

Residential Small Lot (RSL)

RSL would allow a range of new and remodeled homes compatible in scale and character with existing houses. A maximum height of 30 feet would limit structures in RSL zones to the same height currently allowed in single-family zones. Adding a floor area ratio (FAR) limit of 0.75 ensures RSL housing is similar in scale to existing development in many single-family-zoned areas. Currently, no FAR limit applies in RSL or single-family zones. A lot coverage limit of 50 percent and front, side, and rear setback requirements would together require new development to include various open space, yards, and planted areas.



	Current	Proposed
Maximum lot coverage		50%
Maximum floor area ratio (FAR)	None	0.75
Maximum height	25 feet, or 18 feet for cottages	30 feet
Density limit	1 unit per 2,500 sq. ft. of lot area	1 unit per 2,000 sq. ft. of lot area
Setbacks		
front	Front + Rear not less than 30 feet	10 feet
rear	Front + Rear not less than 30 feet	10 feet
side	5 feet	5 feet
Minimum parking	1 per unit; no minimum in urban villages if within quarter-mile of a street with frequent transit service	1 per unit; no minimum in urban villages if within quarter-mile of a street with frequent transit service
Maximum dwelling unit size	None	2,200 square feet
Tree planting requirement	None	Point system designed to encourage preservation of existing trees and planting of larger trees
Preservation incentive	None	50% of floor area in a preserved existing single-family home is exempt from FAR

Table provides a general summary. For complete standards, see proposed legislation at seattle.gov/HALA.

What is MHA?

Mandatory Housing Affordability (MHA) is a new policy to ensure growth brings affordability.

MHA requires new commercial and multifamily development to include affordable homes or contribute to a City fund for affordable housing. To put MHA into effect, we have proposed zoning changes that add development capacity and increase housing choices in urban villages designated in the Seattle 2035 Comprehensive Plan, certain urban village expansion areas near frequent transit hubs, and other areas with commercial and multifamily zoning.

Development examples



Stand-alone cottage style homes are on a 10,000-square-foot lot. The context is an area formerly zoned single-family with various existing single-family homes. New homes range in size from 1,050 to 1,800 square feet. Parking is provided on site for three of the units in the rear of the site with access from the alley. Shared open space is provided.



Stand-alone cottage style homes are on a 10,000-square-foot lot. The context is an area formerly zoned single-family with various existing single-family homes. New homes range in size from 1,050 to 1,800 square feet. Parking is provided on site for three of the units in the rear of the site with access from the alley. Shared open space is provided.

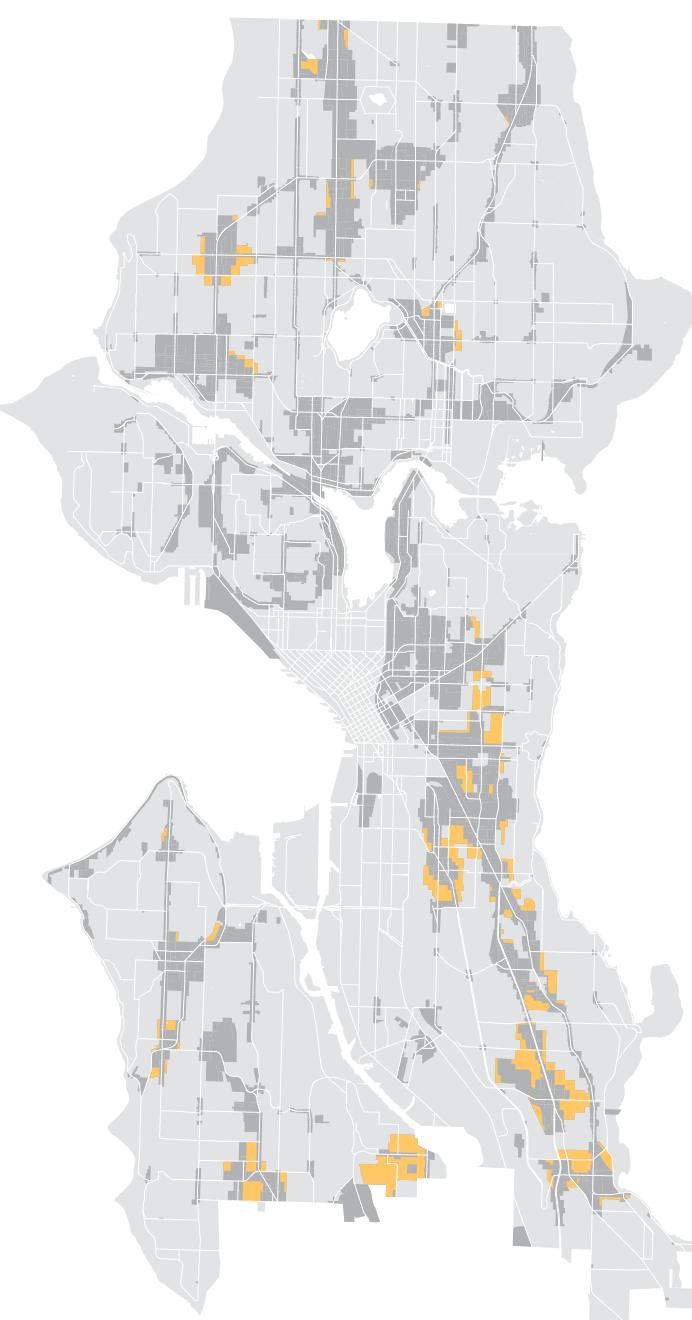


A single structure in the scale and character of an older single-family house contains three units, with one home on each of three floors. The lot is 6,000 square feet in size. Each unit is approximately 1,400 square feet. Parking is provided for three cars in a garage at the rear of the lot and in a driveway. This prototype could also represent the conversion of an existing single-family house into three dwelling units without altering the exterior appearance.



An existing single-family home (orange) is retained on a 5,000-square-foot lot, and a new single-family home (white) is added at the rear of the lot. The existing single-family home contains 1,900 square feet, and the new home contains 2,200 square feet. Since 50 percent of the floor area in the preserved home is exempt from the maximum FAR limit, the lot can have slightly more total floor area than would be allowed if the existing home were not preserved. The new home at the rear of the lot is the maximum size allowed for a principal dwelling unit (2,200 square feet). Two parking spaces are provided on site, accessed from the alley.

Where are RSL zones proposed?



proposed RSL zone

other proposed MHA rezone

- The RSL zone would encourage more "missing middle" housing that is in between the density of Seattle's and single-family and multifamily zones.
- The RSL zone would result in moderately-sized ownership and rental housing options suitable for families or multi-person households.
- Historically, the RSL zone has been applied only sparingly in a three-block area of the Madison-Miller Urban Village.
- MHA implementation would substantially expand the RSL zone to cover more than 767 acres citywide.
- All areas converted to RSL under the proposed legislation currently have single-family zoning.

Lowrise 1 (LR1)

The LR1 zone would continue to encourage townhouses and rowhouses. We also expect some small apartment buildings to be constructed. Development would be compatible in scale and character to existing LR1-zoned areas, since the height limit and setbacks would not change. We expect a range of home sizes as well as a mix of rental and ownership options. Development in LR1 areas would be similar to, but incrementally greater in scale than, areas with single-family zoning today. New buildings would generally be three stories or fewer. Viewed from neighboring properties or the public right-of-way, new housing in the proposed LR1 zone would not appear dramatically different from housing constructed in the LR1 zone today. We propose new urban design standards for privacy and design interest at side facades. We also propose a new family-sized housing requirement in the LR1 zone, which would require at least one family-sized unit for every four housing units built.



