

U District Zoning and Development Standards Outline – preliminary draft

Requirements		SM-UD 240'	SM-UD 320'	SM/R-UD 240'	SM-UD 85'		
Uses 23.48.605		<ul style="list-style-type: none"> Allows a mix of residential and commercial uses, including retail, services, office, research and development, schools. Prohibits high impact uses, solid waste management, heliports, jails, park and ride, heavy manufacturing, and others. One prohibited use specific to the U District is long-term principal use parking. Conditional uses: principal use short-term parking 		<ul style="list-style-type: none"> Same as others, but the amount of nonresidential use is very limited (0.5 FAR total non-residential uses) 	<ul style="list-style-type: none"> Same as SM-UD 240' and SM-UD 320'. 		
Max Height Per map, 23.48.XXX		240'	320'	240'	85'		
Floor area ratio (FAR) 23.48.620	Non-highrise	Base: 4.5 Maximum: 6					
	Highrise ≤ 160' in height	Base: 4 Maximum: 7	Base: 4 Maximum: 9	Base: 3.2 Maximum: 7	N/A		
	Highrise >160' in height	Base: 4 Maximum: 10	Base: 4 Maximum: 12	Base: 3.2 Maximum: 10	N/A		
	Exempt uses	To encourage certain uses, SM-UD zoning does not count the following against maximum FAR: <ul style="list-style-type: none"> Ground-related housing with specific family-friendly features Ground-level retail and services meeting certain standards Preschool, elementary or secondary school Arts and culture facilities Designated landmarks 					
Housing and open space programs 23.48.621, 23.58A		<p>HALA fees: Commercial Linkage Fees and Mandatory Inclusionary Housing still in development. Working on details about how these will interact with incentive zoning.</p> <p>Square footage above the "base" shown above must be gained through incentive zoning requirements in 23.58A. Prerequisites for bonus FAR: LEED Gold certification, Transportation Management Plan for non-residential uses, and an Energy Management Plan. Bonus square footage is gained through the following features:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <u>65% bonus area earned through affordable housing and childcare</u> <ul style="list-style-type: none"> Housing Performance: 14% of gross area for 80% AMI units; 8% for <50% AMI units. Similar mix of units, 50 year term of affordability <u>OR</u> - Housing Payment: \$15.15 per square foot <li style="text-align: center;"><u>PLUS</u> Childcare performance: 1SF per 0.000127 child care slot. <u>OR</u> - Childcare payment: \$3.25 per SF in lieu. </td> <td style="width: 50%; vertical-align: top;"> <u>35% bonus area earned through other public benefits</u> <ul style="list-style-type: none"> Neighborhood open space 7 bonus sq ft per 1 sq ft open space (On-site or off-site) Green street improvements 5:1 Mid-block corridor 7:1 Landmark TDR Open space TDR </td> </tr> </table>				<u>65% bonus area earned through affordable housing and childcare</u> <ul style="list-style-type: none"> Housing Performance: 14% of gross area for 80% AMI units; 8% for <50% AMI units. Similar mix of units, 50 year term of affordability <u>OR</u> - Housing Payment: \$15.15 per square foot <li style="text-align: center;"><u>PLUS</u> Childcare performance: 1SF per 0.000127 child care slot. <u>OR</u> - Childcare payment: \$3.25 per SF in lieu. 	<u>35% bonus area earned through other public benefits</u> <ul style="list-style-type: none"> Neighborhood open space 7 bonus sq ft per 1 sq ft open space (On-site or off-site) Green street improvements 5:1 Mid-block corridor 7:1 Landmark TDR Open space TDR
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Combined lot developments 23.48.624		Development potential can be moved between adjacent or nearby parcels, through an administrative review process. Allows preservation of landmarks and/or character buildings, preservation of existing affordable housing or development of new affordable housing, open space preservation or improvements.					

