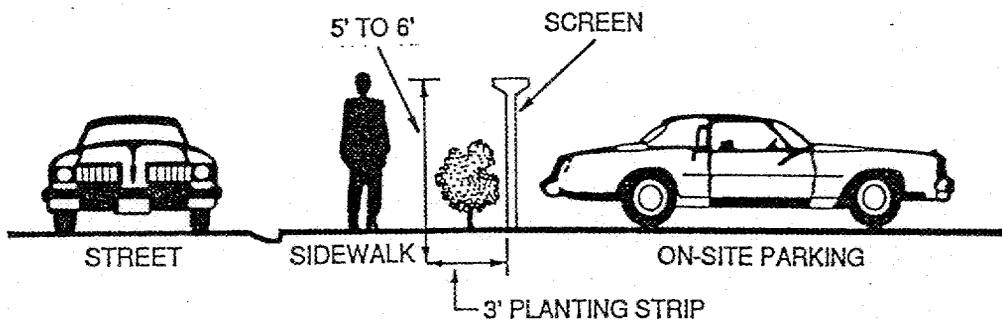


Exhibit 23.45.018F
Screening Of Parking

370
C.B. 10770

ORDINANCE _____

AN ORDINANCE relating to land use and zoning amending Sections 23.30.010, 23.45.008, 23.45.009, 23.45.010, 23.45.011, 23.45.012, 23.45.014, 23.45.016, 23.45.018 and 23.84.048 of the Seattle Municipal Code to add requirements for the development of multifamily structures in a new Lowrise 4 zone.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 23.30.010 of the Seattle Municipal Code, is hereby amended to read as follows:

23.30.010 Classifications for the purposes of this subtitle.

All land within the City shall be classified as being either within one (1) of the following land use zones or a zone retained under Title 24 and regulated accordingly:

Zones	Abbreviated
Residential, Single Family 9,600	SF 9600
Residential, Single Family 7,200	SF 7200
Residential, Single Family 5,000	SF 5000
Residential, Multifamily, Lowrise Duplex/Triplex	LDT
Residential, Multifamily, Lowrise 1	L1
Residential, Multifamily, Lowrise 2	L2
Residential, Multifamily, Lowrise 3	L3
Residential, Multifamily, Lowrise 4	L4
Residential, Multifamily, Midrise	MR
Residential, Multifamily, Highrise	HR
Residential - Commercial	RC
Institution 1	I-1
Institution 2	I-2
Institution 3	I-3
Institution 4	I-4
Institution 5	I-5
Institution 6	I-6
Institution Master Plan	I-MP
Neighborhood Commercial 1	NC1
Neighborhood Commercial 2	NC2
Neighborhood Commercial 3	NC3
Commercial 1	C1
Commercial 2	C2
Downtown Office Core 1	DOC1
Downtown Office Core 2	DOC2
Downtown Retail Core	DRC
Downtown Mixed Commercial	DMC
Downtown Mixed Residential	DMR
Pioneer Square Mixed	PSM
International District Mixed	IDM
International District Residential	IDR
Downtown Harborfront 1	DH1
Downtown Harborfront 2	DH2
Pike Market Mixed	PMM
General Industrial 1	IG1
General Industrial 2	IG2
Industrial Buffer	IB
Industrial Commercial	IC

1 Section 2. That Sections 23.45.008 through 23.45.018 of the Seattle
2 Municipal Code are hereby amended to read as follows:

3 **23.45.008 Density - Lowrise Zones**

4 A. There shall be a minimum lot area per dwelling unit except as pro-
5 vided in subsection B, as follows:

6 Lowrise Duplex/Triplex - 1 dwelling unit per two thousand (2000) square
7 feet of lot area.

8 Lowrise 1 - One (1) dwelling unit per sixteen hundred (1600) square feet
9 of lot area.

10 Lowrise 2 - One (1) dwelling unit per twelve hundred (1200) square feet of
11 lot area.

12 Lowrise 3 - One (1) dwelling unit per eight hundred (800) square feet of
13 lot area.

14 Lowrise 4 - One (1) dwelling unit per six hundred (600) square feet of lot
15 area.

16 B. In Lowrise 3 and Lowrise 4 zones multifamily structures for low-
17 income elderly or low-income disabled residents or a combination of the two
18 operated by a public agency or a private non-profit corporation shall have
19 a maximum density ((of)) as follows:

20 Lowrise 3: One (1) dwelling unit per five hundred fifty (550) square feet
21 of lot area.

22 Lowrise 4: One (1) dwelling unit per four hundred (400) square feet of lot
23 area.

24 The dwelling units shall remain as low-income elderly or low-income
25 disabled housing for the life of the structure.

26 C. In Lowrise Duplex/Triplex zones no structure shall contain more than
27 three dwelling units.

1 D. The rounding up of fractions of a unit to a whole unit shall not be
2 permitted.

3 23.45.009 Structure height - Lowrise Zones

4 A. Maximum Height

5 1. The maximum height permitted for all structures, except as provided
6 in subsection A2, shall be as follows:

7 Lowrise Duplex/Triplex - Twenty-five feet (25')

8 Lowrise 1 - Twenty-five feet (25')

9 Lowrise 2 - Thirty feet (30'), except as modified by subsection A2.

10 Lowrise 3 - Thirty feet (30')

11 Lowrise 4 - Thirty-seven feet (37')

12 2. In Lowrise 2 zones, on lots within one hundred feet (100') of a
13 lot zoned single family, the maximum height limit shall be twenty five feet
14 (25').

15 B. Pitched roofs.

16 1. In Lowrise Duplex/Triplex and Lowrise 1 zones the ridge of pitched
17 roofs on principal structures with a minimum slope of six to twelve (6:12)
18 may extend up to thirty-five feet (35'). The ridge of pitched roofs on
19 principal structures with a minimum slope of four to twelve (4:12) may
20 extend up to thirty feet (30'). All parts of the roof above twenty-five
21 feet (25') shall be pitched (Exhibit 23.45.009A).