	Current	Proposed
Maximum floor area ratio (FAR)	1.1-1.2 depending on housing type	1.3
Maximum height	30 feet	30 feet
Density limits		
townhouses	1 unit / 1,600 sq. ft. lot area	1 unit / 1,350 sq. ft. lot area
rowhouses	1 unit / 1,600 sq. ft. lot area	1 unit / 1,350 sq. ft. lot area
apartments	1 unit / 2,000 sq. ft. lot area	no limit family-sized requirement applies
Setbacks		
front	5 feet minimum, 7 feet average	5 feet minimum, 7 feet average
rear	10 feet minimum with alley 15 feet minimum if no alley	10 feet minimum with alley 15 feet minimum if no alley
side	5 feet minimum, 7 feet average	5 feet minimum, 7 feet average
Family-sized housing requirement	None	1 family-sized unit required for every 4 housing units built
Design standards	Front facades must be modulated	Front and side facades must be modulated
Minimum parking	1 per unit; no minimum in urban villages if within a quarter mile of a street with frequent transit service	1 per unit; no minimum in urban villages if within a quarter mile of a street with frequent transit service

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Development examples



An apartment building with 20 homes is constructed on a 10,000-square-foot lot. Sixteen units are 550-square-foot one-bedroom units. Four units are two- and three-bedroom family-sized units of 850 square feet due to the family-sized housing requirement. Three stories are above grade, and some additional residential floor area is in a partially below-grade story. The example includes 11 parking spaces, accessed from the alley. The context is a mix of existing apartment structures, townhouses and rowhouses. The height of the new building resembles existing structures since the 30-foot height limit is the same as the existing LR1 zone.

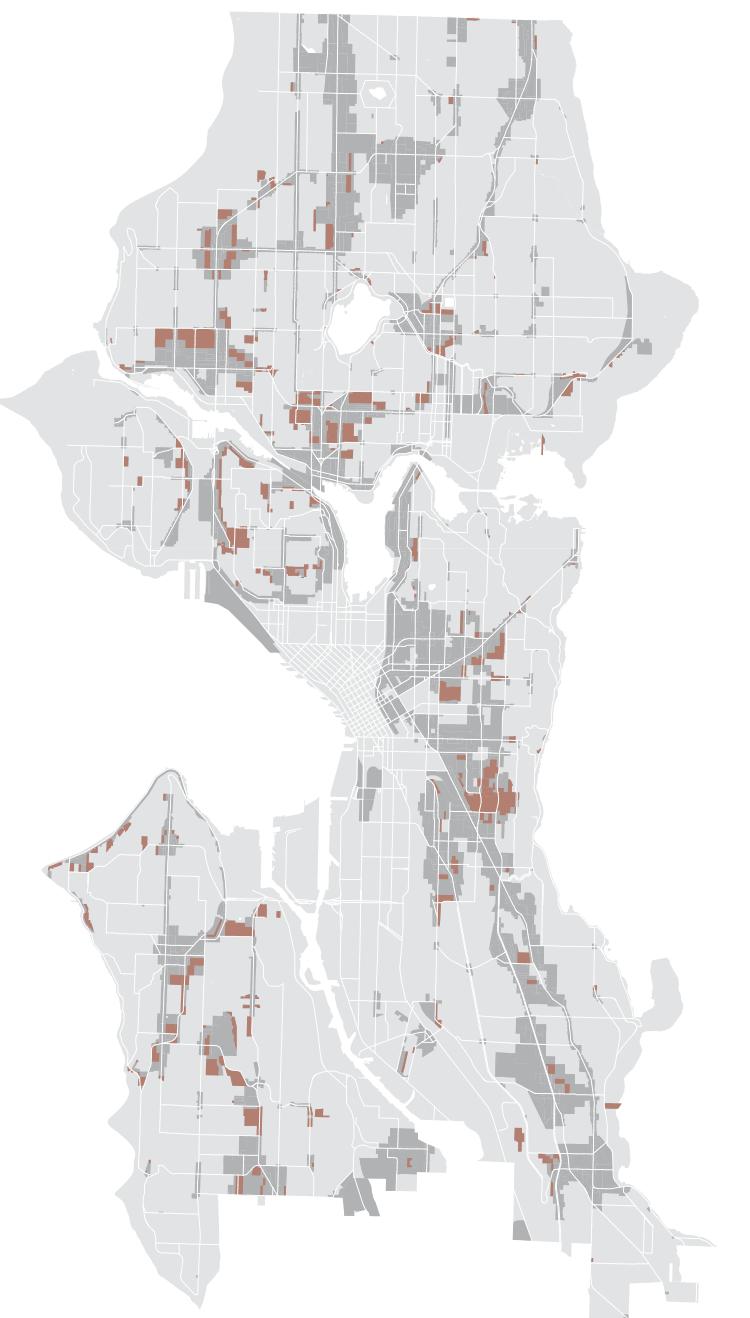


Four townhouse units are constructed on a 5,300-square-foot lot. Each three-story townhouse is about 1,725 square feet in size. The lower density limit allows one more townhouse than could be built on the lot under current LR1 rules. The example includes three parking spaces at grade, accessed from the alley at the rear of the site. The context is a mix of existing townhouses and rowhouses in the LR1 zone. New homes are similar in height to other existing structures since we propose no change to the current 30-foot height limit for LR1 zones.



Infill development (gold) in a Lowrise 1 zone. The left side of the street is an existing single-family-zoned context. The right side of the street is an existing Lowrise 1 zone context.

Where are LR1 zones proposed?



- About 94 percent (271 acres) of areas currently zoned LR1 would retain an LR1 zoning designation and receive a development capacity increase through the new development standards.
- In addition, about 297 acres of land currently zoned single-family would be converted to the proposed LR1 zone.
- As a result, the proposed legislation would more than double the amount of land zoned LR1, which accommodates "missing middle" housing types like rowhouses and townhouses.
- Required family-sized homes would have to be at least 850 square feet and have two or more bedrooms. A builder may substitute one unit that is at least 1,050 square feet and has three bedrooms for two 850-square-foot units.
- The same height limit would apply for development in LR1 zones and that applies in single-family zones today.

■ proposed LR1 zone ■ other proposed MHA rezone

Lowrise 2 (LR2)

The LR2 zone would continue to encourage a mix of townhouses, rowhouses, and three- and four-story apartment buildings. New development would be incrementally larger than existing buildings in LR2 zones since the proposal would allow a fourth story. We expect various housing unit sizes and a mix of rental and ownership options. The new zone would encourage more small apartment buildings compared to current LR2 zoning, with a new standard encouraging open space at ground level for apartment buildings. We propose new urban design standards for privacy and design interest at side facades.



	Current	Proposed
Maximum floor area ratio (FAR)	1.2-1.3 depending on housing type	1.4
Maximum height	30 feet	40 feet
Density limits	No limit	No limit
Setback requirements		
front	5 feet minimum, 7 feet average	5 feet minimum, 7 feet average
rear	10 feet minimum with alley 15 feet minimum if no alley	10 feet minimum with alley 15 feet minimum if no alley
side	5 feet minimum, 7 feet average	5 feet minimum, 7 feet average
Open space incentive	None	0.2 FAR bonus for buildings that set aside 35% of lot area as open space
Design standards	Front facades must be modulated	Front and side facades must be modulated
Minimum parking	1 per unit; no minimum in urban villages if within a quarter mile of a street with frequent transit service	1 per unit; no minimum in urban villages if within a quarter mile of a street with frequent transit service

