

SEATTLE'S MULTIFAMILY RESIDENTIAL ZONES

THIS ZONING CHART IS FOR ILLUSTRATIVE PURPOSES ONLY

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Due to the complexity of the code, zoning questions cannot be answered by phone. If you have questions about Multifamily zoning, please visit the Department of Planning and Development, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave., or submit your question online at www.seattle.gov/dpd/landuse.

Regulations common to all multifamily zones

Landscaping

required in an area equal to 3' times the length of all property lines; must include screening of parking and street trees.

Parking and Access

1.1 – 1.5 spaces/unit required depending on area of city, size of unit, and number of units in the structure. Low income housing for elderly and disabled people require fewer spaces. Access is to be from alley where feasible.

Facade Modulation

Building width is limited to 30 – 40' when modulation is not provided along the front facade. With large buildings modulation may also be required on the side facades.

Roof Pitch & Slopes

Additional height permitted for roof pitches with min. slopes of 4:12 for 5' of additional height and 6:12 for 10'. 1' additional height for each 6% of slope, up to 5'.

Definitions

Ground-related housing

means that dwelling units have direct access to private outdoor open space located not more than 10' above or below the unit. Units may be stacked vertically.

Townhouses

are ground-related units which are arranged side by side, sharing at least one common wall. They cannot overlap vertically.

Cottage Housing

is permitted outright in LDT and L1 zones. See the Single Family Residential Zones chart for definition and standards.

Design Review

Multifamily projects which undergo Design Review may be granted departures from certain development standards.



City of Seattle
Department of Planning
& Development
Diane Sugimura, Director
Gregory J. Nickels, Mayor

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LDT

Lowrise Duplex/Triplex



Building Type

Duplex or triplex house (Cottage Housing is also an option)

Density Limit

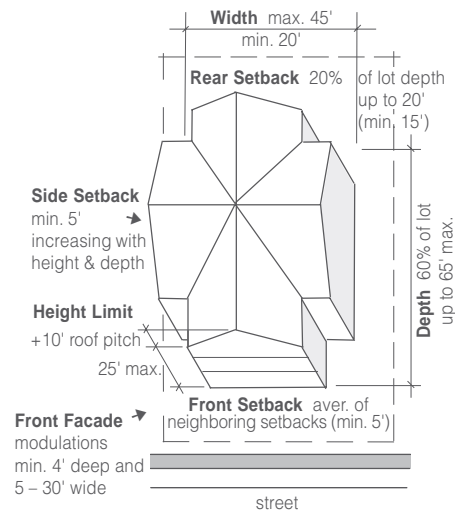
1/2000 (2 units/4000sf lot, 3 units/6000sf lot)

Lot Coverage

Max. 35% (45% for townhouses)

Open Space

400sf private space per unit (or one unit may have access to 600sf of common space)



Dimensioned Drawings

illustrate size and setback standards for each zone on a prototypical lot of 100 x 100' (60 x 100' for LDT). Parking, access, open space, topography, and building code requirements further influence form and siting.

L1

Lowrise 1



Building Type

Townhouses and cottage housing (however, on lots less than 40' in width all building types may be permitted)

Density Limit

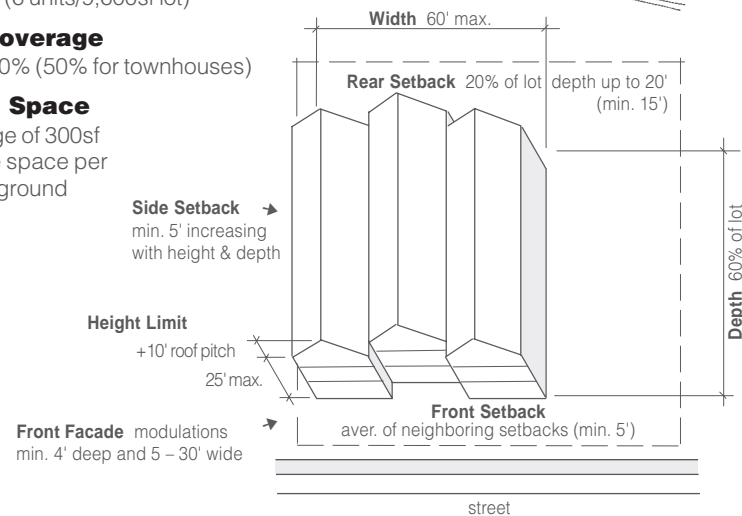
1/1600 (6 units/9,600sf lot)