22 2. In Lowrise 2, (~~and~~) Lowrise 3 and Lowrise 4 zones the ridge of
23 pitched roofs on principal structures may extend up to thirty-five feet
24 (35'). All parts of the roof above thirty feet (30') shall be pitched at
25 a rate of not less than four to twelve (4:12) (Exhibit 23.45.009B).

26 3. No portion of a shed roof shall be permitted to extend beyond the
27 maximum height limit under this provision.

C. Rooftop Features.

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1. Radio and television receiving aerials, flagpoles, and spires for religious institutions are exempt from height controls, except as regulated in Chapter 23.64, Airport Height District, provided they are no closer than fifty percent (50%) of their height above existing grade or, if attached only to the roof, no closer than fifty percent (50%) of their height above the roof portion where attached, to any adjoining lot line.

2. Open railings, planters, skylights, clerestories, greenhouses, dish antennae, parapets and firewalls may extend four feet (4') above the maximum height limit set in subsection A of this section.

3. The following rooftop features may extend ten feet (10') above the maximum height limit established in subsection A so long as the combined total coverage of all features does not exceed fifteen percent (15%) of the roof area or twenty percent (20%) of the roof area if the total includes screened mechanical equipment:

- a. Stair and elevator penthouses;
- b. Mechanical equipment;
- c. Play equipment and open-mesh fencing which encloses it, so long as the fencing is at least five feet (5') from the roof edge;
- d. Chimneys.

4. For height exceptions for solar collectors, see Section 23.45.146, Solar collectors.

5. In order to protect solar access for property to the north, the applicant shall either locate the rooftop features listed below at least ten feet (10') from the north edge of the roof, or provide shadow diagrams

1 to demonstrate that the proposed location of such rooftop features would
2 shade property to the north on January 21st at noon no more than would
3 a structure built to maximum permitted bulk:

- 4 a. Solar collectors;
- 5 b. Planters;
- 6 c. Clerestories;
- 7 d. Greenhouses;
- 8 e. Dish antennae;
- 9 f. Non-firewall parapets;
- 10 g. Play equipment;

11 23.45.010 Lot Coverage - Lowrise Zones

12 A. Except as provided in subsection B, the maximum lot coverage
13 permitted for principal and accessory structures shall not exceed the
14 following limits:

15 Lowrise Duplex/Triplex - Thirty-five percent (35%)

16 Lowrise 1 - Forty percent (40%)

17 Lowrise 2 - Forty percent (40%)

18 Lowrise 3 - Forty-five percent (45%)

19 Lowrise 4 - Fifty percent (50%)

20 B. Lot coverage exceptions. The following structures or portions of
21 structures shall be exempted from the measurement of lot coverage:

22 1. Pedestrian access bridges from alleys, streets or easements and
23 uncovered, unenclosed bridges of any height necessary for access and five
24 feet (5') or less in width;

25 2. Ramps or other access for the disabled or elderly meeting
26 Washington State Rules and Regulations for Barrier-Free design.

27 3. Fences, freestanding walls, bulkheads, signs and other similar
28 structures;

4. An underground structure, or underground portion of a structure,
on any part of the entire lot;

1 5. The first eighteen inches (18") of horizontal projection of eaves,
cornices and gutters;

2 6. The first four feet (4') of horizontal projection from principal
3 and accessory structures of unenclosed decks, balconies and porches;

4 7. Solar collectors meeting the provisions of Section 23.44.046 and
5 swimming pools eighteen inches (18") or less above grade.

6 23.45.011 Structure Width and Depth - Lowrise Zones

7 A. The maximum width and depth of structures shall be as provided in
8 Table 45.011A:

9
10 Table 45.011A

11 Multifamily Zone	Maximum Building Width Without Modulation	Maximum Building Width With Modulation	Maximum Building Depth
12 Lowrise Duplex/ Triplex	30 feet	40 feet	60 % depth of lot, but not to exceed 65 feet
14 Lowrise 1	30 feet;	60 feet	60% depth of lot
15 Lowrise 2	30 feet;	Apartments and ground-related (except town- houses) 50 feet	Apartments and ground-related (except townhouses) 60% depth of lot
18 Lowrise 3	30 feet;	Townhouses 90 feet	Townhouses 65% depth of lot
19		Apartments and ground-related (except townhouses) 75 feet	Apartments and ground-related including townhouses 65% depth of lot
20		Townhouses 120 feet	
21 Lowrise 4	<u>30 feet;</u>	<u>Apartments and</u> <u>ground-related</u> 90 feet	<u>65% depth of lot</u>
22		<u>Townhouses</u> 150 feet	

23
24 B. The minimum width for structures in Lowrise Duplex/Triplex zones
25 shall be twenty feet (20').

23.45.012 Modulation requirements - Lowrise Zones

1
2 A. In Lowrise zones modulation of a street facing facade shall be
3 required if the facade width exceeds thirty feet (30').

4 B. Modulation Standards

5 1. Lowrise Duplex/Triplex and Lowrise 1 Zones.

6 a. Minimum Depth of Modulation.

7 1) The minimum depth of modulation shall be four feet (4') (Exhibit
8 23.45.012 B).

9 2) When balconies are part of the modulation and have a minimum
10 dimension of at least six feet (6') and a minimum area of least sixty (60)
11 square feet, the minimum depth of modulation shall be two feet (2')
12 (Exhibit 23.45.012C).

13 b. The minimum width of modulation shall be five feet (5') (Exhibit
14 23.45.012 B).