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Development examples

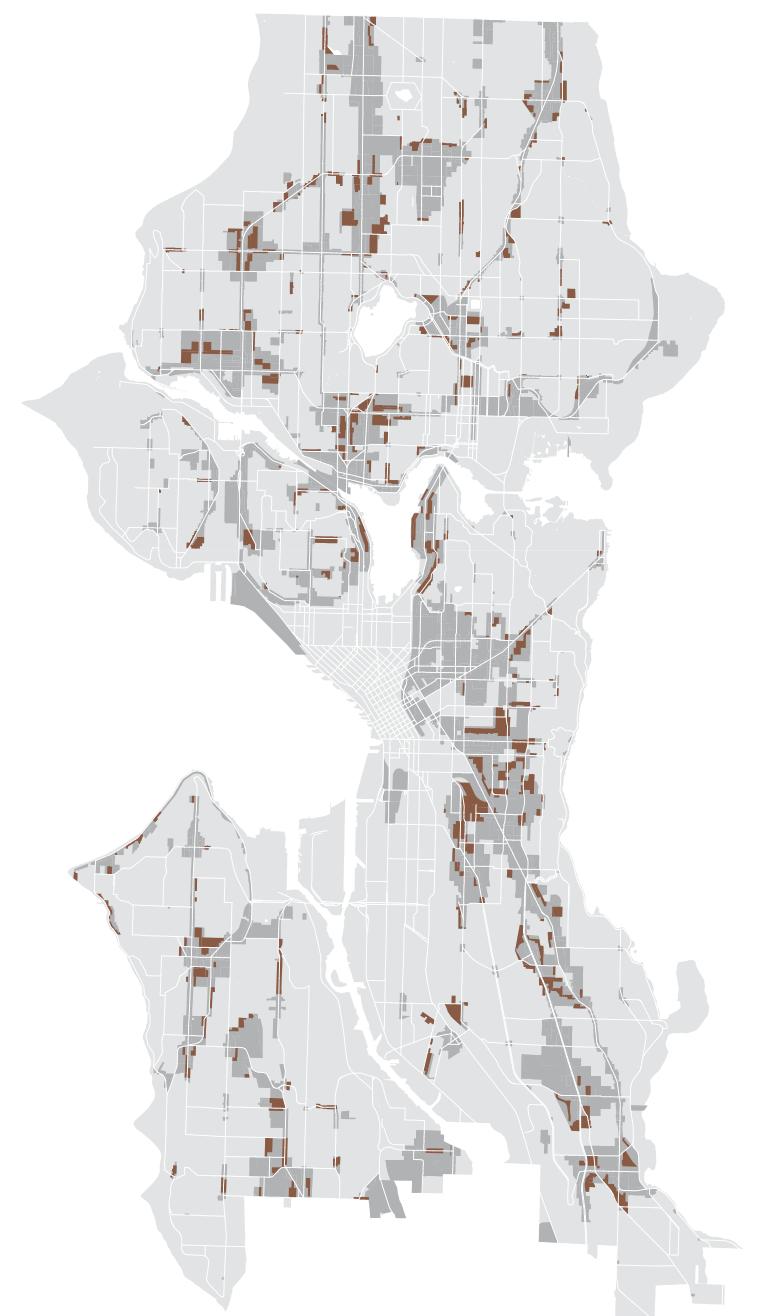


Eight townhouses are constructed on a 10,000-square-foot lot in four structures. Half of the structures have a partial fourth story that takes advantage of the new 40-foot height limit, while the rest are built to three stories. One parking space for each unit is provided on site at the alley or in a shared woonerf-style court on the site. The townhouse units range from 1,500 to 2,000 square feet. In total, the development contains the maximum floor area allowed based on the 1.4 FAR limit for this housing type.



A four-story apartment building is constructed on a large 150,000-square-foot lot. The building contains 29 homes and uses the maximum 1.6 FAR available for apartment buildings that reserve 35 percent of the site as common open space. The open space is located in the courtyard at the rear of the site. In an urban village this example could be built with no on-site parking, or it could include parking below-grade for about 24 vehicles on a single parking level. The building is one story taller than neighboring apartment buildings and townhouses built under existing LR2 zoning standards.

Where are LR2 zones proposed?

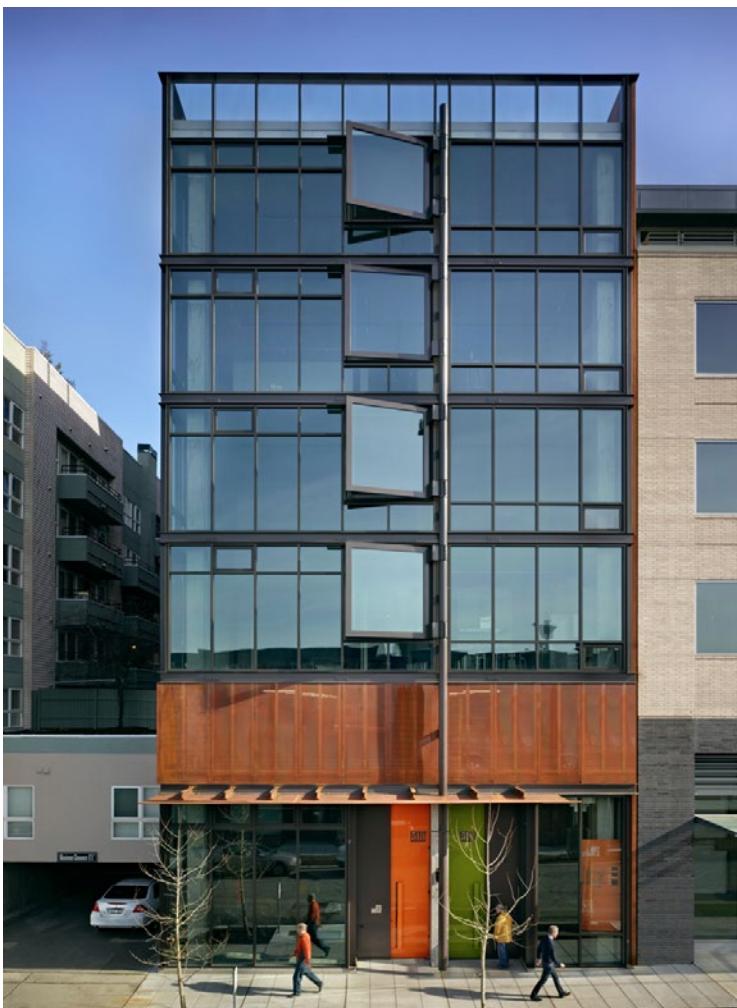


- About 84 percent (231 acres) of areas currently zoned LR2 would retain an LR2 zoning designation and receive development capacity increases through the new development standards.
- In addition, about 152 acres of land with single-family zoning and nine acres of land with Lowrise 1 zoning would also be converted to the proposed LR2 zone.
- As a result, the total amount of land citywide with LR2 zoning, which encourages a mix of "missing middle" housing types, would increase more than 70 percent under the proposal.
- An incentive to provide open space on site would encourage new buildings to reserve 35 percent of site area as common open space.

proposed LR2 zone other proposed MHA rezone

Lowrise 3 (LR3)

The LR3 zone would allow various multifamily buildings but would tend to encourage stacked apartments or condominiums. LR3 zones are primarily located in urban villages close to frequent transit, amenities, and neighborhood business districts. Outside urban villages, LR3 zones are located on arterial roadways and transit-served corridors. Development in LR3 zones would provide infill housing at medium to high densities, expanding housing choices in appropriate locations.



