

Amend sections 13 of Council Bill 117603 to lower the proposed base Floor Area Ratio (FAR) for commercial development in the SM 160/85-240 from 4.5 FAR to 4 FAR. Amendments are shown in [track changes](#).

Section 13. Subchapter II of Chapter 23.48 of the Seattle Municipal Code is amended to add the new Section 23.48.009 as follows:

23.48.009 Floor area ratio

B. Floor Area Ratio (FAR) limits in SM zones

1. FAR limits in SM zones exclusive of specified SM zones within the South Lake Union Urban Center are as shown in Table A for 23.48.009:

| Table A for 23.48.009 | | |
|--|------------------------------|---------------------------------|
| Floor Area Ratios in Seattle Mixed Zones, excluding specified SM zones within the South Lake Union Urban Center | | |
| ZONE | Base FAR for all uses | Maximum FAR for all uses |
| SM 40 | 3 | 3.5 |
| SM 65 | 3.5 | 5 |
| SM 85 | 4.5 (1) | 6 (1) |
| SM 125 | 5 | 8 |
| SM 160 | 5 | 9 |
| SM 240 | 6 | 13 |
| SM/R 55/75 | NA | NA |
| SM/D 40-85 | NA | NA |
| Footnotes for Table A for 23.48.009: NA (not applicable) refers to zones where uses are not subject to an FAR limit. (1) Within the area shown on Map A for 23.48.009, all gross floor area occupied by a residential use is exempt from FAR calculations. | | |

2. FAR limits for specified SM zones within the South Lake Union Urban Center are as shown in Table B for 23.48.009.

| Table B for 23.48.009 | | |
|--|-----------------------|------------------------|
| FAR Limits for Specified Zones in South Lake Union Urban Center | | |
| Zone | FAR limits for | Maximum FAR for |

| | nonresidential uses | | structures that do not exceed the base residential height limit and include any residential use. |
|--|---------------------|-------------|--|
| | Base FAR | Maximum FAR | |
| SM 85/65-160 | 4.5 | 7 | 4.5 |
| SM 85/65-240 | 4.5 | 7 | 4.5 |
| SM 160/85-240 | 4.5 4* | 7 | 6 |
| SM 85-240 | 0.5 | NA | 6 |
| SM 240/125-400 | 5* | 7 | 10 |
| *In the SM 160/85-240, and SM 240/125-400 zones, an additional increment of 0.5 FAR above the base FAR is permitted on lots meeting conditions of 23.48.009.B.4. | | | |

3. For zones included on Table B for 23.48.009, development including a mix of nonresidential uses and residential uses that do not exceed the base height limit for residential use shall:

a. obtain extra floor area for any non-exempt commercial floor area above the base FAR for nonresidential uses in Table B for 23.48.009; and

b. not exceed the lower of the maximum FAR for nonresidential uses in Table B of 23.48.009 or the maximum FAR for structures that do not exceed the base height limit and include any residential use in Table B of 23.48.009.