15 c. Maximum Width of Modulation. The modulation width shall empha-
16 size the identity of individual units, but shall not be greater than
17 thirty feet (30'). For units located one above the other, the indivi-
18 duality of the units shall be emphasized through the location of drive-
19 ways, entrances, walkways and open spaces.

20 2. Lowrise 2 ((and)) Lowrise 3 and Lowrise 4 Zones.

21 a. Minimum Depth of Modulation.

22 1) The minimum depth of modulation shall be four feet (4')
23 (Exhibit 23.45.012 B) in Lowrise 2 and Lowrise 3 zones and for townhouses
24 in Lowrise 4 zones, and eight feet (8') for apartments in Lowrise 4 zones.

25 2) When balconies are part of the modulation and have a minimum
26 dimension of at least six feet (6') and a minimum area of at least sixty
27 (60) square feet, the minimum depth of modulation shall be two feet (2')
28 (Exhibit 23.45.012 C).

1 b. The minimum width of modulation shall be five feet (5') (Exhibit
23.45.012 B).

2 c. Maximum Width of Modulation.

3 1) The maximum width of modulation shall be thirty feet (30').

4 2) Exceptions to Maximum Width of Modulation in Lowrise 2 and
5 Lowrise 3 zones.

6 i) When facades provide greater depth of modulation than
7 required by subsection D1 of this section, then for every additional full
8 foot of modulation depth, the width of modulation may be increased by two
9 and one-half feet (2 1/2'), to a maximum width of forty feet (40') in
10 Lowrise 2 zones and forty five feet (45') in Lowrise 3 zones.

Section 23.86.002 B, Measurements, shall not apply.

11 ii) The maximum width of modulation may be increased when facades
12 are set back from the lot line further than the required setback,
13 according to the following guideline: The width of modulation of such a
14 facade shall be permitted to exceed thirty feet (30') by one foot (1) for
15 every foot of facade setback beyond the required setback. This provision
16 shall not be combined with the provisions of subsection B2c(2)i, nor shall
17 it permit facades to exceed forty-five feet (45') in width without
18 modulation.

19 3. Required modulation may start a maximum of ten feet (10') above
20 existing grade, and shall be continued up to the roof, except for weather
21 protection coverings such as awnings in Lowrise Duplex/Triplex zones.

22 23.45.014 Setback requirements - Lowrise Zones

23 A. Front Setback.

24 1. The required front setback shall be the average of the setbacks
25
26
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of the first principal structures on either side, subject to the following provisions:

Lowrise Duplex/Triplex
and
Lowrise 1

- the setback shall be a minimum of fifteen feet (15') and is not required to exceed twenty feet (20').

Lowrise 2 ((and))
Lowrise 3 and
Lowrise 4

- the setback shall be a minimum of ten feet (10') and is not required to exceed twenty feet (20').

b. The required front setback shall be landscaped according to the standards for open space as provided in Section 23.45.016.

2. Through Lots. In the case of a through lot, each setback abutting a street, except a side setback, shall be a front setback. Rear setback requirements shall not apply to the lot.

3. Sloped Lots.

a. On sloped lots with no alley access in Lowrise Duplex/Triplex, Lowrise 1, Lowrise 2 ((and)) Lowrise 3 and Lowrise 4 zones, the required front setback may be reduced by one foot (1') for each two percent (2%) of slope to the minimum required in subsection A1. Slope shall be measured from the midpoint of the front lot line to the rear lot line, or for a depth of sixty feet (60'), whichever is less.

B. Rear Setbacks

Rear setbacks shall be provided as follows:

Lowrise Duplex/Triplex
and
Lowrise 1

- Twenty feet (20') or twenty percent (20%) of lot depth, whichever is less, but in no case less than 15 feet (15').

Lowrise 2,

- Twenty-five feet (25') or twenty percent (20%) of lot depth, whichever is less, but in no case less than 15 feet (15').

1 Lowrise 3 and
2 Lowrise 4

- Twenty-five feet (25') or fifteen percent
(15%) of lot depth, whichever is less, but in
no case less than fifteen feet (15').

3 6. Side Setbacks.

4 1. The required side setback for structures in the Lowrise Duplex/
5 Triplex zone shall be determined by structure depth according to the
6 following table:

7 Table 45.014A
8 Side Setbacks - Lowrise Duplex/Triplex Zones

Structure Depth in Feet	Average Side Setback in Feet	Minimum Side Setback in Feet
50' or less	5'	5'
51' to 60'	5.5'	5'
61' to 65'	6'	5'

11 2. The required side setback for structures in Lowrise 1, Lowrise 2
12 and Lowrise 3 zones shall be determined by structure depth and height,
13 according to the following table:

14 Table 45.014B
15 Side Setbacks - Lowrise 1, Lowrise 2, Lowrise 3 Zones

Structure Depth in Feet	Height of Facade at Highest Point in Feet			Minimum Side Setback
	0-25'	26-30'	31-37'	
65' or less	5'	6'	7'	5'
66' to 80'	6'	8'	8'	5'
81' to 100'	8'	9'	11'	6'
101' to 120'	11'	12'	14'	7'
121' to 140'	14'	15'	17'	7'
141' to 160'	17'	18'	20'	8'
161' to 180'	19'	21'	23'	8'
greater than 180'				1' in addition to 8' for every 50' in depth

24 The pattern established in the table shall be continued for structures
25 greater than 180' in depth.

3. When there is a principal entrance along a side facade, a ten foot (10') setback shall be required along that side for the length of the pedestrian route. This ten foot (10') setback shall apply only to a height of eight feet (8') above the access route.

4. The side street setback of a reversed corner lot shall be ten feet (10') or as provided in Tables 45.014A or B, whichever is greater.