	Current	Proposed
Maximum floor area ratio (FAR)		
outside urban villages	1.4 - 1.5 depending on housing type	1.8
inside urban villages	1.4 - 2.0 depending on housing type	2.3
Maximum height		
outside urban villages	30 feet	40 feet
inside urban village	40 feet	50 feet
Density limits		
	No limit	No limit
Setback requirements		
front	5 feet minimum, 7 feet average	5 feet minimum, 7 feet average
rear	10 feet minimum with alley 15 feet minimum if no alley	10 feet minimum with alley 15 feet minimum if no alley
side	5 feet minimum, 7 feet average	5 feet minimum, 7 feet average
Design standards		
	Front facades must be modulated	Front facades must be modulated
Minimum parking		
	1 per unit; no minimum in urban villages if within a quarter mile of a street with frequent transit service	1 per unit; no minimum in urban villages if within a quarter mile of a street with frequent transit service

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Development examples

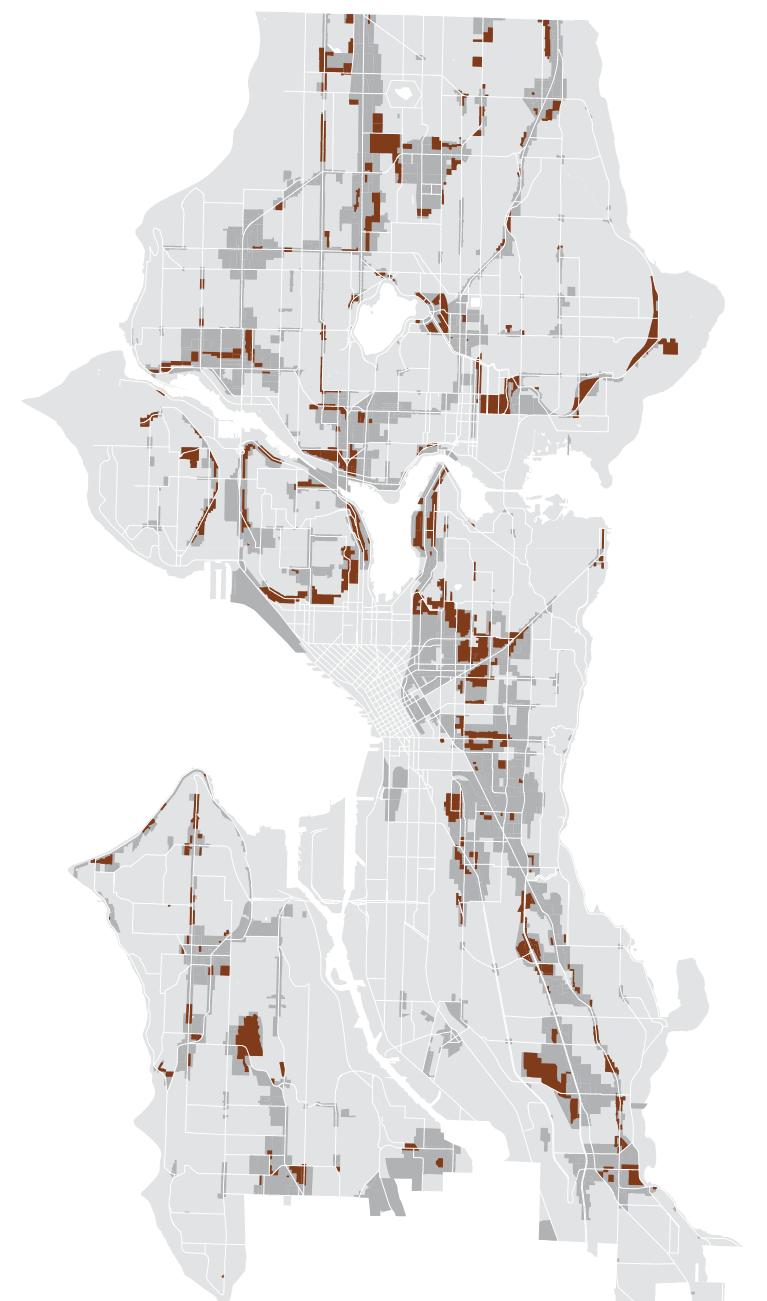


An apartment or condominium building with 15 homes, each about 600 sq. ft., is constructed on a 5,000-square-foot lot in an urban village. The five-story building takes advantage of the greater maximum height limit and maximizes the FAR limit of 2.3. No on-site parking is provided. The building would be approximately two stories taller than existing townhouse development in the area and one story taller than existing apartment structures built under current LR3 zoning.



An apartment building with 53 homes, each approximately 650 square feet, is constructed on a larger 15,000-square-foot lot. 10 units are located in a partially below-grade story. 12 parking spaces are provided at grade with access from the alley. The building has five above-grade stories, taking advantage of the new 50-foot height limit.

Where are LR3 zones proposed?



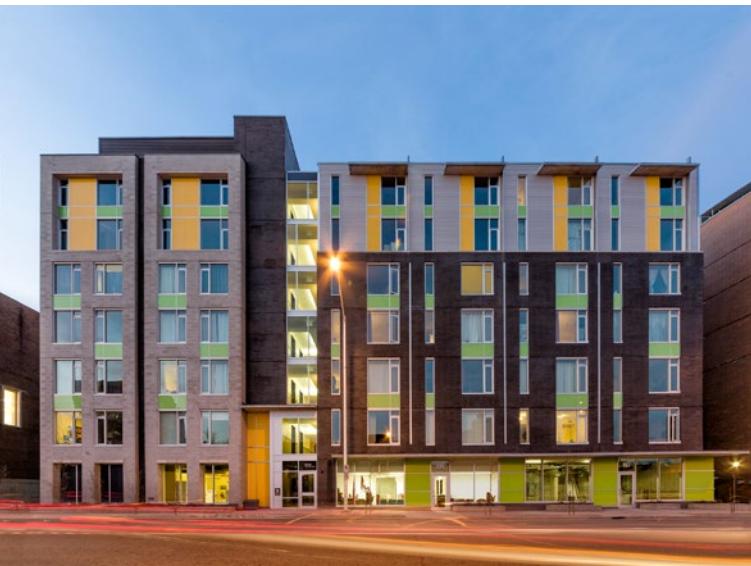
proposed LR3 zone other proposed MHA rezone

- About 84 percent (223 acres) of areas currently zoned LR3 would retain an LR3 zoning designation and receive development capacity increases through the new development standards.
- About 23 acres of land with single-family zoning, eight acres of land with LR1 zoning, and 38 acres of land with LR2 zoning would also be converted to the proposed LR3 zone.
- Overall the amount of LR3-zoned land citywide would increase by about 10 percent.
- The LR3 zone would tend to encourage four- and five-story structures, likely to be stacked rental apartment or condominium housing in most cases.
- Most development in LR3 zones would go through the Design Review process.

Midrise (MR)

The MR zone would encourage six- to eight-story residential buildings.

Due to the FAR limit, taller buildings would have to provide additional ground-level open space or upper-level setbacks. For example, a six-story building in which each floor was the same size, could cover 75 percent of the lot while a similar eight-story building could only cover 56 percent of the lot. Nearly all land with Midrise zoning is in urban villages except for a band of Midrise zoning on Alki Point. Most Midrise zoning is found in Capitol Hill, Ballard, and Northgate.