Lot Coverage

Max. 40% (50% for townhouses)

Open Space

Average of 300sf private space per unit at ground level



L2

Lowrise 2



Building Type

2 to 3 story lowrise apartment building or townhouses

Density Limit

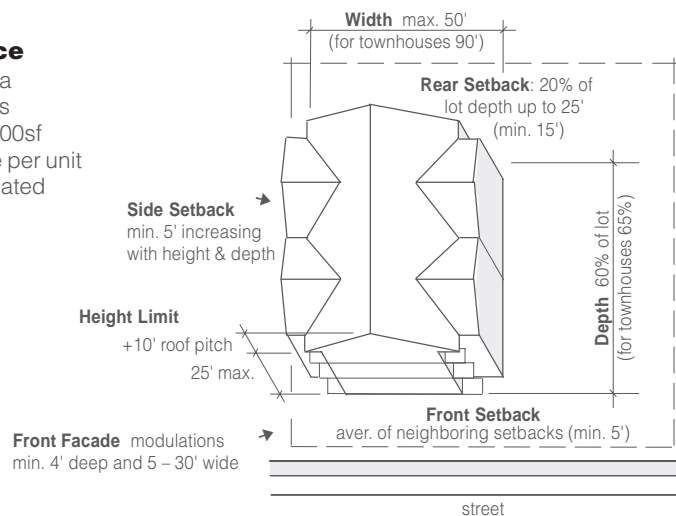
1/1200 (8 units/9,600sf lot)

Lot Coverage

Max. 40% (50% for townhouses)

Open Space

30% of lot area for apartments (Average of 300sf private space per unit for ground-related housing)



L3

Lowrise 3



Building Type

3 story lowrise apartment building or townhouses

Density Limit

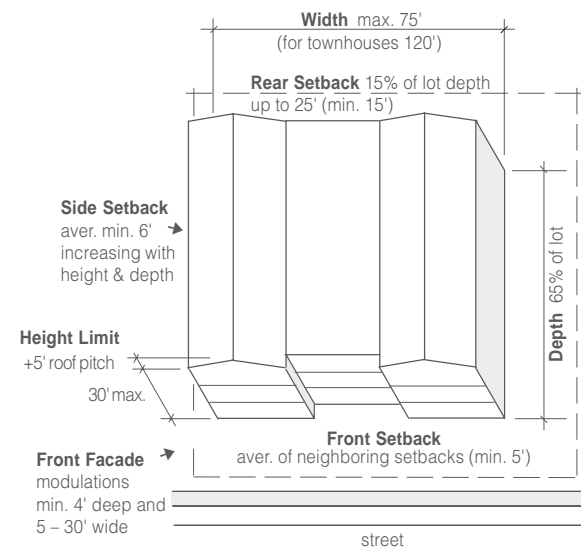
1/800 (12 units/9,600 sf lot)

Lot Coverage

Max. 45% (50% for townhouses)

Open Space

25% of lot area for apartments, or 30% if up to a third is provided in balconies or decks (300sf private space per unit for ground-related housing)



L4

Lowrise 4



Building Type

4 story lowrise apartment building or townhouses

Density Limit

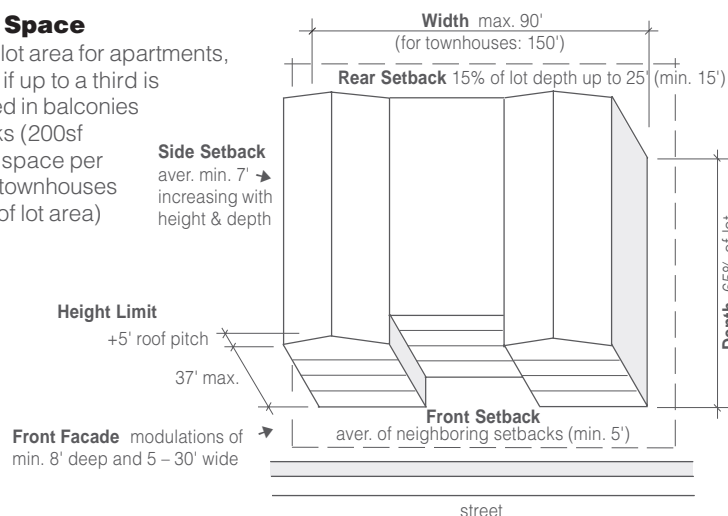
1/600 (16 units/9,600sf lot)

