



Mayor Harrell's

ONE SEATTLE PLAN

COMPREHENSIVE PLAN UPDATE

Agenda

- Background on new state requirements
- Overview of interim legislation
- Topics omitted from interim legislation

Purpose of legislation

The primary purpose of interim legislation is to comply with House Bill 1110.

It would also implement changes to comply with:

- **House Bill 1293:** Design Standards
- **Senate Bill 6015:** Off-street Parking
- **House Bill 1287:** Electric Vehicle Charging

Key Provisions of HB 1110

- On all lots zoned for residential uses, zoning must allow:
 - Six of nine housing types (duplex, triplex, fourplex, fiveplex, sixplex, courtyard apartments, cottage housing, townhouses, stacked flats)
 - At least four units per lot
 - At least six units per lot if within 1/4-mile walking distance of a major transit stop **or** at if at least two units are affordable
- Design review for middle housing may only be administrative
- Middle housing development standards and permit review may not be more restrictive than those for single-family homes
- Parking may not be required within a half mile of a major transit stop
- **If changes are not adopted by June 30, 2025, state's Model Ordinance will go into effect**

Neighborhood Residential Zones

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- A map of a coastal region, likely a bay or estuary, showing various residential zones. The map is divided into numerous small, irregularly shaped areas, each colored according to its residential zone classification. The colors range from dark orange to light yellow. The map is oriented with the coastline on the left and right sides, and the interior land area in the center. The zones are distributed throughout the land area, with some concentrations in specific regions.
- Residential Small Lot (RSL)
 - Neighborhood Residential 3 (NR3)
 - Neighborhood Residential 2 (NR2)
 - Neighborhood Residential 1 (NR1)

Duplex



Triplex



Fourplex



Fiveplex



Sixplex



Courtyard Apartments



Cottage Housing



Townhouses



Stacked Flats



General Approach

- Interim legislation only modifies those standards that:
 - Are addressed in the HB 1110 model ordinance; or
 - Are otherwise needed to comply with state law
- Where the State's Model Ordinance and proposed permanent legislation are generally similar, we use the specific standards proposed in the draft permanent legislation.
- Interim legislation is required to include:
 - Context and rationale for interim legislation
 - Length of time interim legislation would be in effect
 - Workplan to prepare permanent legislation

Changes to Neighborhood Residential zones

	Interim Legislation	Permanent Legislation
Number of Units	Up to 4 units per lot or 6 units near major transit or if two are affordable Only applies to existing lots	Density of 1 unit per 1,250 square feet
FAR	1 unit on a lot: 0.6 2 units on a lot: 0.8 3 units on a lot: 1.0 4 or more units: 1.2	Same as interim except with additional bonuses for stacked flats and low-income housing
Height	32 feet plus pitched roofs	Same as interim
Lot coverage	50 percent	Same as interim
Front Setback	10 feet	Same as interim
Rear Setback	10 feet, 0 on alley	Same as interim
Side Setback	5 feet, 0 feet on alley	Same as interim

Changes to RSL

- Update density limits to comply with HB 1110 requirements
- Increase height in LR1 zones from 30 feet to 32 feet (similar to NR zones)
- Increase the floor area ratio (FAR) so it would be equal to the proposed FAR in NR zones



Other Changes

- Update various LR zone standards to comply with HB 1110 and HB 1293
- Remove residential parking requirements for middle housing within ½ mile of major transit stops as required by HB 1110
- Modify parking space size and tandem parking requirements to comply with SB 6015
- Modify standards for pedestrian access and circulation and access easement requirements consistent with HB 1110
- Exempt middle housing from bike parking requirements consistent with HB 1110
- Update EV charging requirements to meet requirements in HB 1287



Not Included in Interim Legislation

- Consolidation of NR zones
- Rezones from NR to RSL
- Bonuses for stacked flats and low-income housing
- Corner store allowance
- Amenity Area
- Building separation requirements
- Accessory dwelling units
- Tree planting requirements and tree preservation incentives
- Allowances for stormwater features
- Parking location and screening
- Parking requirements outside of major transit areas
- Facade length
- New design standards
- Institutions
- Essential public facilities
- Adult family homes
- Numerous edits to improve clarity and accuracy

Questions?