	Current	Proposed
Maximum floor area ratio (FAR)	3.2 base, 4.25 bonus	4.5
Maximum height	60 feet base, 75 feet bonus	80 feet
Density limits	No limit	No limit
Setback requirements		
front	7 feet average 5 feet minimum 0 feet if building has courtyard	7 feet average 5 feet minimum 0 feet if building has courtyard
rear	10 feet minimum with alley 15 feet minimum if no alley	10 feet minimum with alley 15 feet minimum if no alley
side	If height is less than 42 ft: 5 foot min, 7 foot avg If height greater than 42 feet: 7 foot min, 10 foot avg	If height is less than 42 ft: 5 foot min, 7 foot avg If height greater than 42 feet: 7 foot min, 10 foot avg
upper level	15 feet above 70 feet for buildings on streets less than 56 feet in width	15 feet above 70 feet for buildings on streets less than 56 feet in width
Maximum depth	75 percent of lot	80 percent of lot
Minimum parking	1 per unit; no minimum in urban villages if within a quarter mile of a street with frequent transit service	1 per unit; no minimum in urban villages if within a quarter mile of a street with frequent transit service

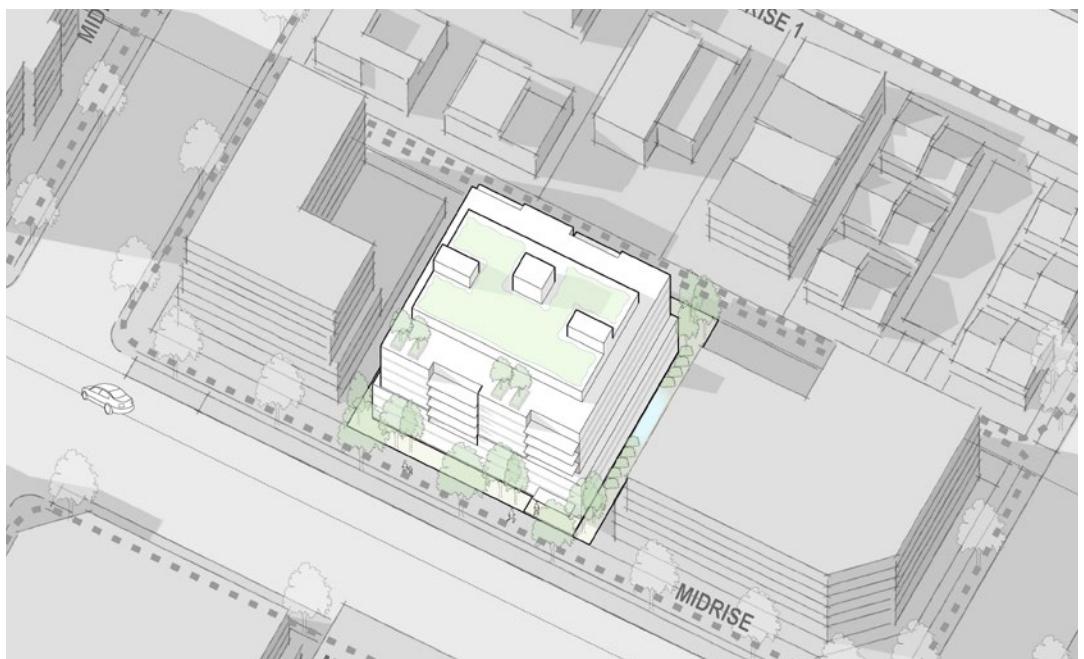
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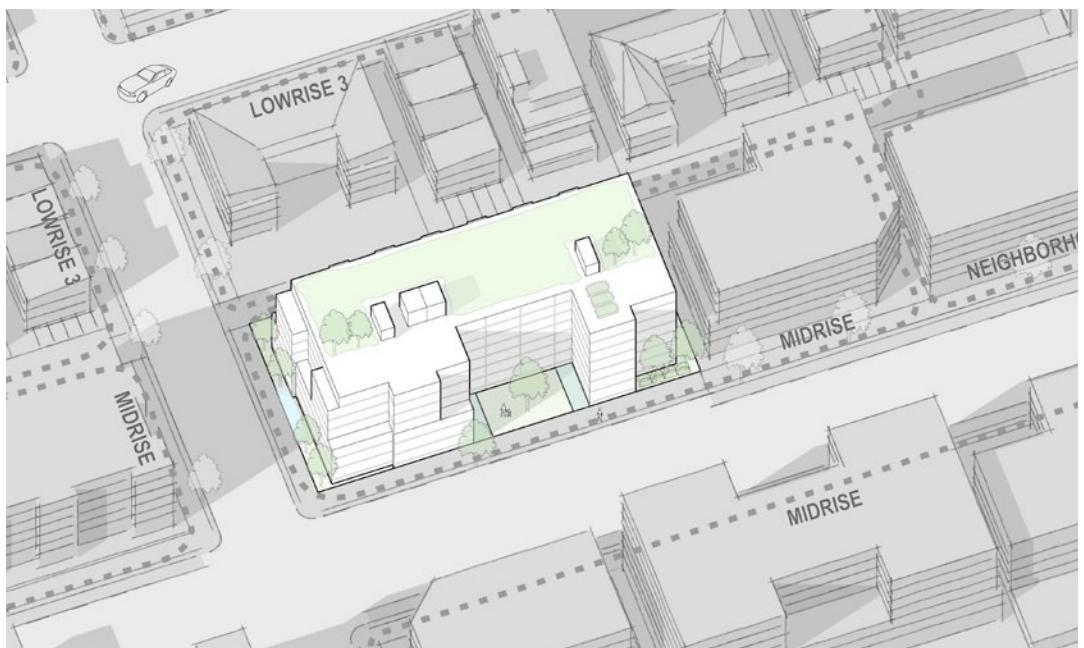
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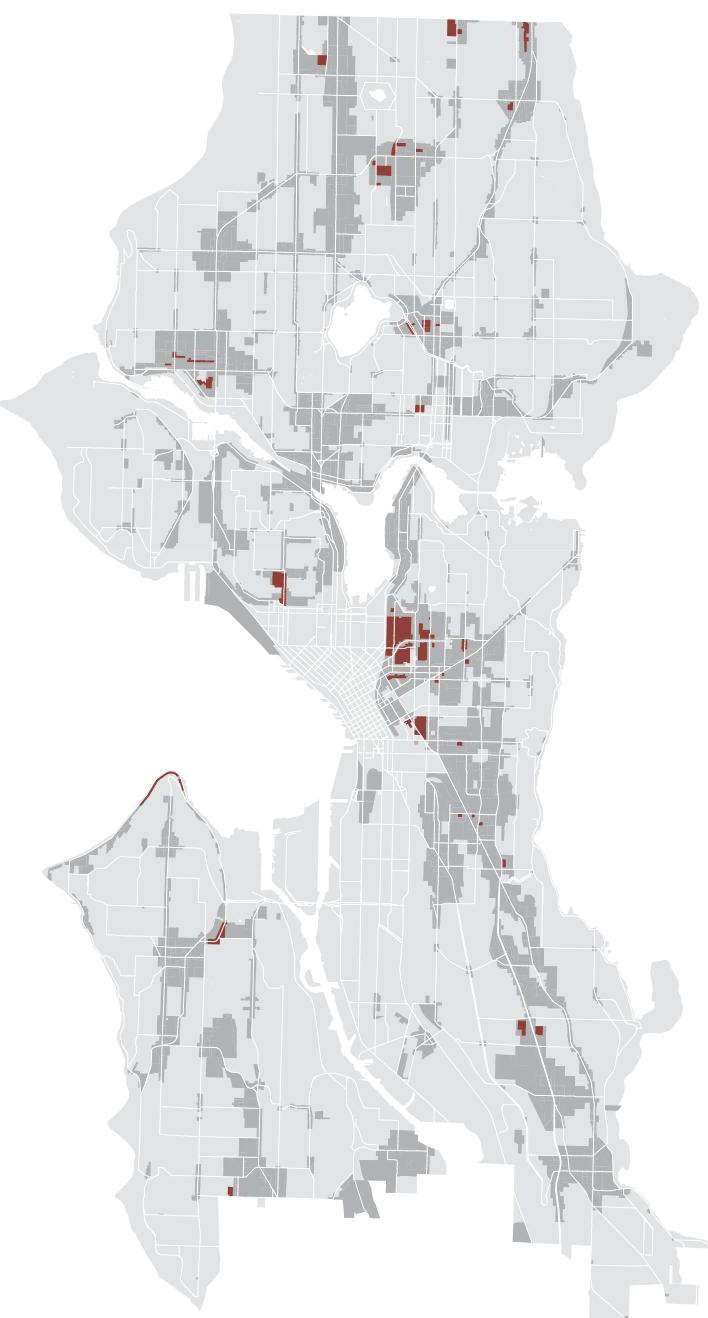


A residential apartment or condominium building with 60 total units on a 10,000-square-foot lot. The eight-story building includes building modulation and setbacks at the top floor. Underground parking is provided for some of the units.