Lot Coverage

Max. 50%

Open Space

25% of lot area for apartments, or 30% if up to a third is provided in balconies or decks (200sf private space per unit for townhouses + 15% of lot area)



MR

Midrise



Building Type

Midrise apartment building

Density

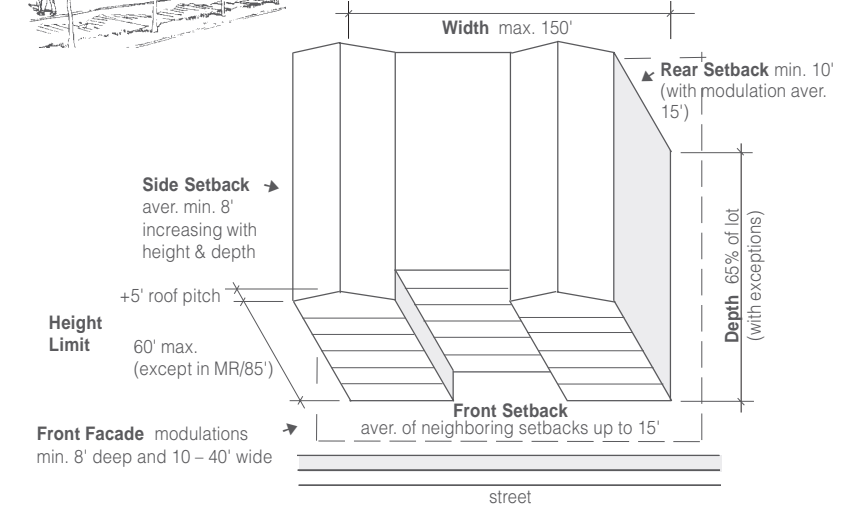
No limit, number of units depends on their size and lot size

Lot Coverage

No limit (building envelope controlled by setbacks and width & depth limits)

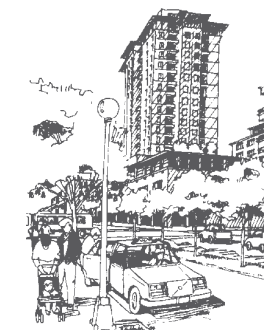
Open Space

25% of lot area for apartments, or 30% if up to a third is provided in balconies or decks



HR

Highrise



Building Type

Highrise apartment building that steps back with height

Density

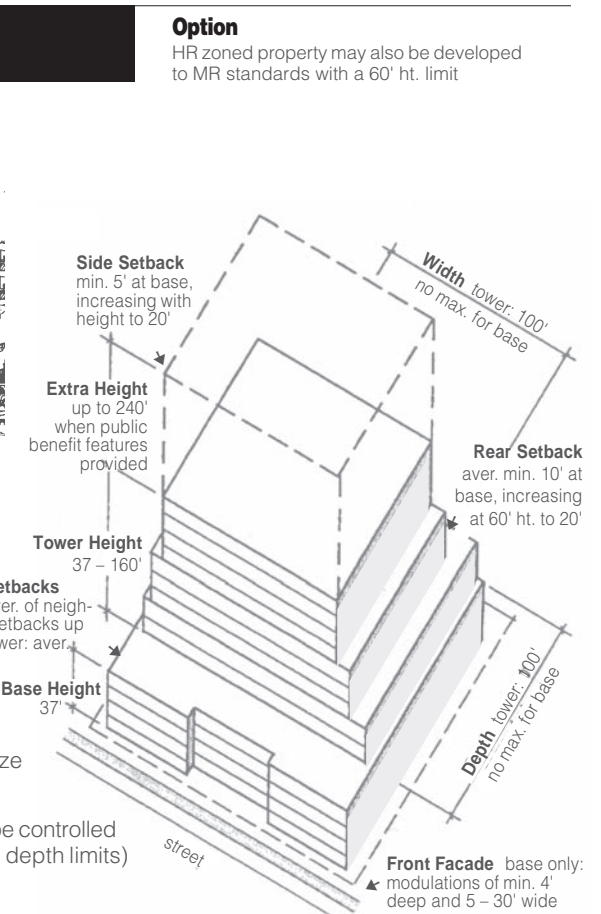
No limit, number of units depends on their size

Lot Coverage

No limit (building envelope controlled by setbacks and width & depth limits)

Open Space

50% of lot area, half of which may be provided in balconies or decks



Option

HR zoned property may also be developed to MR standards with a 60' ht. limit