

SEATTLE MIDDLE HOUSING

May 2026

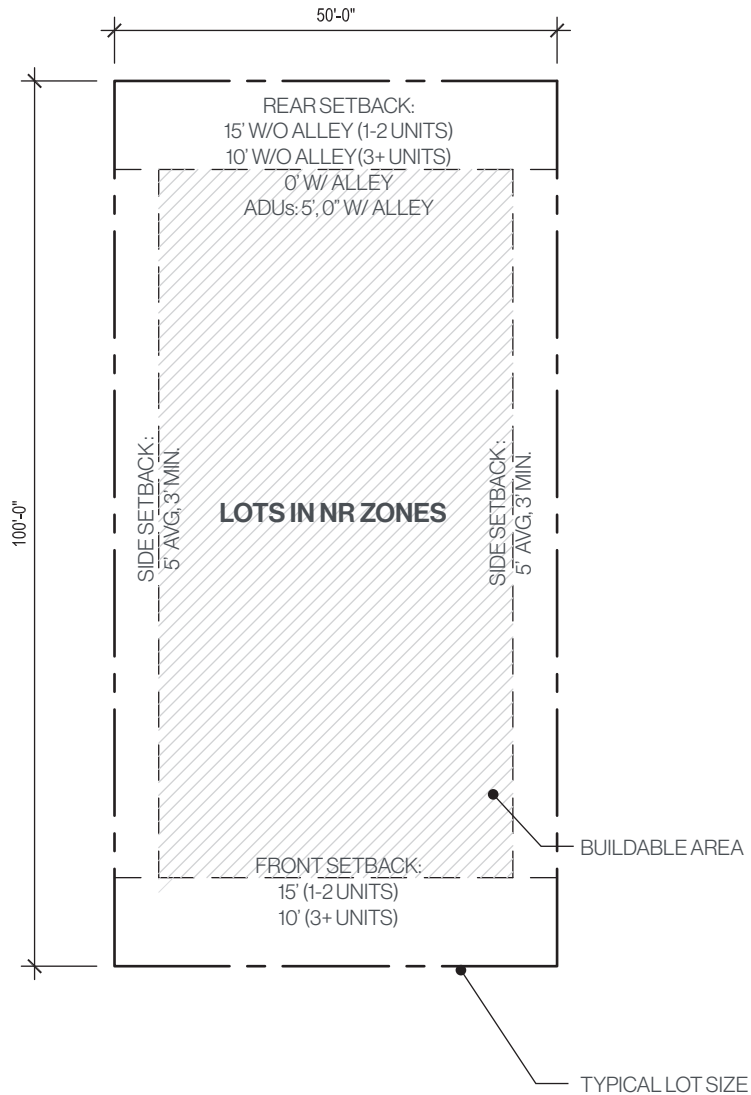
presented by AXIS Architecture + Design, Inc.
prepared by Radim Blazej, Kusi Chaijumroonpun
& Lauren McWhorter

Washington State House Bill 1110, often referred to as the “middle housing” bill, requires all jurisdictions to allow a broader range of housing types in areas that have allowed predominantly detached homes.

Each jurisdictions was required to incorporate the bill requirements into their land use code in the 2024 Comprehensive Plan Update.

City of Seattle adopted the law under the comprehensive plan update “One Seattle Plan”. Permanent legislation was approved December 2025 under Ordinance no. 127375 and 127376.

NR Zone Code Changes



FAR (see exhibit next page)

- 0.6 FAR for density below 1/4,000 SF (e.g., one unit on a 5,000 SF lot)
- 0.8 FAR for density between 1/4,000 and 1/2,201 SF (e.g., two units on a 5,000 SF lot)
- 1.0 FAR for density between 1/2,200 and 1/1,601 SF (e.g., three units on a 5,000 SF lot)
- 1.6 FAR for density greater than 1/1,600 SF (e.g., four units on a 5,000 SF lot)
- 1.8 FAR for stacked flats with density greater than 1/1,600 SF

Maximum density

1 unit / 1,250 sf for attached/detached or 1 unit / 600 sf for stacked flats

Up to 4 units for lot less than 5,000 SF

Up to 6 units for lot less than 7,500 SF if within 1/4 mile of a stop on a major transit service, or at least 2 units are low-income units

