

Amendment to C.B. 118052 – Establish a Maximum Street Front Façade Height
Sponsors: O'Brien
Blue

This proposed amendment would establish a maximum height for the front façade of houses built on lots with a developable area less than 3200 s.f. or with a lot width 30 feet or less of 22 feet or 25 feet, respectively. Changes to the bill are shown in double track changes.

This amendment would mitigate the appearance of height and bulk from the street for houses built on small, uphill-sloping lots by setting a façade height limit above finished grade. The façade height limit would apply to the façade wall that is closest to the street. Portions of the façade that are set back 10 feet from the wall closest to the street and parts of the roof system would not be subject to the façade height.

Section 6. Subsections A and B of Section 23.44.012 of the Seattle Municipal Code, which Section was last amended by Ordinance 123978, are amended as follows:

23.44.012 Height ~~((Limits))~~limits

A. Maximum ~~((Height Established))~~height established~~((:))~~ The provisions of this Section 23.42.012 apply, except as provided elsewhere in the Land Use Code for specific types of structures or structures in particular locations.

1. Except ~~((as permitted in Section 23.44.041.B, and))~~ as provided in ~~((subsection))~~subsections 23.44.012.A.2 and ~~((A.3))~~23.44.012.A.3, the maximum permitted height for any structure not located in a required yard is 30 feet.

2. The maximum permitted height for any structure on a lot 30 feet or less in width is 25 feet.

3. For a lot or unit lot of any width, if the area of the largest rectangle or other quadrilateral that can be drawn within the lot lines of the lot or unit lot ~~((The maximum permitted height for any structure on a lot of any width that))~~is less than ~~((3,750))~~3,200 square feet ~~((that qualifies for separate development according to the provisions in section 23.44.010.B.1.d))~~the maximum permitted height for any structure on that lot ~~((is))~~shall be 22 feet~~((:))~~ ~~((unless the structure's height is further restricted by other code provisions))~~. The limit of this subsection 23.44.012.A.3 shall not apply to additions to single-family residences existing as of February 1, 2013 that do not exceed the greater of 1,000 square feet of new gross floor area or the amount of gross floor area on any one floor of the existing house.

Amendment to C.B. 118052 – Establish a Maximum Street Front Façade Height
Sponsors: O'Brien
Blue

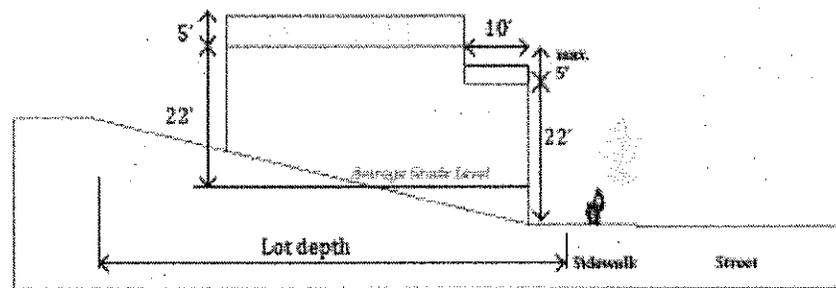
4. The method of determining structure height and lot width is detailed in Chapter 23.86, Measurements.

5. Front façade height limit. If a structure is subject to the height limits of these subsections 23.44.012.A.2 or 23.44.012.A.3, the front façade's average height above finished grade shall not exceed 22 feet for structures subject to a 22-foot height limit, or 25 feet for structures subject to a 25-foot height limit. Portions of the structure permitted according to subsections 23.44.012.B or 23.44.012.C and portions of a structure set back 10 feet or more from a front wall with an area that is 50 percent or more of the front façade's area, shall not be included in calculating the front façade's average height.

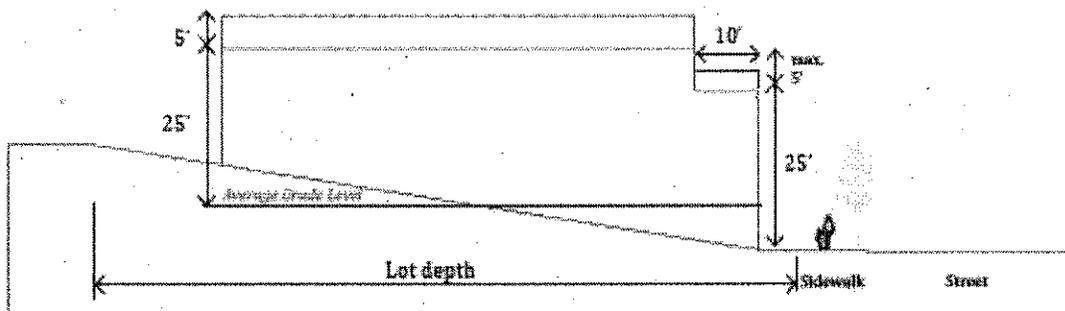
Additional Information to Amendment to C.B. 118052 – Establish a Maximum Street Front Façade Height

Sponsor: O'Brien

Note: This graphic is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.



Side Elevation



Side Elevation