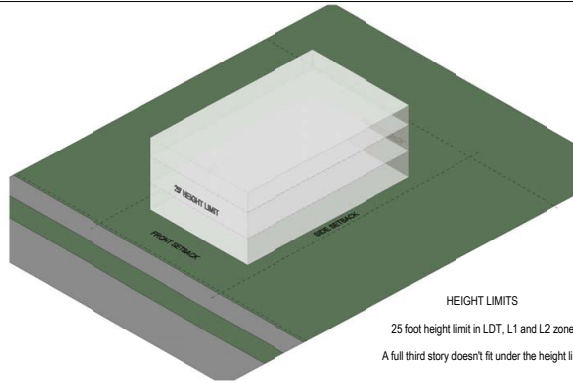


RESIDENTIAL SETBACKS

15 foot front setback
20 foot rear setback
5 foot side setback
Front & rear setbacks are created to force multi-family housing to mimic the mass and open space relationships typical of single family housing.

1 - SETBACKS



HEIGHT LIMITS

25 foot height limit in LDT, L1 and L2 zones
A full third story doesn't fit under the height limit.

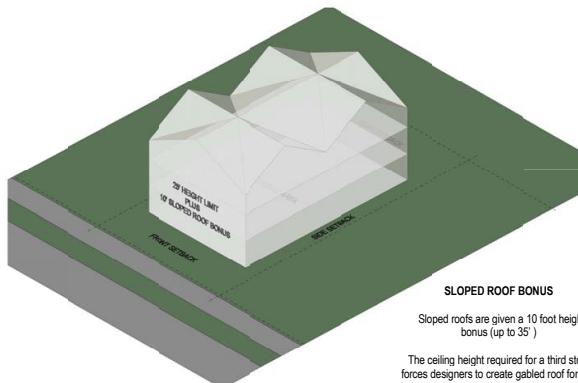
2 - 25' HEIGHT LIMIT

ANATOMY OF A 4 PACK

WHAT'S WRONG WITH THE CURRENT CODE?

Today's code was written in a highly prescriptive manner with a very specific outcome in mind: Multi-family housing that looked compatible with single-family housing.

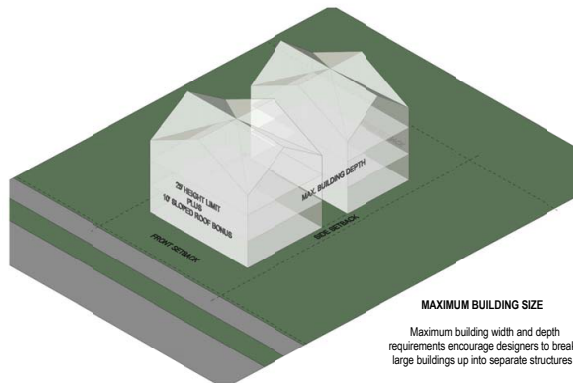
The actual housing the code produced is of a very different character. The 4-pack was not an anticipated outcome. The 4-pack is a case of good intentions gone awry.



SLOPED ROOF BONUS

Sloped roofs are given a 10 foot height bonus (up to 35')
The ceiling height required for a third story forces designers to create gabled roof forms.

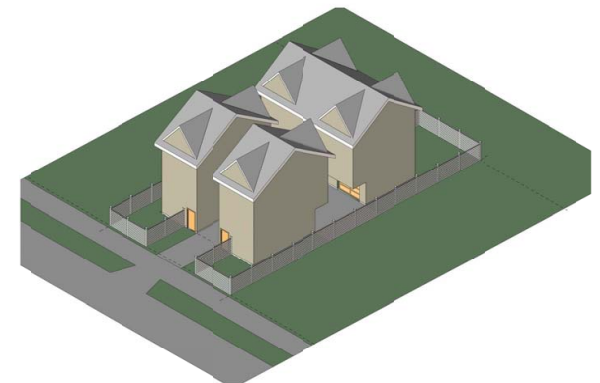
3 - SLOPED ROOF BONUS



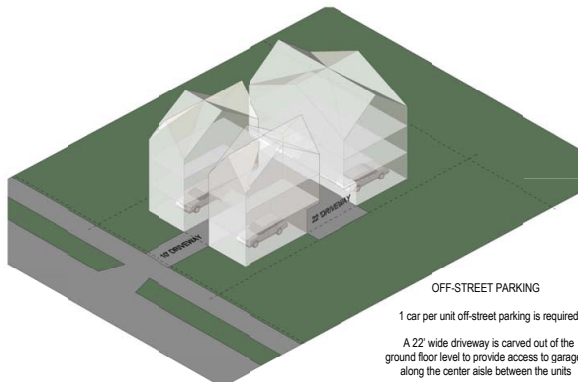
MAXIMUM BUILDING SIZE

Maximum building width and depth requirements encourage designers to break large buildings up into separate structures

4 - MAX BUILDING DEPTH



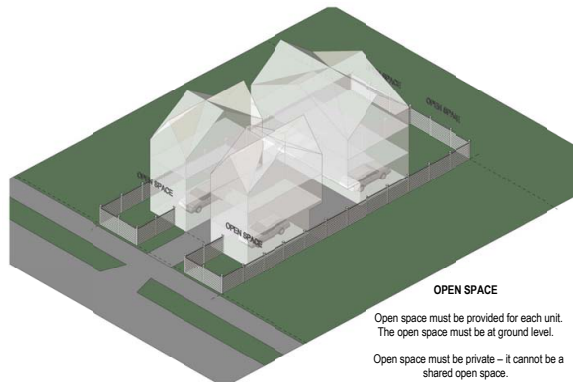
7 - FINISHED 4 PACK



OFF-STREET PARKING

1 car per unit off-street parking is required
A 22' wide driveway is carved out of the ground floor level to provide access to garages along the center aisle between the units

5 - PARKING REQUIREMENTS



OPEN SPACE

Open space must be provided for each unit. The open space must be at ground level.
Open space must be private – it cannot be a shared open space.

6 - PRIVATE OPEN SPACE

- SINGLE FAMILY SETBACKS
- + REQUIRED OPEN SPACE
- + OFF STREET PARKING
- + MULTI-FAMILY DENSITY
- + SEATTLE LOT SIZES
- + NO ALLEY ACCESS



These factors taken together create the 4-pack .

Which ones are you willing to change?