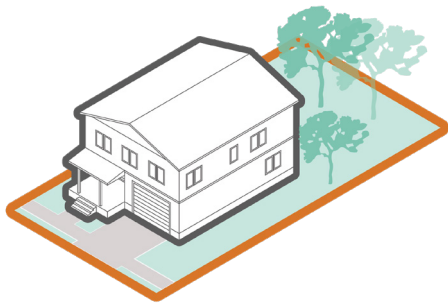
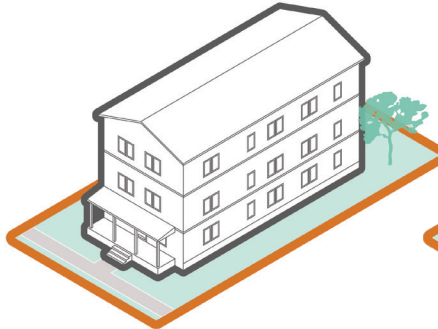


WHAT IS BEING PROPOSED FOR SEATTLE'S NEIGHBORHOODS?

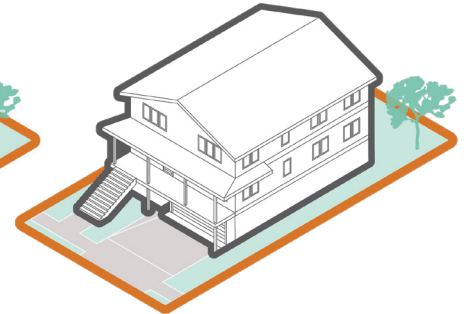
The average Seattle single-detached home is around 2,000 sf:



But current codes are producing much bigger single-detached homes like these:

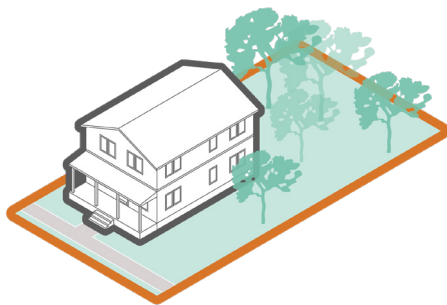


Current maximum = 5,250 sf



New construction average = 3,500 sf

By reducing the allowed size of the main house, while increasing allowances for the variety and number of ADUs, the proposal will yield more homes like these (all examples on 5,000 sf lots):



Main home size will scale proportionally with lot size



More existing smaller homes will be kept, and add ADUs



Some new homes will also be built with ADUs

Compared to current single-detached zoning, the proposal means:

- Fewer demolitions
- More homes that are smaller and less expensive
- More efficient (re)use of existing homes

Three key provisions will help ensure that ADUs reach their full potential:

Flexibility for physical accessibility: Sometimes, building standards for wheelchairs and other mobility devices, and the people who use them, need to allow for a little more space. We must maintain flexibility for one-story DADUs for older adults and all people with limited mobility.

No on-site parking requirements: Storage for cars shouldn't beat out homes for people, space for trees, and open spaces if we are serious about tackling our housing crisis and our climate crisis. For homes like cottages and mother-in-law suites, parking requirements make even less sense.

No renter discrimination: We need to add more rental homes to our neighborhoods, not fewer. Anti-renter "owner occupancy" mandates make it hard to offer ADUs as additional rental homes. We let single-detached homes be occupied by renters only -- why not more affordable housing types too?

THE FLOOR AREA RATIO APPROACH

Reducing demolitions and allowing more efficient (re)use of existing homes and land, while incentivizing smaller, less expensive homes.

What does this FAR approach mean in practice for Seattle's neighborhoods?

Seattle's proposed ADU legislation reduces the currently allowed size of single-detached homes by limiting the floor-area-ratio, or FAR. **Maximum allowed home size will also be scaled more proportionally with the size of the lot.** On lots 5,000 square feet or less, home size will be capped at 2,500 square feet of floor space, or about 500 square feet larger than Seattle's average existing single-detached home. On larger lots, the FAR limit will scale home size proportionally with lot size. The proposed FAR cap of 0.5 would allow a house to have up to half the floor space of the lot area, for example a 3,000 square foot house on a 6,000 square foot lot, and so on.

