

Amendment to C.B. 118052 – 18 ft. Height Limit and Average Ht. Exception
Sponsors: Rasmussen
Peach

1 This amendment would limit the height of houses on lots with a buildable area less than 3200
2 square feet to 18 feet or the average height of houses on abutting lots, whichever is greater.
Changes to the bill are shown in double track changes.

3 This amendment would establish a maximum height limit of 18 feet or the average height of
4 houses on abutting lots, whichever is greater. These height limits ensure that new houses on
5 small lots will be scaled to the smaller lot size and more compatible with existing single family
6 development.

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

9 **23.44.012 Height ~~((Limits))~~limits**

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

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

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

18 3. For a lot or unit lot of any width, if the area of the largest rectangle or other
19 quadrilateral that can be drawn within the lot lines of the lot or unit lot ~~((The maximum~~
20 permitted height for any structure on a lot of any width that)) is less than ~~((3,750))~~3,200 square
21 feet ~~((that qualifies for separate development according to the provisions in section~~
22 23.44.010.B.1.d)) the maximum permitted height for any structure on that lot ~~((is))~~ shall be ~~22~~18
23 feet~~((:))~~. Additional height shall be allowed, subject to the limit that would otherwise apply
24 under subsections 23.44.012.A.1 and 23.44.012.A.2, provided that the elevation at the top of the
25 exterior walls of the structure, exclusive of pitched roofs, does not exceed the average of the
26 elevations at the tops of the walls of single-family residences on abutting lots within the same

1 zone. ((unless the structure's height is further restricted by other code provisions)). The limit of
2 this subsection 23.44.012.A.3 shall not apply to additions to single-family residences existing as
3 of February 1, 2013 that do not exceed the greater of 1,000 square feet of new gross floor area or
4 the amount of gross floor area on any one floor of the existing house.

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