Lot coverage: 50%, 60% for stacked units

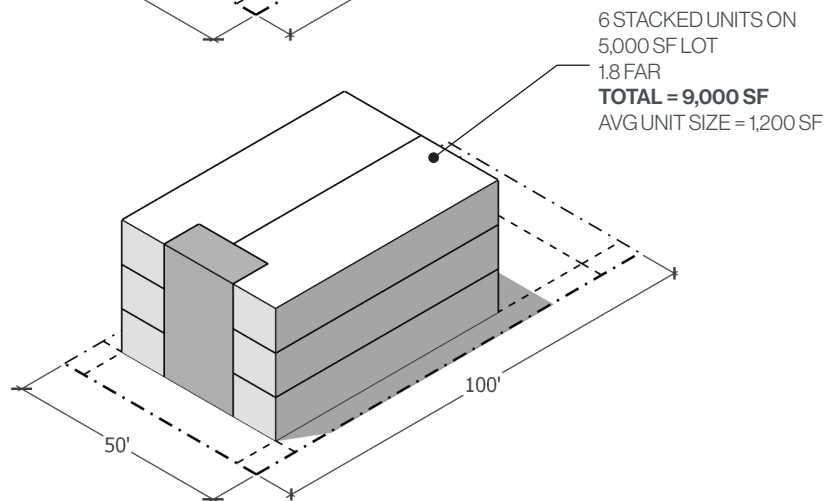
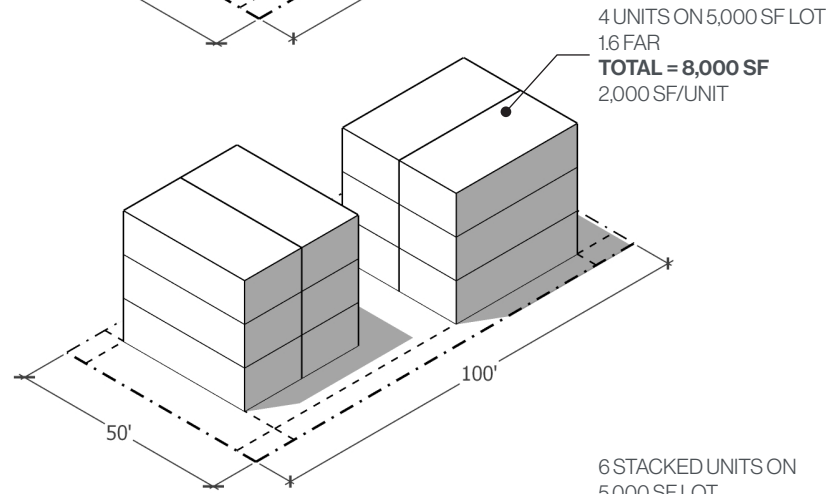
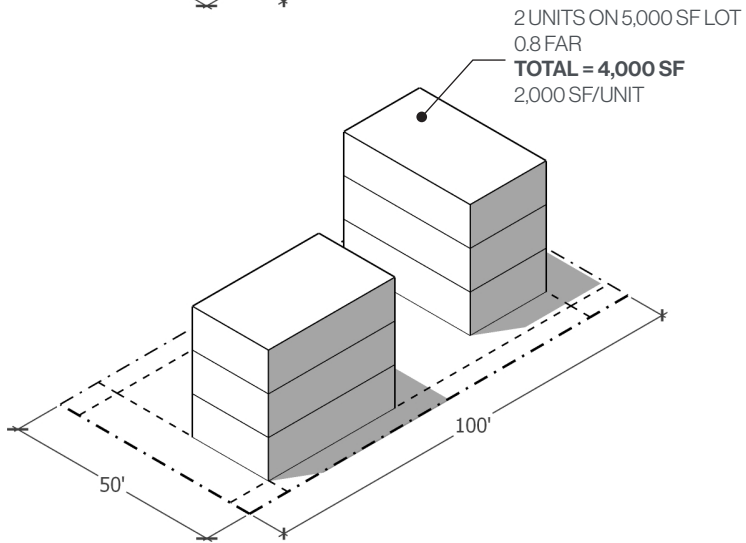
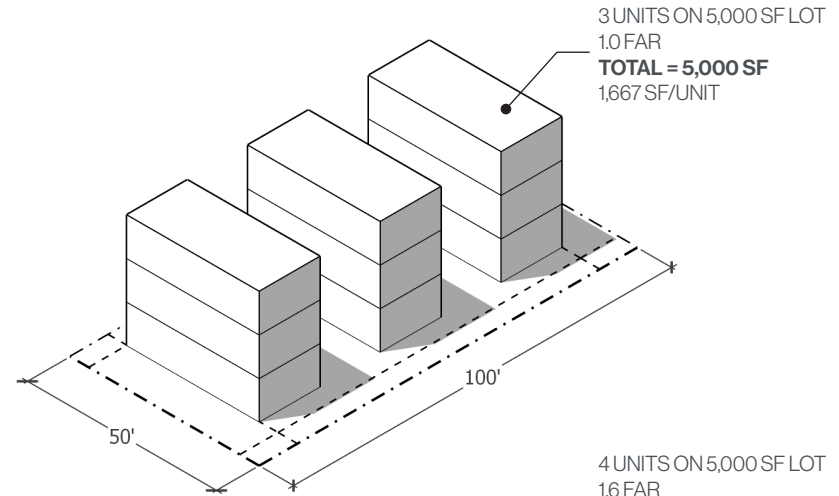
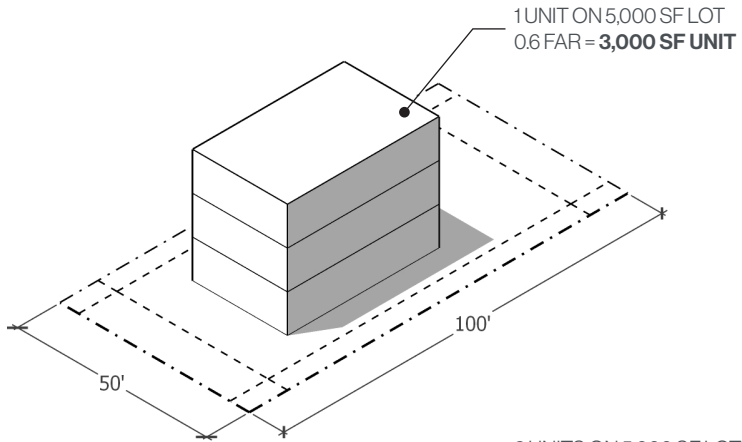
Setbacks: see exhibit