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Width and depth limits 23.48.635	240' maximum. Belowground structures are not limited.									
Setbacks 23.48.640	<ul style="list-style-type: none"> • Pedestrian improvements: Set back to widen the sidewalk 5-8 feet along NE 45th St., NE 50th St, and 12th Ave NE from 43rd to 47th: • Residential focus area (SM/R): 7 foot average at grade, 10 feet above 45' height along all streets • Brooklyn green street: average 5' setback along Brooklyn Ave NE, with a minimum of 50% landscape • (Upper level setbacks on Ave, where abutting midrise, etc...) 									
Street level uses 23.48.040	<p><u>Class 1 Pedestrian Streets: (parts of NE 50th St., NE 45th St., NE 43rd St., the Ave, and Brooklyn Ave NE)</u></p> Requires 75% of street-level frontage be occupied by the following: <ul style="list-style-type: none"> • General sales and services; Eating and drinking establishments; Entertainment uses • Public libraries; Public parks; Arts facilities 									
Street level development standards 23.48.640	Consistent standards for street-level frontage in all the SM-UD zones listed below <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <u>Non-residential:</u> <ul style="list-style-type: none"> • 15' floor to floor height • 60% minimum transparency • Blank facades limited to 15' </td> <td style="width: 50%; vertical-align: top;"> <u>Street-level residential units:</u> <ul style="list-style-type: none"> • Set back an average of 10' • Blank facades limited to 15' </td> </tr> </table>				<u>Non-residential:</u> <ul style="list-style-type: none"> • 15' floor to floor height • 60% minimum transparency • Blank facades limited to 15' 	<u>Street-level residential units:</u> <ul style="list-style-type: none"> • Set back an average of 10' • Blank facades limited to 15' 				
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Highrise standards Apply to any development that includes a portion taller than 85'. 23.48.645	<ul style="list-style-type: none"> • Minimum lot size for highrise: 15,000 sq ft • No more than two highrises per block • All highrises must be separated by 75' • "Podium" or base below highrise is limited to 45' in height • Floor plate limits: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">If height > 85' but ≤160'</th> <th style="width: 33%;">If height > 160' but ≤240'</th> <th style="width: 33%;">If height > 240'</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">18,000 SF, or 24,000 SF for R&D</td> <td style="text-align: center;">10,500 SF</td> <td style="text-align: center;">9,500 SF</td> </tr> </tbody> </table>		If height > 85' but ≤160'	If height > 160' but ≤240'	If height > 240'	18,000 SF, or 24,000 SF for R&D	10,500 SF	9,500 SF	<ul style="list-style-type: none"> • Same as SM-UD zones, except the average floor size above the podium may not exceed 10,500 square feet 	N/A
If height > 85' but ≤160'	If height > 160' but ≤240'	If height > 240'								
18,000 SF, or 24,000 SF for R&D	10,500 SF	9,500 SF								
Mid-block corridor 23.48.640.G	<ul style="list-style-type: none"> • Required of large developments (>30,000 sq ft) that abut avenues on two sides. Average width 25', minimum 15'. • Counts toward bonus floor area under the incentive zoning program – 7:1 credit 									

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<p>Amenity area 23.48.650</p>	<ul style="list-style-type: none"> • Required as 5% of gross residential floor area • Specific dimensions and landscape standards apply • Open space provided at the street level and accessible from the street counts double <p style="text-align: center;"><u>Large lots (>30,000 sq ft):</u></p> <ul style="list-style-type: none"> • 15% of lot area must be set aside as usable open space, visible and accessible to the public at street level. 			
<p>Landscaping 23.48.655</p>	<p>Seattle Green Factor is a landscape scoring system weighted to favor tree planting and preservation, sidewalk amenities, rain gardens, green roofs, food cultivation, and other features. All development must meet a minimum Seattle Green Factor score of 0.30.</p>			
<p>Modulation 23.48.646</p>	<p>Any portions of a façade within 15' of a street lot line must be modulated, as follows:</p> <ul style="list-style-type: none"> • Maximum width without modulation – 80-120' (depending on height). • Minimum width of modulated setback is 15'. If ≥30' with a landscaped open space, unmodulated façade length may increase 20%. 			
<p>Parking standards 23.48.685</p>	<ul style="list-style-type: none"> • No parking at the street level unless separated by other uses. • One story above street level is allowed for every two stories of parking below grade. • On levels above street level, parking must be separated from the street-facing façade by another use along 30% its length. • Any parking not separated by another use in the upper levels must be screened from the street. 			