

An aerial photograph of a city, likely Seattle, Washington, showing a prominent clock tower on the left, a suspension bridge in the background, and a dense urban area with trees and buildings. The image is slightly faded to allow text to be overlaid.

Infill Housing Task Force Recommendations

Plan Commission Workshop

May 11, 2011

***Existing RSF zone, attached and detached houses
(unchanged)***

Minimum Lot Size: 4350 SF

Minimum Lot Width: 40 feet

*Maximum Site Coverage: 1500 SF + 37.5% for portion of lot
over 3000 SF*

Minimum Front Yard Setback: 15 feet

Minimum Front Lot Line: 40 feet

Proposed new RSF-C zone, attached and detached houses

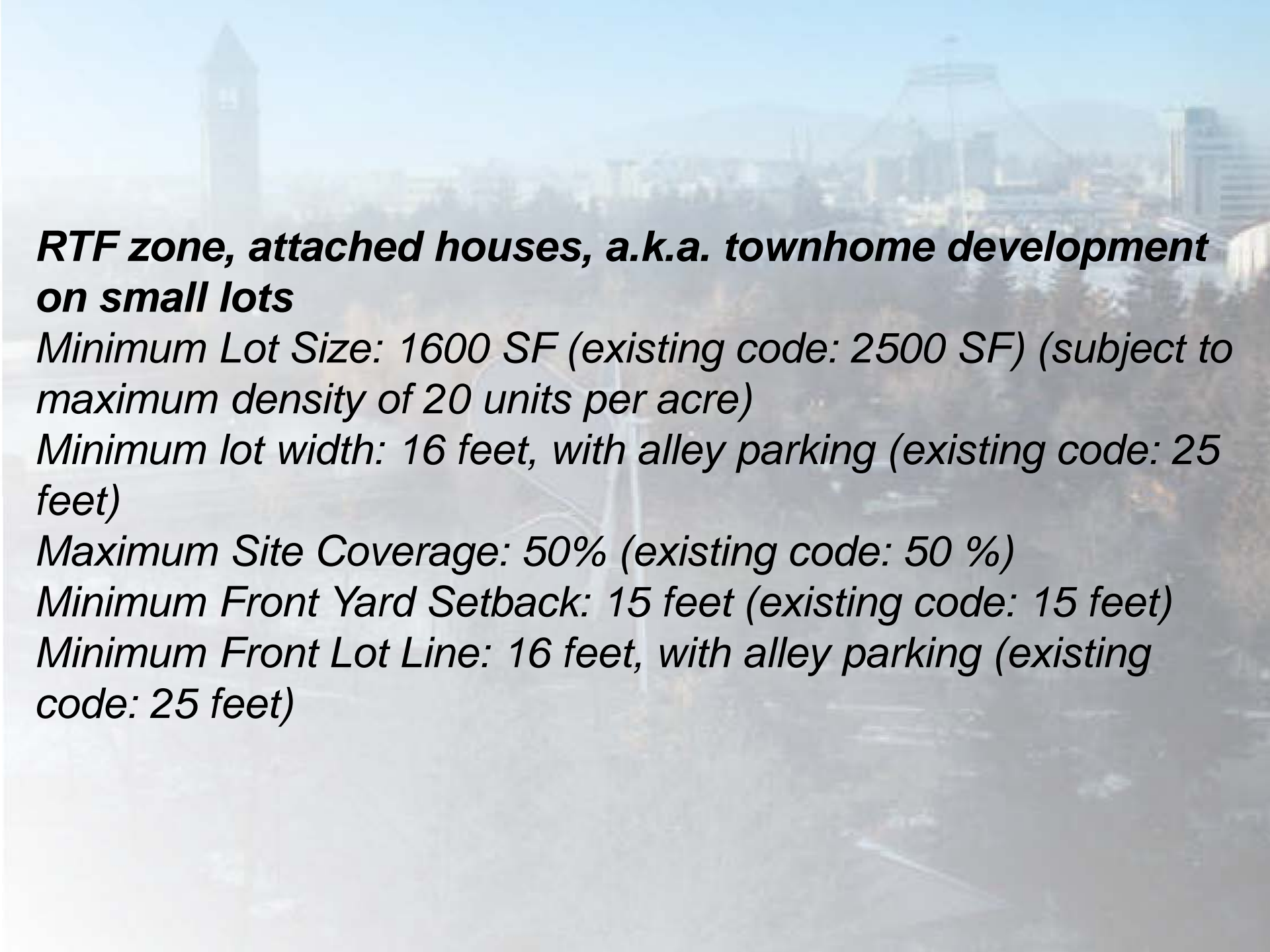
*Minimum Lot Size: 3000 SF (subject to maximum density of 10
units per acre)*

Minimum Lot Width: 36 feet

*Maximum Site Coverage: 1500 SF + 37.5% for portion of lot
over 3000 SF*

Minimum Front Yard Setback: 15 feet

Minimum Front Lot Line: 30 feet

An aerial photograph of a city, likely San Francisco, showing a suspension bridge in the background and a prominent clock tower on the left. The image is slightly blurred and serves as a background for the text.

RTF zone, attached houses, a.k.a. townhome development on small lots

Minimum Lot Size: 1600 SF (existing code: 2500 SF) (subject to maximum density of 20 units per acre)

Minimum lot width: 16 feet, with alley parking (existing code: 25 feet)

Maximum Site Coverage: 50% (existing code: 50 %)

Minimum Front Yard Setback: 15 feet (existing code: 15 feet)

Minimum Front Lot Line: 16 feet, with alley parking (existing code: 25 feet)

RMF zone, attached houses

Minimum Lot Size: 1600 SF (existing code: 2500 SF)

Minimum lot width: 16 feet, with alley parking (existing code: 25 feet)

Maximum Site Coverage: 50% (existing code: 50 %)

Minimum Front Yard Setback: 15 feet (existing code: 15 feet)

Minimum Front Lot Line: 16 feet, with alley parking (existing code: 25 feet)

RHD zone, attached houses

Minimum Lot Size: No minimum (existing code: 2500 SF)

Minimum Lot Width: 16 feet, with alley parking (existing code: 25 feet)

Maximum Site Coverage: 50% (existing code: 50 %)

Minimum Front Yard Setback: 15 feet (existing code: 15 feet)

Minimum Front Lot Line: 16 feet, with alley parking (existing code: 25 feet)

Unplatted land that the subject site is not required to transition from.

Existing lots that average 6,500 sq. ft.

This part of the Subject Site does not need to follow the transition requirement. It is either next to unplatted land or next to a zone that does not require transition.

New lots within transition area must be 6,500 sq. ft. or greater.

Platted land zoned other than RA or RSF. No transition from zones other than RA or RSF is required.

Existing lots over 11,000 sq. ft. excluded from averaging calculation.

Subject Site

Existing lots that average 10,000 sq. ft.

New lots within transition area must be 7,200 sq. ft. or greater.

Zone Boundary

Existing lots that average 4,500 sq. ft.

New lots within transition area must be 4,500 sq. ft. or greater.