Note: The study is based on a 5,000 SF lot

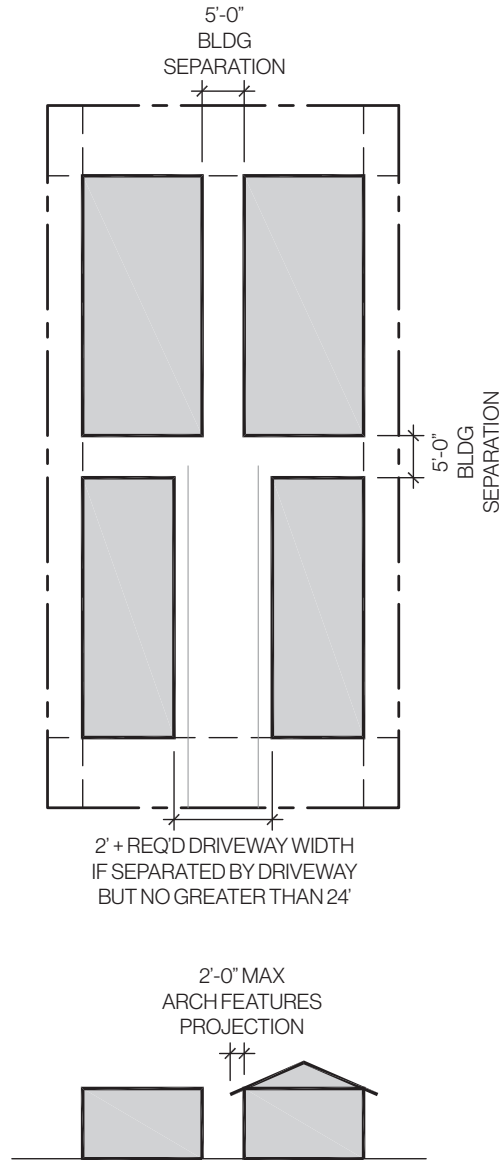
See code for specific details and exceptions