A residential apartment or condominium building with 126 total units on a 20,000-square-foot lot. Average unit size is 611 square feet. The seven-story building includes a courtyard space at ground level. Parking is provided underground.

Where are MR zones proposed?



- All existing Midrise zoning (64 acres) would retain the Midrise zone designation and receive development capacity increases through changes to development standards.
- 25 additional acres of existing LR3 zoning and 1.5 acres of Lowrise 2 zoning would also become Midrise zoning.
- The largest areas of Midrise zoning are found in Capitol Hill, Ballard, Northgate, and Lower Queen Anne.
- The existing bonus for affordable housing in the Midrise zone would be replaced by the MHA requirement, which will provide increased amounts of affordable housing.

proposed MR zone

other proposed MHA rezone

Highrise (HR)

The HR zone would encourage 24- to 44-story residential towers. Developments will tend to have one or two towers with average floor plates between 8,000 and 10,000 square feet extending from a podium that has up to four stories and occupies a larger portion of the site. Projects would generally need at least a quarter-block site to accommodate a 240-foot tower or a half-block site to accommodate a 440-foot tower. Projects over 240 feet in height would continue to have to set aside at least 20 percent of the ground-level area as outdoor open space. The HR zone is located only in the First Hill-Capitol Hill Urban Center.

Under the existing HR zone a builder must participate voluntarily in Incentive Zoning by providing affordable housing, open space, or transfer of development rights from historic structures, in order

to achieve full development potential.

MHA would require a greater amount of affordable housing than under Incentive Zoning. City staff are continuing to work with stakeholders in the First Hill area to identify strategies to retain incentives to preserve historic structures, or provide greater amounts of open space, along with the increased requirement for affordable housing.



	Current	Proposed
Maximum floor area ratio (FAR)	14 (with bonuses)	15
Maximum height	300 feet	440 feet
Density limit	No limit	No limit
Tower floor plate limit	12,000 sq. ft. average	10,000 sq. ft. average
Setbacks		
front and side	7 feet average 5 feet minimum	7 feet average 5 feet minimum
rear	7 feet average 5 feet minimum None if abutting alley	7 feet average 5 feet minimum None if abutting alley
upper	Above 45 feet in height: 10 feet if abutting street or alley 20 feet if abutting adjacent property	Above 45 feet in height: 10 feet if abutting street or alley 20 feet if abutting adjacent property
Maximum width	130 feet	130 feet
Site coverage limit	None	60 percent for tower portions
Minimum parking	1 per unit; no minimum in urban villages if within quarter-mile of a street with frequent transit service	1 per unit; no minimum in urban villages if within quarter-mile of a street with frequent transit service

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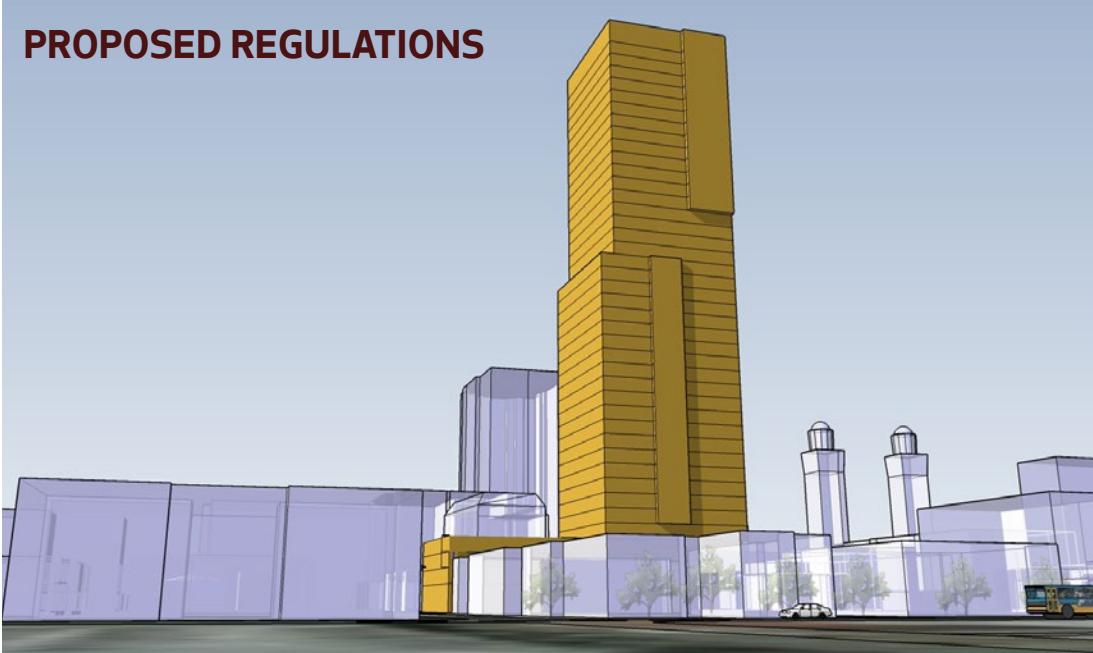
Development examples

EXISTING REGULATIONS



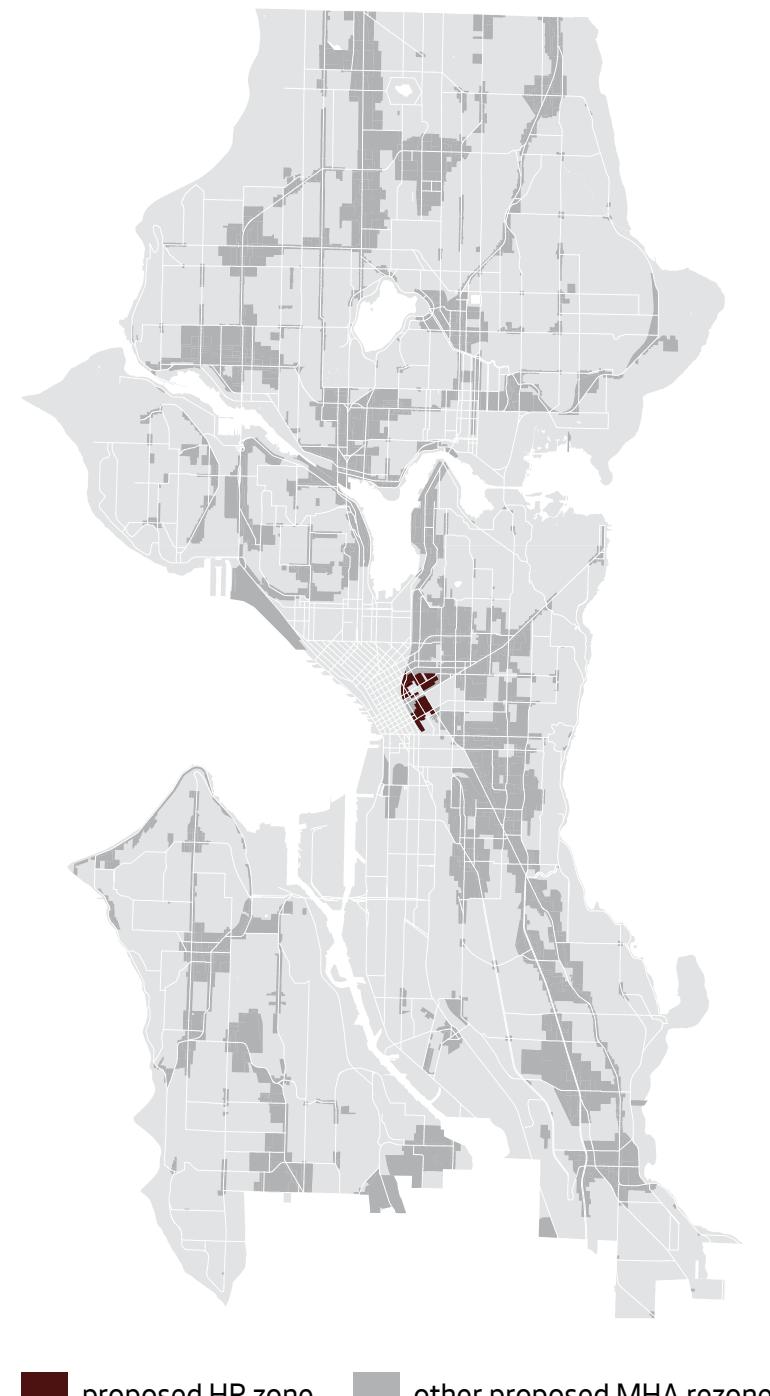
- A residential apartment or condominium building
- Two towers, each 300 feet tall with average floor plates of 8,640 square feet
- 28,800-square-foot lot occupying a half-block
- Underground parking provided for some of the units