D. Required Setbacks for Cluster Developments.

1. In Lowrise Duplex/Triplex zones where two or more principal structures are located on a lot, the required setback between those portions of interior facades which face each other shall be ten feet (10') when the length of facing portions of facades is forty feet (40') or less and fifteen feet (15') when the length of facing portions of facades exceeds forty feet (40').

2. In Lowrise 1, Lowrise 2 ((and)) Lowrise 3 and Lowrise 4 zones where two (2) or more principal structures are located on a lot the required setback between those portions of interior facades which face each other shall be as follows:

Table 45.014C
Required Setback Between Facing Facades
Lowrise Zones

Length of Facing Facades in Feet	Height of Facade at Highest Point in Feet	
	Average Setback Between Facing Facades	Minimum Setback
40' or less	10'	10'
41' to 60'	15'	10'
61' to 80'	20'	10'
81' to 100'	25'	10'
101' to 150'	30'	10'
151' or more	40'	10'

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3. Setbacks shall apply only to portions of the facades that are directly across from each other. Where two facades of unequal height face each other, the taller of the two facades shall be used to determine the required setbacks.

4. In Lowrise 2 ((and)) Lowrise 3 and Lowrise 4 zones structures in cluster developments may be connected by elevated walkways, provided that:

a. One (1) elevated walkway shall be permitted to connect any two (2) structures in the development;

b. Additional elevated walkways, in excess of one (1), between any two (2) structures may be permitted by the Director when it is determined that by their location or design a visual separation between structures is maintained.

c. All elevated walkways shall meet the following standards:

i. The roof planes of elevated walkways shall be at different levels than the roofs or parapets of connected structures.

ii. Walkways shall be set back from street lot lines and the front facades of the structures they connect, and whenever possible shall be located or landscaped so that they are not visible from a street.

iii. The design of the walkways and the materials used shall seek to achieve a sense of openness and transparency.

iv. Elevated walkways shall add to the effect of modulation rather than detract from it.

5. For structures connected by elevated walkways, the length of the facade shall be defined as the lengths of the facades connected by the elevated walkways and shall exclude the length of the elevated walkway.

E. Projections into required setbacks.

1. Architectural features of a structure such as cornices, eaves, chimneys and bay windows shall be allowed to project a maximum of eighteen inches (18") into a required setback. In no case shall a bay window be

1 closer than five feet (5') to a side lot line or exceed a maximum width of
2 six feet (6') when projecting into a required setback. Bay windows shall
3 be separated by a minimum of four feet (4') between windows when projecting
4 into a required setback.

5 2. Unenclosed decks and balconies

6 a. Unenclosed decks and balconies may project a maximum of
7 four feet (4') into the required front setback provided they are a minimum
8 of ten feet (10') from the front lot line in Lowrise Duplex/Triplex and
9 Lowrise 1 zones and a minimum of eight feet (8') from the front lot line in
10 Lowrise 2 and Lowrise 3 zones.

11 b. Unenclosed decks and balconies shall be permitted in side
12 setbacks provided they are a minimum of five feet (5') from a side lot
13 line and may project into the required rear setback a maximum of four feet
14 (4') provided they are a minimum of five feet (5') from the rear lot line.

15 c. Unenclosed decks and balconies permitted in required
16 setbacks shall be limited to a maximum width of twenty feet (20') and shall
17 be separated by a distance equal to at least one half (1/2) the width of the
18 projection.

19 3. All permitted projections into required front and rear setbacks
20 shall begin a minimum of eight feet (8') above finished grade except
21 that an unenclosed porch used for access to the structure may extend a
22 maximum of six feet (6') into the required front setback at ground level
23 provided that it is set back the same distance from the front lot line as
24 that required for unenclosed decks and balconies.
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3) Portions of the facade which begin eight feet (8') or more
above finished grade shall be no closer than three feet (3') to the front
lot line (Exhibit 23.45.0056 A)

3 F. Structures in Required Setbacks.

4 1. Detached garages, carports, or other accessory structures are
5 permitted in the required rear setback, provided that any accessory struc-
6 ture located between a principal structure and the side lot line shall pro-
7 vide the setback required for the principal structure (Exhibit 23.45.014 A)
8 All such accessory structures, including garages shall be no greater
9 than twelve feet (12') in height. The height of garages shall be measured
10 on the facade containing the entrance for the vehicles, with open rails
permitted above twelve feet (12').

11 2. Ramps or other devices necessary for access for the disabled
12 and elderly, which meet Washington State Rules and Regulations for Barrier-
13 Free Design, are permitted in required front, side or rear setbacks.

14 3. Uncovered, unenclosed pedestrian bridges, necessary for access
15 and less than five feet (5') in width, are permitted in required front,
16 side and rear setbacks.

17 4. Permitted fences, freestanding walls, bulkheads, signs and
18 other similar structures, no greater than six feet (6') in height, are
permitted in required front, side, or rear setbacks.

19 5. Decks which average no more than eighteen inches (18") above
20 existing or finished grade, whichever is lower, may project into required
21 setbacks. Such decks shall not be permitted within five feet (5') of any
22 lot line, unless they abut a permitted fence or freestanding wall, and are
23 at least three feet (3') below the top of the fence or wall. The fence or
24 wall shall be no higher than six feet (6') above existing or finished
grade, whichever is lower.

25 6. Underground structures are permitted in all setbacks.

26 7. Solar collectors are permitted in required setbacks, subject

to the provisions of Section 23.45.146, Solar collectors.

23.45.015 Screening Landscaping Requirements - Lowrise Zones

A. Quantity.

1. A minimum landscaped area which is equivalent in square footage to three feet (3') times the total length of all property lines shall be provided, except as specified in subsection A5.

2. If screening and landscaping of parking from direct street view is provided according to subsection 23.45.018 D, that amount of landscaped area may be counted towards fulfilling the total amount of landscaped area required by this section.