NR Zone Code Changes

ALLOWABLE FAR ON TYPICAL LOT SIZE (5,000 SF)



NR Zone Code Changes



SEPARATION BETWEEN BUILDINGS

Height:

32' + allowances for pitched, shed and butterfly

42' + allowances for pitched, shed and butterfly with certain conditions met

Pitched roof bonus: 5'

Shed and butterfly bonus: 3'

Separation between structures: see exhibit

Amenity

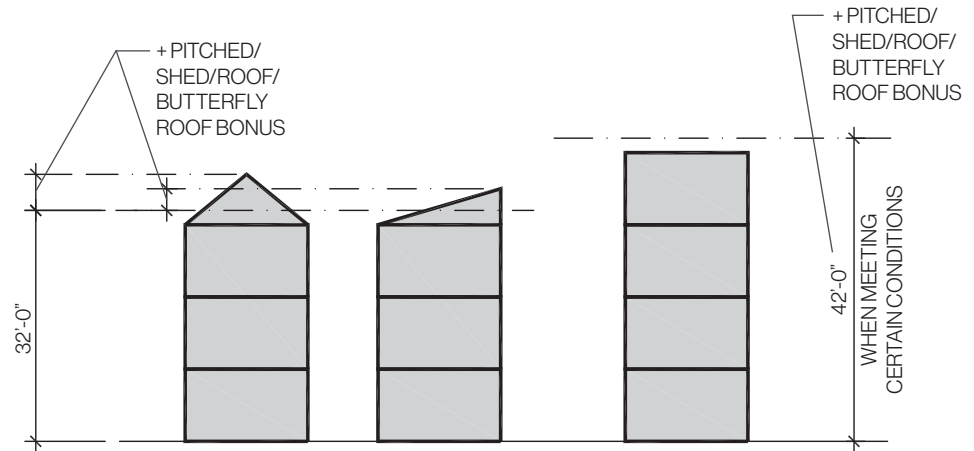
Min. 20% of lot area for attached and detached units

Min. 25% of lot area for stacked DUs (20% if all upper level units have balconies)

Structure width limit: 90'