PROPOSED REGULATIONS



- A residential apartment or condominium building
- One tower with height of 440 feet and 10,000 square foot average floor plate
- 28,800-square-foot lot occupying a half-block
- Underground parking provided for some of the units

Where are HR zones proposed?



- All areas zoned HR would remain HR and receive development capacity increases through changes to the development standards. No other areas are being rezoned to HR.
- The new zone standards will encourage taller, more slender towers rather than bulky towers with large floor plates.
- A new tower lot coverage limit of 60 percent would discourage multiple towers on small lots. A small decrease in the average tower floor plate (from 12,000 square feet to 10,500) would also reduce the bulk of new towers.
- MHA would require more affordable housing than required under existing Incentive Zoning. City staff continue to work with stakeholders in the First Hill area to identify strategies to retain incentives to preserve historic structures, or provide greater amounts of open space, along with the requirement for affordable housing.

Neighborhood Commercial / Commercial 55 (NC-55 & C-55)

The NC-55 zone would encourage five-story mixed-use buildings, often with commercial uses at the street level and residential uses on upper floors. The new NC-55 zone would be located primarily in urban villages, along some arterial roadways, and in neighborhood commercial nodes outside urban villages.

The scale of development in the NC-55 zone would be incrementally larger than the existing NC-40 zone due to the allowance of a fifth story. However, we expect new development with more variation in building massing and features like partial upper-level stories or building setbacks.



	Current (NC-40)	Proposed (NC-55)
Maximum floor area ratio (FAR)	3.0 single use 3.25 all uses	3.75 (no single use limit)
Maximum height	40 feet (plus extra 4 -7 feet allowance for ground floor retail)	55 feet
Density limit	No limit	No limit
Setback requirements		
front	First-floor dwellings must be located at least 4 feet above street level or set back 10 feet from the street property line	First-floor dwellings must be located at least 4 feet above street level or set back 10 feet from the street property line
side and rear	Setbacks required above 13 feet in height if next to a residential zone; setbacks vary by height but are a minimum of 10 feet.	Setbacks required above 13 feet in height if next to a residential zone; setbacks vary by height but are a minimum of 10 feet.
Facade modulation	None	Building breaks required for buildings with a width of 250 feet or greater
Minimum parking	1 per unit No minimum in urban villages if within quarter-mile of a street with frequent transit service	1 per unit No minimum in urban villages if within quarter-mile of a street with frequent transit service

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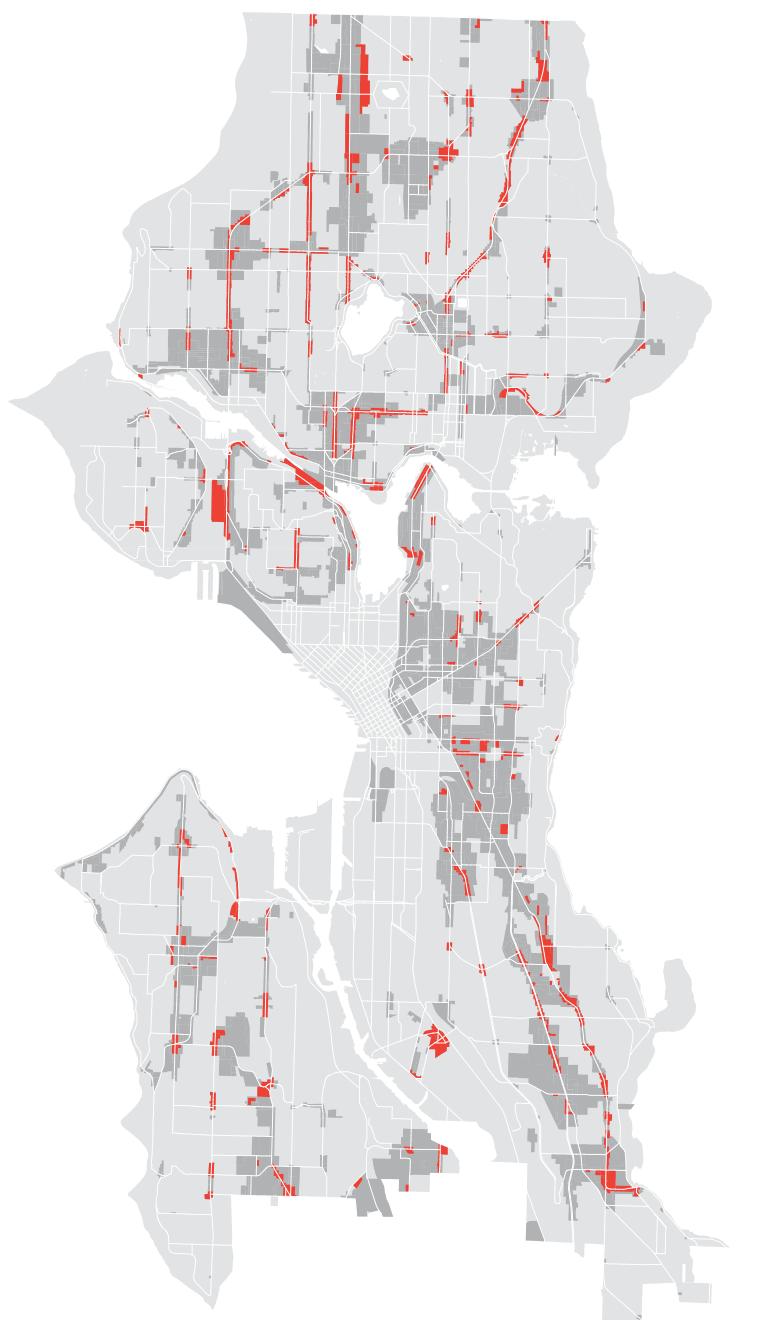


A mixed-use building with 64 total units, each approximately 750 square feet, and 7,500 square feet of ground floor commercial is constructed on an 18,000 square foot lot. The location could be in or outside an urban village. Parking is provided below grade. The building has five stories, taking advantage of increases in the height and FAR limits. The building would be approximately one story taller than existing mixed-use development in the area built under existing NC-40 zoning.



Infill development (gold) in the proposed Lowrise 1 zone (left side of street) and the proposed NC-55 zone (right side of street).