3. Landscaped usable open space which is provided for apartments or terraced housing and located at ground level, may be counted towards fulfilling the total amount of landscaped area required by this section.

4. Street trees shall be provided in the planting strip according to the City of Seattle Board of Public Works Tree Planting Standards, unless it is not possible to meet the standards. Existing street trees may count toward meeting the street tree requirement.

5. Exceptions.

a) If full landscaping is not possible because of the location of existing structures and/or existing parking, the amount of required landscaped area may be reduced by up to fifty percent (50%). The Director may require landscaping which cannot be provided on the lot be provided in the planting strip.

b) If landscaping would obscure the visibility of retail uses or obstruct pedestrian access to retail uses, and there is no other location on the lot for the landscaping, the Director may reduce or waive the amount of landscaping required in those locations. No reduction or waiver shall apply to screening and landscaping of parking required by subsection 23.45.018 D or open space required by Section 23.45.016.

B. Development Standards.

1. Except for the screening and landscaping of parking, which shall be

1 provided according to subsection 23.45.018D, landscaping may be provided on
2 all sides of the lot, or may be concentrated in one (1) or more areas.
3 However, a landscaped area at least three feet (3') deep shall be provided
4 at the following locations, except as provided in subsection B2:

- 5 a) Along street property lines;
- 6 b) Along property lines which abut single-family zoned lots;
- 7 c) Along alleys across from single-family zoned lots.

8 2. Breaks in required screening and landscaping shall be permitted to
9 provide pedestrian and vehicular access. Breaks in required screening and
10 landscaping for vehicular access shall not exceed the width of permitted
11 curb cuts and any required sight triangles. When an alley is used as an
12 aisle, the Director may reduce or waive the required screening or
13 landscaping along the alley.

14 3. Required landscaping shall meet standards promulgated by the
15 Director.

16 23.45.016 Open space requirements - Lowrise Zones

17 A. Quantity of Open Space

18 1. Lowrise Duplex/Triplex Zones

19 a) Single-Family Structures. A minimum of six hundred (600) square
20 feet of landscaped area shall be provided.

21 b) Structures with Two (2) Dwelling Units. At least one (1) shall
22 have direct access to a minimum of four hundred (400) square feet of pri-
23 vate, usable open space. The second unit shall also have direct access to
24 four hundred (400) square feet of private, usable open space; or six
25 hundred (600) square feet of common open space, per subsection B2, shall be
26 provided on the lot.

27 c) Structures with Three (3) Dwelling Units. At least two (2) units
28 shall have direct access to a minimum of four hundred (400) square feet of
private, usable open space per unit. The third unit shall have direct
access to four hundred (400) square feet of private, usable open space; or
six hundred (600) square feet of common open space, per subsection B2,
shall be provided on the lot.

2. Lowrise 1 Zones

1 a. A minimum of three hundred (300) square feet per unit of private,
2 usable open space, at ground level and directly accessible to each unit,
3 shall be required.

4 b. On lots with slopes of twenty percent (20%) or more, decks of the
5 same size as the required ground-level open space may be built over the
6 sloping ground-level open space. In order to qualify for this provision,
7 such decks shall not cover the open space of another unit, nor be above the
8 living space of any unit. Decks may project into setbacks in accordance
9 with Section 23.45.014E.

10 3. Lowrise 2 ((and)) Lowrise 3 and Lowrise 4 Zones

11 a. Ground-related Housing.

12 1) In Lowrise 2 and Lowrise 3 zones a minimum of three hundred
13 (300) square feet per unit of private, usable open space, at ground level
14 and directly accessible to each unit, shall be required.

15 2) In Lowrise 4 zones a minimum of fifteen percent (15%) of lot
16 area, plus two hundred (200) square feet per unit of private usable open
17 space, at ground level and directly accessible to each unit, shall be
18 required.

19 3) On lots with slopes of twenty percent (20%) or more, decks of
20 the same size as the required ground-level open space may be built over the
21 sloping ground-level open space. In order to qualify for this provision,
22 such decks shall not cover the open space of another unit, nor be above the
23 living space of any unit. Decks may project into setbacks in accordance
24 with Section 23.45.014E.

25 b. Apartments

26 1) Lowrise 2 Zones - A minimum of thirty percent (30%) of the lot
27 area shall be provided as usable open space at ground level.

28 2) Lowrise 3 and Lowrise 4 Zones

i A minimum of twenty-five percent (25%) of the lot area shall
be provided as usable open space at ground level, except as provided in
subsection A2b.

1 ii. A maximum of one-third (1/3) of the required open space may
2 be provided above ground in the form of balconies or decks if the total
3 amount of required open space is increased to thirty percent (30%) of lot
4 area.

5 B. Development Standards

6 1. Lowrise Duplex/Triplex zones and ground-related housing in Lowrise
7 1, Lowrise 2 ((and)) Lowrise 3 and Lowrise 4 zones.

8 a. Lowrise Duplex/Triplex Zones - private usable open space

9 1) Private usable open space shall be provided at ground level in
10 one (1) contiguous parcel with a minimum area of four hundred (400) square
11 feet. No horizontal dimension of the open space shall be less than ten
12 feet (10').

13 2) Private usable open space shall be located a maximum of four
14 feet (4') above or below a private entry to the unit it serves. The floor
15 of the unit accessed by this entry shall have a minimum area of three
16 hundred (300) square feet. This minimum area may include a private garage
17 if habitable floor area of the same unit is located directly above.

18 b. Lowrise Duplex/Triplex Zones - common open space.

19 Required common open space shall be provided at ground level in one (1)
20 contiguous parcel with a minimum area of six hundred (600) square feet.
21 No horizontal dimension shall be less than ten feet (10").

