



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

MEMORANDUM

DATE: September 9, 2011
TO: Councilmember Sally Clark, Committee on the Built Environment
FROM: Bill Mills, Senior Land Use Planner
RE: Land Use Code amendments to platting standards and standards for small lots

The memo summarizes pending legislation that would amend the Land Use Code to add standards for lot shape and configuration (commonly used in other jurisdictions), add standards for structures on lots in single-family zones that qualify for minimum lot area exceptions and have an area less than 2,500 square feet, and limit lot coverage allowance calculation to certain areas of lots.

1. Lot shape and configuration standards

For subdivision, short subdivision, and lot boundary adjustments for newly created or newly adjusted lots the following standards are proposed:

- Minimum street frontage of 10 feet for lots proposed with street frontage;
- Minimum width of 10 feet for a distance of more than 10 feet as measured at any point (to prevent very narrow “connections between portions of lots);
- Maximum of 6 lot lines;
- Must provide alley access if original lot fronts on alley; and
- Standards may be waived or modified based on specific site conditions such as location of streets, structures, natural topographic features, location of existing utilities, etc.

2. Development standards for certain “undersized lots”

The following new standards are proposed for exceptions to minimum lot area in single family zones and single family height standards:

- Limit maximum height of new structures on lots less than 2,500 square feet in area to 22 feet; and
- Limit structure depth on lots less than 2,500 square feet in area to two times the width of lot.

3. Lot coverage calculations on single-family zoned lots

Amend the Code to allow that only portions of lots that measure at least 10 feet in any direction would count in lot coverage calculations. (Note that this change would not affect minimum lot area calculation for compliance with minimum lot size or the exceptions to minimum lot size.)

Thank you for considering this legislation. I am available to answer any questions you may have.



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