Where are NC-55 and C-55 zones proposed?



- About 82 percent (395 acres) of area currently zoned NC-40 would be converted to the new NC-55 zone.
- Some areas of Commercial zoning and a few small areas of Lowrise or single-family zoning would also be converted to NC-55.
- The existing NC-40 zone covers the largest area of any Commercial zone in the project area. Under the proposal, the NC-55 zone would comprise 476 acres in total, becoming the most widely mapped commercial zone in the project area.
- The proposal would remove the FAR limit for a single-use building. This provides flexibility, as builders could achieve the maximum allowed floor area without including a mix of residential and commercial uses.
- While the height limit is increased by 15 feet, the effective increase is about 10 feet, because allowances for additional height at the ground floor for certain select uses are being removed.
- For any area adjacent to a single family zone, for any portion of the new structure above 40 feet in height, an additional setback of three feet for every 10 feet of height is proposed.

■ proposed NC-55 and C-55 zone

■ other proposed MHA rezone

Neighborhood Commercial / Commercial 75 (NC-75 & C-75)

The NC-75 zone would encourage seven-story mixed-use buildings, often with commercial uses at the street level and residential uses on upper floors. The new NC-75 zone would be located primarily in urban villages and along some arterial roadways. The scale of development in the NC-75 zone would be incrementally larger than the existing NC-65 zone due to the allowance of a seventh story. Changes to the Seattle Building Code are proposed in tandem with the proposed MHA zoning changes to ensure that a seventh story of construction can be built economically using wood-framing construction methods.



	Current (NC-65)	Proposed (NC-75)
Maximum floor area ratio (FAR)	4.25 single use 4.75 all uses	5.5 (no single use limit)
Maximum height	65 feet	75 feet
Density limit	No limit	No limit
Setback requirements		
front	First-floor dwellings must be located at least 4 feet above street level or set back 10 feet from the street property line	First-floor dwellings must be located at least 4 feet above street level or set back 10 feet from the street property line
side and rear	Setbacks required above 13 feet in height if next to a residential zone; setbacks vary by height but are a minimum of 10 feet.	Setbacks required above 13 feet in height if next to a residential zone; setbacks vary by height but are a minimum of 10 feet.
Upper level	None	portions of structures above 65 feet must be set back from the front lot line by an average depth of 8 feet.
Facade modulation	None	Building breaks required for buildings with a width of 250 feet or greater
Minimum parking	1 per unit No minimum in urban villages if within quarter-mile of a street with frequent transit service	1 per unit No minimum in urban villages if within quarter-mile of a street with frequent transit service

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What is MHA?

Mandatory Housing Affordability (MHA) is a new policy to ensure growth brings affordability.

MHA requires new commercial and multifamily development to include affordable homes or contribute to a City fund for affordable housing. To put MHA into effect, we have proposed zoning changes that add development capacity and increase housing choices in urban villages designated in the Seattle 2035 Comprehensive Plan, certain urban village expansion areas near frequent transit hubs, and other areas with commercial and multifamily zoning.

Development examples

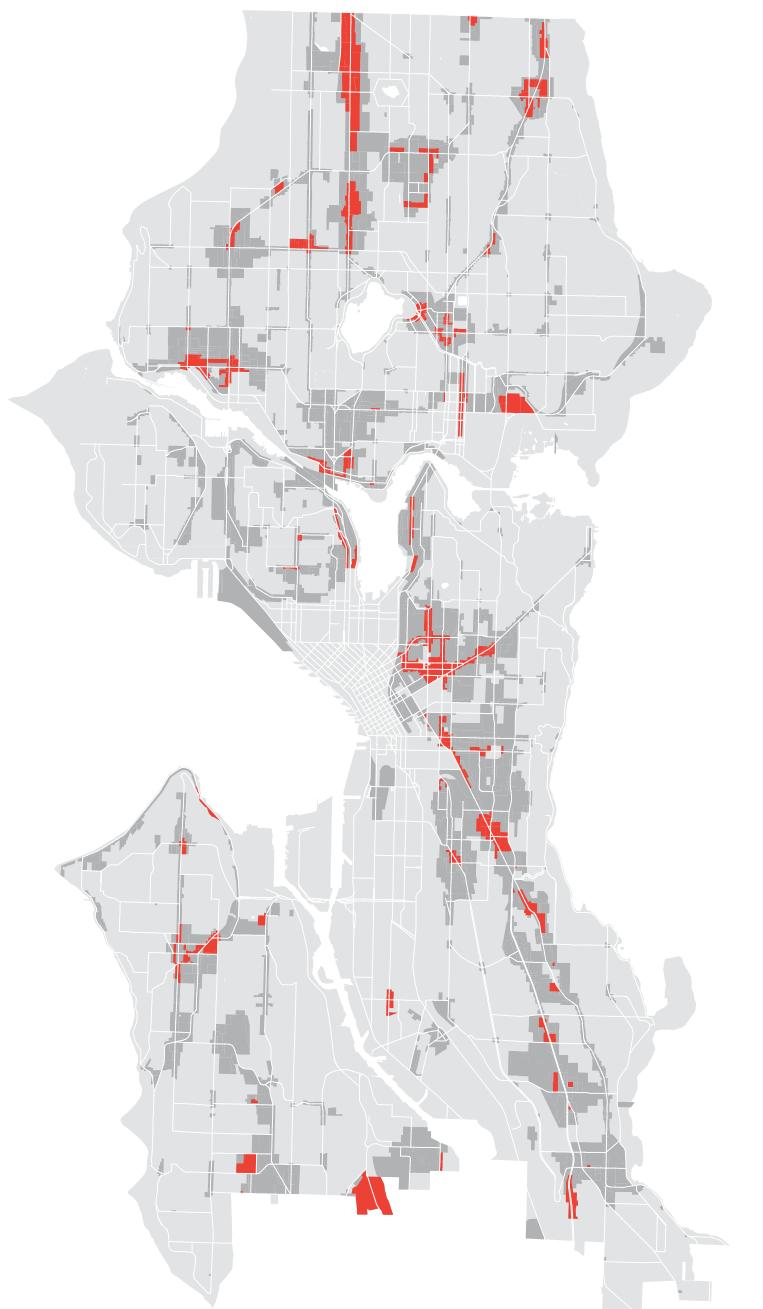


An apartment or condominium building with 78 units averaging 575 square feet each is constructed on a 12,000 square foot lot. The site is in an urban village. The building has seven stories, taking advantage of increases in the maximum height and FAR limits. Parking is provided below grade. The building would be approximately one story taller than existing mixed-use development in the area built under the existing NC-65 zoning.



Infill development (gold) in the proposed NC-75 zone (left side of street) and the proposed NC-55 zone (right side of the street).

Where are NC-75 and C-75 zones proposed?



■ proposed NC-75 and C-75 zone
■ other proposed MHA rezone

- More than 99 percent (169 acres) of land currently zoned NC-65 would be converted to the new NC-75 zone.
- The proposal would also rezone 51 additional acres of land with C-65 zoning and 78 acres of land with C-40 or NC-40 zoning to NC-75.
- The proposed NC-75 zone would maximize the use of economical wood frame construction over a base concrete structure.
- The amount of land citywide proposed to have NC-75 zoning is 85 percent greater than land with NC-65 zoning today.
- For any area adjacent to a single family zone, for any portion of the new structure above 40 feet in height, an additional setback of three feet for every 10 feet of height is proposed.
- Separate legislation proposes changes to the Seattle Building Code to allow six stories of wood-frame construction over a concrete base structure instead of the current limit of five stories. Buildings using this option would have to meet additional fire safety standards.
- The standards for this zone were crafted to strengthen the incentive for preservation of historic structures in the Pike / Pine Conservation Overlay area.