22 c. Lowrise 1, Lowrise 2 ((and)) Lowrise 3 and Lowrise 4 Zones -
23 ground-related housing.

24 1) In Lowrise 1 zones the required open space shall be provided
25 in one (1) contiguous parcel. In Lowrise 2 ((and)) Lowrise 3 and Lowrise 4
26 zones the required open space for each ground-related dwelling unit is not
27 required to be in one contiguous area, but no open space area shall be less
28 than one hundred twenty (120) square feet. No horizontal dimension shall
be less than ten feet (10').

 2) Required open space may be located a maximum of ten feet
(10') above or below the unit it serves, except as permitted in subsection
B.1c(4), provided that the access to such open space does not go through

1 or over common circulation areas, common or public open spaces, or the
2 open space serving another unit.

3 3) At least fifty percent (50%) of the required open space
4 for a unit shall be level, provided that:

5 i. The open space may be terraced; and

6 ii. Minor adjustments in level shall be permitted as long
7 as the difference in elevation between the highest and lowest point does
8 not exceed two feet (2').

9 4) For additional dwelling units proposed within a structure
10 existing on August 11, 1982, the vertical distance between the unit and the
11 private, landscaped open space may exceed ten feet (10') where the
12 following criteria are met:

13 i. Where the structure was constructed with floor-to-
14 floor heights in excess of ten feet (10'), the open space may be located a
15 maximum of ten feet (10') plus the height between floors in excess of ten
16 feet (10'), above or below the unit it serves; or

17 ii. Where the structure was constructed with the first
18 floor in excess of two feet (2') above grade, the open space may be located
19 a maximum of ten feet (10') plus the additional height of the first floor
20 in excess of two feet (2') above grade, above or below the unit it serves.

21 d. Required open space may be located in the front, sides or rear
22 of the structure.

23 e. To ensure privacy of open space, openings such as windows and
24 doors on the ground floor of walls of a dwelling unit or common area which
25 directly face the open space of a different unit are prohibited, unless
26 such openings are screened by view-obscuring fences, freestanding walls or
27 wingwalls.

28 f. Parking areas, driveways and pedestrian access other than
pedestrian access required by Washington State Rules and Regulations for
Barrier-Free Design shall not be counted as open space.

g. Required private usable open space shall be landscaped
according to standards promulgated by the Director for ground-related
dwelling units.

2. Lowrise 2 (~~and~~) Lowrise 3 and Lowrise 4 Zones - Apartments

1
2 a. No horizontal dimension for required ground-level open space shall be less than ten feet (10').

3 b. Required open space is permitted in the front, sides or rear
4 of the structure.

5 c. Parking areas, driveways and pedestrian access, except for
6 pedestrian access meeting the Washington State Rules and Regulations for
7 Barrier-Free Design, shall not be counted as open space.

8 d. In order to qualify as above-ground level open space, balco-
9 nies and decks shall have a minimum horizontal dimension of six feet (6'),
10 and a total area of at least sixty (60) square feet.

11 e. For cluster development, at least twenty percent (20%) of the
12 required open space shall be provided in one (1) contiguous area.

13 f. Terraced Housing on a Slope of Twenty-five Percent (25%) or more.

14 i. No horizontal dimension for required ground-level open
15 space shall be less than ten feet (10').

16 ii. Required open space is permitted in the front, sides or
17 rear of the structure.

18 iii. Parking areas, driveways and pedestrian access, except
19 for pedestrian access meeting the Washington State Rules and Regulations
20 for Barrier-Free Design, shall not be counted as open space.

21 iv. In order to qualify as above-ground-level open space,
22 rooftop areas shall have a minimum horizontal dimension of at least one
23 hundred twenty (120) square feet.

24 3. Open Space Exception. When all parking and access to parking is unco-
25 vered and is surfaced in permeable material, except gravel, the quantity of
26 required ground-level open space shall be reduced by five percent (5%) of
27 the total lot area.
28

23.45.018 Parking and Access - Lowrise Zones

1 A. Parking Quantity. Parking shall be required as provided in Chapter
2 23.54.

3 B. Access to Parking.

4 1. Alley Access Required. Except as provided in subsections B2 or B3,
5 access to parking shall be from the alley when the site abuts a platted
6 alley improved to the standards of Section 23.54.010C or when the Director
7 determines that alley access is feasible and desirable to mitigate parking
8 access impacts. Street access shall not be permitted.

9 2. Street Access Required. Access to parking shall be from the
10 street when:

11 a. Due to the relationship of the alley to the street system, use
12 of the alley for parking access would create a significant safety hazard; or

13 b. The lot does not abut a platted alley; or

14 c. In Lowrise 3 zones, apartments are proposed
15 across an alley from a Single Family or a Lowrise Duplex/Triplex zone; or

16 d. In Lowrise 4 zones apartments are proposed across an alley
17 from a Single Family Lowrise Duplex/Triplex, Lowrise 1 or Lowrise 2 zone.

18 3. Street or Alley Access Permitted. Access to parking may be from
19 either the alley or the street when the conditions listed in subsection B2
20 do not apply, and one (1) or more of the following conditions are met:

21 a. Topography makes alley access infeasible;

22 b. In all zones except Lowrise Duplex/Triplex, ground-related
23 housing is proposed across an alley from a Single Family zone.

24 c. In Lowrise 4 zones ground-related housing is proposed across
25 an alley from a Lowrise Duplex/Triplex, Lowrise 1 or Lowrise 2 zone.

26 d. The alley is not improved to the standards of Section
27 23.54.010C. If such an alley is used for access to parking, it shall be
28 improved according to the standards of Section 23.54.010C.

4. In Lowrise Duplex/Triplex zones no more than fifty percent (50%)
of the total area of the required front setback extended to side lot lines
may be occupied by a driveway providing access to parking, except where the
minimum required driveway standards will exceed fifty percent (50%) of the
front setback.