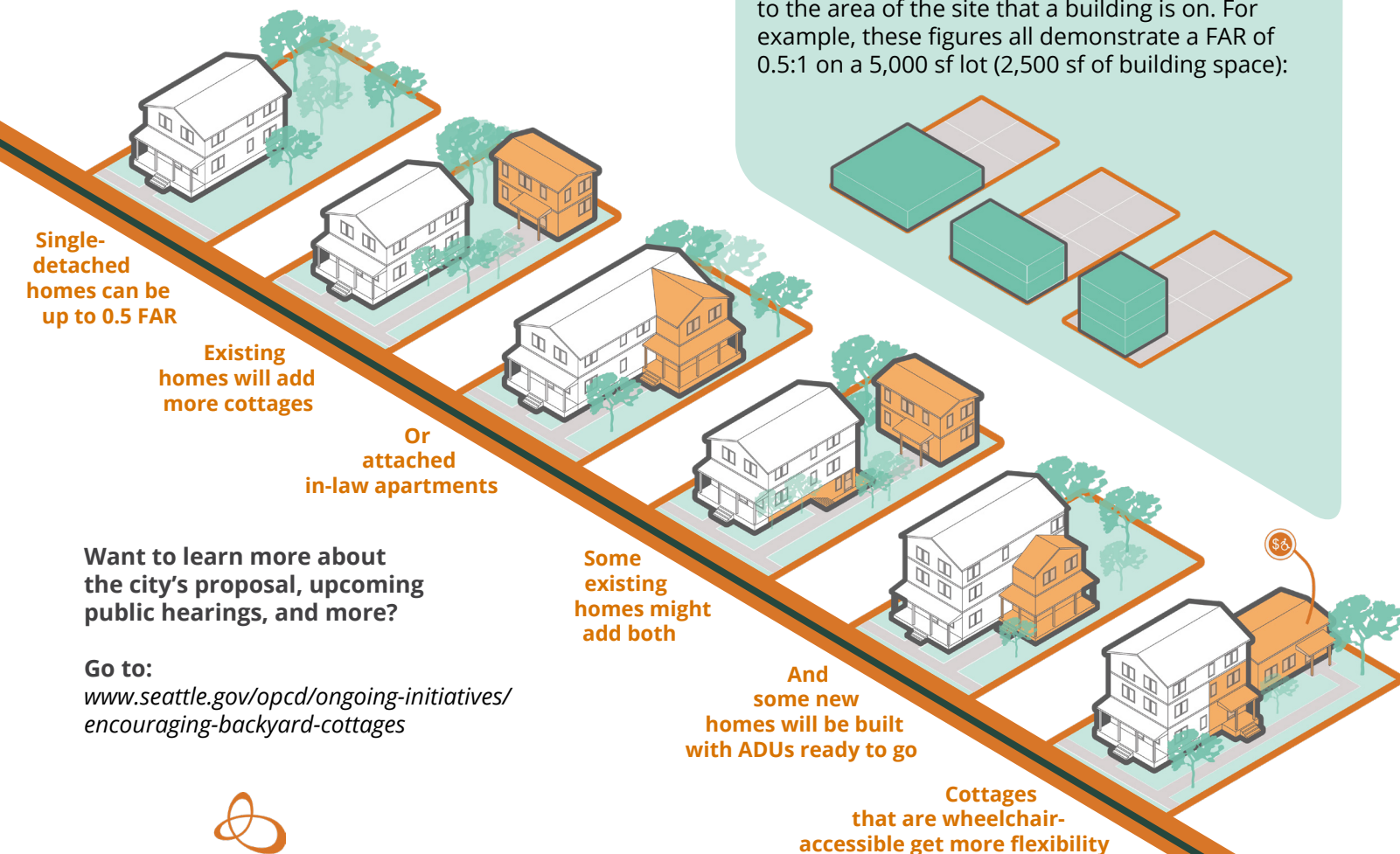
By limiting the size and therefore value of new houses, **the city aims to make it less financially attractive to tear down an inexpensive, modest house and replace it with only one expensive, big one.**

At the same time, to incentivize ADUs, the proposed code would **grant up to 1,000 additional square feet for each ADU.** So a 5,000 square foot lot could hold a 2,500 square foot house along with two 1,000 square foot ADUs. This dual strategy helps keep homes in scale with their lots, while encouraging the construction of more homes on each lot, as well as the preservation and adaptive reuse of existing homes.

Instead of McMansions, neighborhoods will see more smaller homes tucked in among the existing ones. For example, on a 5,000 square foot lot, some options could look like these:

What is FAR?

One of the key tools that Seattle's proposed Accessory Dwelling Unit legalization proposal will employ is FAR, or "Floor-Area Ratio." FAR is the floor area, or, roughly, building size compared to the area of the site that a building is on. For example, these figures all demonstrate a FAR of 0.5:1 on a 5,000 sf lot (2,500 sf of building space):



Want to learn more about the city's proposal, upcoming public hearings, and more?

Go to:
www.seattle.gov/opcd/ongoing-initiatives/encouraging-backyard-cottages



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