C. Location of Parking.

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1. Parking shall be located on the same site as the principal use, except accessory off-site parking is permitted according to Section 23.45.166.

2. Parking may be located in or under the structure provided that:

a. For ground-related housing, the parking is screened from direct street view by the street-facing facades of the structure (Exhibit 23.45.018 A), by garage doors, or by a fence and landscaping as provided in Section 23.45.018 D (Exhibit 23.45.018 B).

b. For apartments, the parking is screened from direct street view by the street-facing facades of the structure. For each permitted curb cut, the facades may contain one (1) garage door, not to exceed the maximum width allowed for curb cuts (Exhibit 23.45.018 A).

3. Parking may be located outside a structure provided it maintains the following relationships to lot lines and structures. In all cases parking located outside of a structure shall be screened from direct street view as provided in Section 23.45.018 D.

a. Parking may be located between any structures on the same lot.

b. Rear Lot Lines. Parking may be located between any structure and the rear lot line of the lot (Exhibit 23.45.018 C).

c. Side Lot Lines. Parking may be located between any structure and a side lot line which is not a street side lot line (Exhibit 23.45.018C). Where the location between the structure and a side lot line is also between a portion of the same structure and the front lot line, subsection C3d(3) shall apply (Exhibit 23.45.018 D).

d. Front and Street Side Lot Lines. Parking may be located between any structure and the front and street side lot lines provided that:

1) On a through lot, parking may be located between the structure and one (1) of the front lot lines; provided, that on lots one hundred twenty-five feet (125') or more in depth, parking shall not be

1 located in either front setback. The frontage in which the parking may be
2 located shall be determined by the Director based on the prevailing
3 character and setback patterns of the block.

4 2) For ground-related housing on corner lots, parking may
5 be located between the structure and a street lot line along one (1) street
6 frontage only.

7 3) Parking may be located between the front lot line and a
8 portion of a structure provided that:

9 i. The parking is also located between a side lot
10 line, other than a street side lot line, and a portion of the same
11 structure which is equal to at least thirty percent (30%) of the total
12 width of the structure (Exhibit 23.45.018 D).

13 ii. In Lowrise 1 and Lowrise 2 zones the parking is not
14 located in the front setback and in no case closer than twenty feet (20')
15 to the front lot line.

16 iii. In Lowrise 3 zones the parking is not located in
17 the front setback and in no case closer than fifteen feet (15') to the
18 front lot line.

19 4. Location of Parking in Special Circumstances.

20 a. For a cluster development, the location of parking shall be
21 determined in relation to the structure or structures which have perimeter
22 facades facing a street (Exhibit 23.45.018 E).

23 b. In all Lowrise zones, the Director may permit variations from
24 the development standards for parking location and design, and curb cut
25 quantity and width, for lots meeting the following conditions:

26 1) Lots proposed for ground-related housing with no
27 feasible alley access and with:

- 28 i. Less than eighty feet (80') of street frontage, or
ii. Lot depth of less than one hundred feet (100'), or
iii. A rise or drop in elevation of at least twelve feet
(12') in the first sixty feet (60') from the front lot line; and

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2) Lots proposed for apartments and terraced housing with no feasible alley access and a rise or drop in elevation of at least twelve feet (12') in the first sixty feet (60') from the front lot line;

3) On lots meeting the standards listed in subsections C4b(1) through b(3), the following variations may be permitted:

i. Ground-related housing: parking may be located between the structure and the front lot line,

ii. Apartments: parking may be located in or under the structure and is screened from direct street view by garage doors or by fencing and landscaping;

4) In order to permit such alternative parking solutions, the Director must determine that siting conditions, such as the topography of the rest of the lot, or soil and drainage conditions, warrant the exception, and that the proposed alternative solution meets the following objectives: maintaining on-street parking capacity, an attractive environment at street levels, landscaped street setbacks, unobstructed traffic flow and, where applicable, the objectives of the Shoreline Master Program. In no case shall a curb cut be authorized to exceed thirty feet (30') in width.

D. Screening of Parking.

1. Parking shall be screened from direct street view by the facade of the structure, by garage doors, and by a fence or wall between five (5) and six feet (6') in height. When the fence or wall runs along the street, there shall be a landscaped area a minimum of three feet (3') deep on the street side of the fence or wall. The screening shall be located outside any required sight triangle (Exhibit 23.45.018 F).

2. The height of the visual barrier created by the screen required in subsection D1 shall be measured from street level. If the elevation of the lot line is different from the finished elevation of the parking surface, the difference in elevation may be measured as a portion of the required height of the screen, so long as the screen itself is a minimum of three feet (3') in height (Exhibit 23.45.018 G)

1 3. Screening may also be required to reduce glare from vehicle
2 lights, according to Section 23.45.017, light and glare standards.

3 Section 3. That Section 23.84.048 of the Seattle Municipal Code is
4 hereby amended to read as follows:

5 23.84.048 "Z"

6 * * *

7 "Zone, Lowrise" means Lowrise Duplex/Triplex, Lowrise 1, Lowrise 2, Lowrise
8 3 and Lowrise 4 multifamily residential zones.

9 * * *

10 Section 13. Declaration of Emergency. The City Council finds that imple
11 mentation of these regulations maybe frustrated by vesting of development
12 permits prior to the effective date of the new regulations and that for
13 these reasons, are emergency exists, and continues to exist, necessitating
14 that this Ordinance become effective immediately. In view of this
15 emergency this amendment shall become effective immediately upon its appro-
16 val by the Mayor or passage over his veto, as provided in the City Charter.

STATE OF WASHINGTON - KING COUNTY

22302
City of Seattle

—ss.

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

ORD: 114888

was published on

01/04/90

The amount of the fee charged for the foregoing publication is the sum of \$ _____, which amount has been paid in full.

Carbara Baldwin

Subscribed and sworn to before me on

1-4-90
Valerie Halladay

Notary Public for the State of Washington,
residing in Seattle

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

Paul Krueger

Eric J. Benson

FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

City of Seattle Ordinance

City of Seattle ORDINANCE 114884

AN ORDINANCE relating to land use and zoning amending Sections 23.30.010, 23.45.008, 23.45.009, 23.45.010, 23.45.011, 23.45.012, 23.45.013, 23.45.016, 23.45.018 and 23.84.040 of the Seattle Municipal Code to add requirements for the development of multifamily structures in a new lowrise 4 zone.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 23.30.010 of the Seattle Municipal Code, is hereby amended to read as follows:

23.30.010 Classifications for the purposes of this subtitle.

A) Land within the City shall be classified as being either within one (1) of the following land use zones or a zone retained under Title 24 and regulated accordingly:

Zones	Abbreviated
Residential, Single Family 9,600	SF 9600
Residential, Single Family 7,200	SF 7200
Residential, Single Family 5,000	SF 5000
Residential, Multifamily, Lowrise Duplex/Triplex	LDT
Residential, Multifamily, Lowrise 1	L1
Residential, Multifamily, Lowrise 2	L2
Residential, Multifamily, Lowrise 3	L3
Residential, Multifamily, Lowrise 4	L4
Residential, Multifamily, Midrise	MR
Residential, Multifamily, Highrise	HR
Residential - Commercial	RC
Institution 1	I-1
Institution 2	I-2
Institution 3	I-3
Institution 4	I-4
Institution 5	I-5
Institution 6	I-6
Institution Master Plan	I-MP
Neighborhood Commercial 1	NC1
Neighborhood Commercial 2	NC2
Neighborhood Commercial 3	NC3
Commercial 1	C1
Commercial 2	C2
Downtown Office Core 1	DOC1
Downtown Office Core 2	DOC2
Downtown Retail Core	ORC
Downtown Mixed Commercial	OMC
Downtown Mixed Residential	OMR
Pioneer Square Mixed	PSM
International District Mixed	IDM
International District Residential	IDR
Downtown Harborfront 1	DH1
Downtown Harborfront 2	DH2
Pike Market Mixed	PMR
General Industrial 1	IG1
General Industrial 2	IG2
Industrial Buffer	IB
Industrial Commercial	IC

Section 2. That Section 23.45.008 of the Seattle Municipal Code is hereby amended to read as follows:

23.45.008 Density - Lowrise Zones

A. There shall be a minimum lot area per dwelling unit except as provided in subsection B, as follows:

- Lowrise Duplex/Triplex - 1 dwelling unit per two thousand (2000) square feet of lot area.
- Lowrise 1 - One (1) dwelling unit per sixteen hundred (1600) square feet of lot area.
- Lowrise 2 - One (1) dwelling unit per twelve hundred (1200) square feet of lot area.
- Lowrise 3 - One (1) dwelling unit per eight hundred (800) square feet of lot area.
- Lowrise 4 - One (1) dwelling unit per six hundred (600) square feet of lot area.

Section 5. That Section 23.45.011 of the Seattle Municipal Code is hereby amended to read as follows:

23.45.011 Structure Width and Depth - Lowrise Zones

A. The maximum width and depth of structures shall be as provided in Table 45.011A:

Table 45.011A

Multifamily Zone	Maximum Building Width Without Modulation	Maximum Building Width With Modulation	Maximum Building Depth
Lowrise Duplex/Triplex	30 feet; or 40 feet with a principal entrance facing a street	45 feet	60% depth of lot, but not to exceed 65 feet
Lowrise 1	30 feet; or 40 feet with a principal entrance facing a street	60 feet	60% depth of lot
Lowrise 2	30 feet; or 40 feet with a principal entrance facing a street	Apartments and ground-related housing (except townhouses) 50 feet	Apartments and ground-related housing (except townhouses) 60% depth of lot
		Townhouses 90 feet	Townhouses 60% depth of lot
Lowrise 3	30 feet; or 40 feet with a principal entrance facing a street	Apartments and ground-related housing (except townhouses) 75 feet	Apartments and ground-related housing (including townhouses) 60% depth of lot
		Townhouses 120 feet	
Lowrise 4	30 feet; or 40 feet with a principal entrance facing a street	Apartments and ground-related housing 90 feet	60% depth of lot
		Townhouses 150 feet	

Section 6. That Section 23.45.012 of the Seattle Municipal Code is hereby amended to read as follows:

23.45.012 Modulation requirements - Lowrise Zones

D. Modulation Standards

1. Lowrise Duplex/Triplex and Lowrise 1 Zones.

a. Minimum Depth of Modulation.

- 1) The minimum depth of modulation shall be four feet (4') (Exhibit 23.45.012 B).
- 2) When balconies are part of the modulation and have a minimum dimension of at least six feet (6') and a minimum area of least sixty (60) square feet, the minimum depth of modulation shall be two feet (2') (Exhibit 23.45.012C).

b. The minimum width of modulation shall be five feet (5') (Exhibit 23.45.012 B).

c. Maximum Width of Modulation. The modulation width shall emphasize the identity of individual units, but shall not be greater than thirty feet (30'). For units located one above the other, the individuality of the units shall be emphasized through the location of driveways, entrances, walkways and open spaces.

2. Lowrise 2, (and) Lowrise 3 and Lowrise 4 Zones.

a. Minimum Depth of Modulation.

- 1) The minimum depth of modulation shall be four feet (4') (Exhibit 23.45.012 B) in Lowrise 2 and Lowrise 3 zones and for townhouses

and four feet (4') for apartments in Lowrise 4 zones