Design standards apply

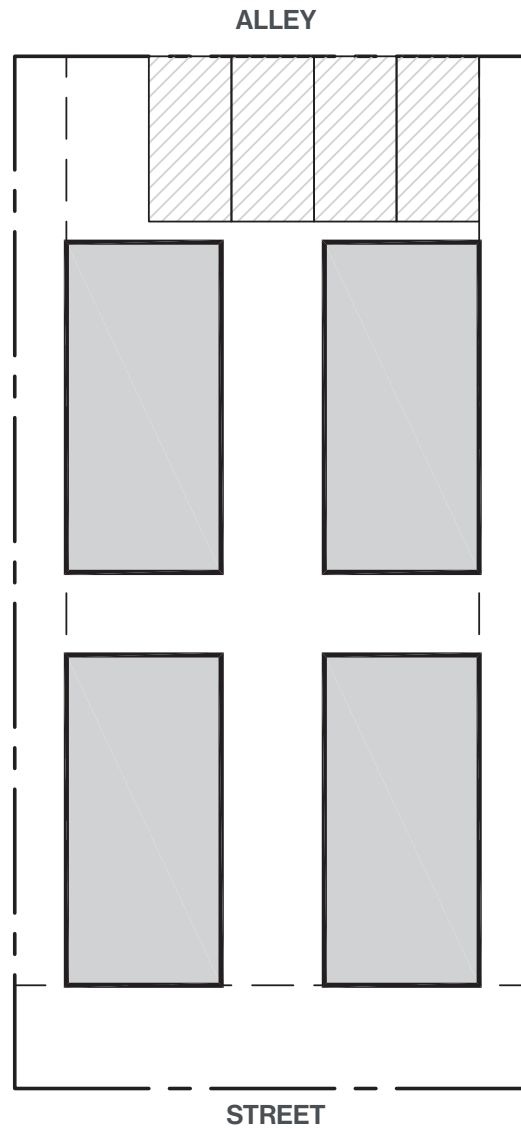
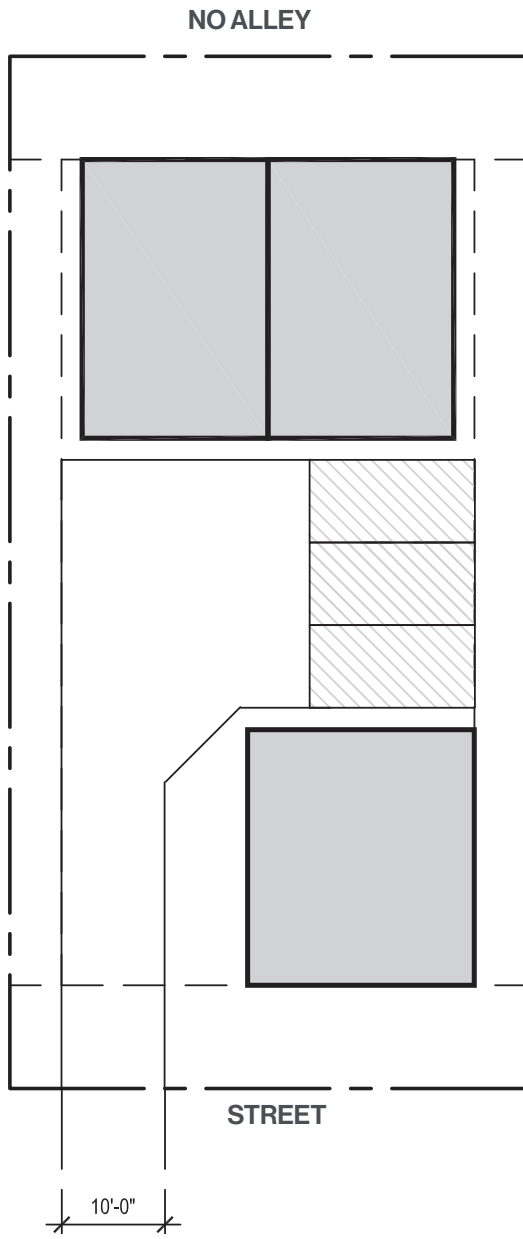
See code for specific details and exceptions



NOTE: PENTHOUSE OVER HEIGHT LIMIT ONLY ALLOWED IN NON-RESIDENTIAL PRINCIPAL USE

STRUCTURE HEIGHT

NR Zone Code Changes



Parking:

1 per 2 DUs

0 req if within regional center, Station Area
Overlay Districts, urban center, a frequent
transit or major transit service area

0 req for DUs less than 1,200 sf or for ADUs

0 req for moderate- and low-income housing

Reduce large stall width from 8.5' to 8'

A certain amount of parking spaces needs
to be EV ready. See code for more details.

NR Zone Code Changes

Ground-floor commercial uses allowed (23.44.020.E)

Located only on or below ground floor of a structure

Area: max. 2,500 SF

Front setback: may extend into one front setback but not closer to 2' from front lot line

Alternative standards for low-income housing and social housing

Alternative standards for developments meeting criteria in 23.44.170:

FAR: 2.0

Maximum density: 1 unit per 400 SF

Maximum height: 42'

Lot coverage: 60%

No minimum required parking

Other Updated Code Sections:

Tree Requirements

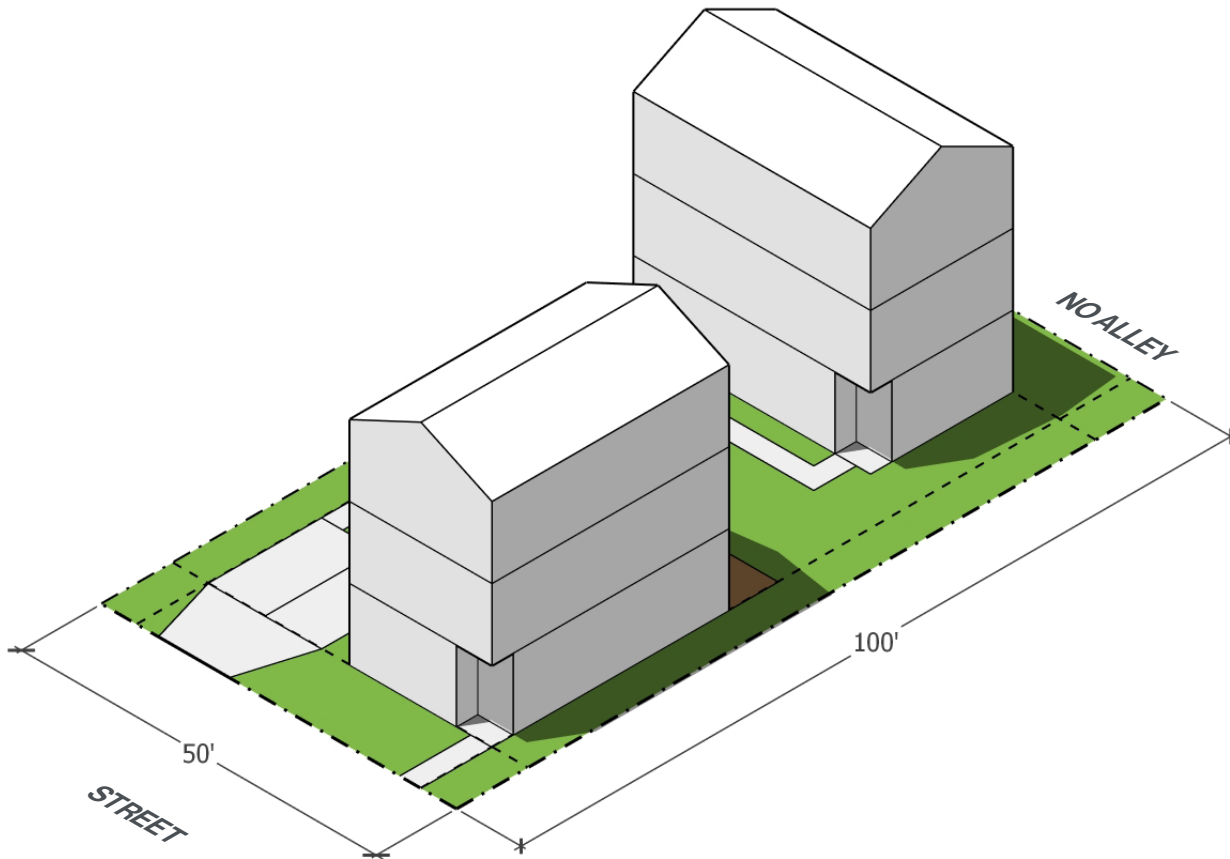
ECA & Shoreline

ULS

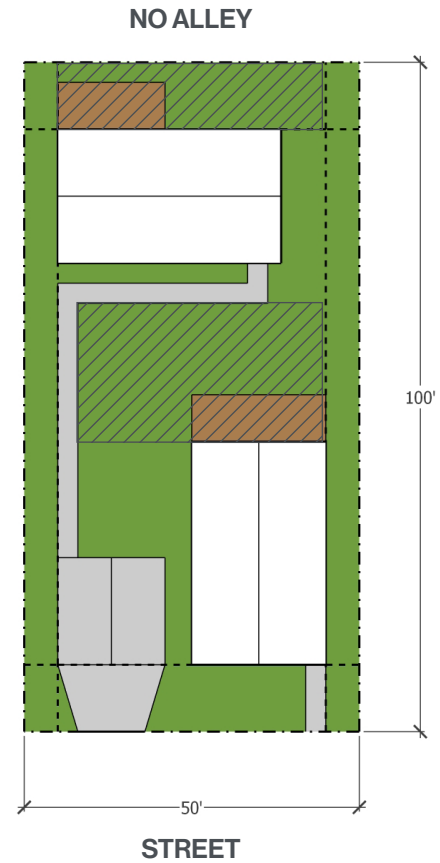
No more RSL zones (rezoned to LR1)

Yield Study, NR Zone

2 UNITS, DETACHED, NO ALLEY

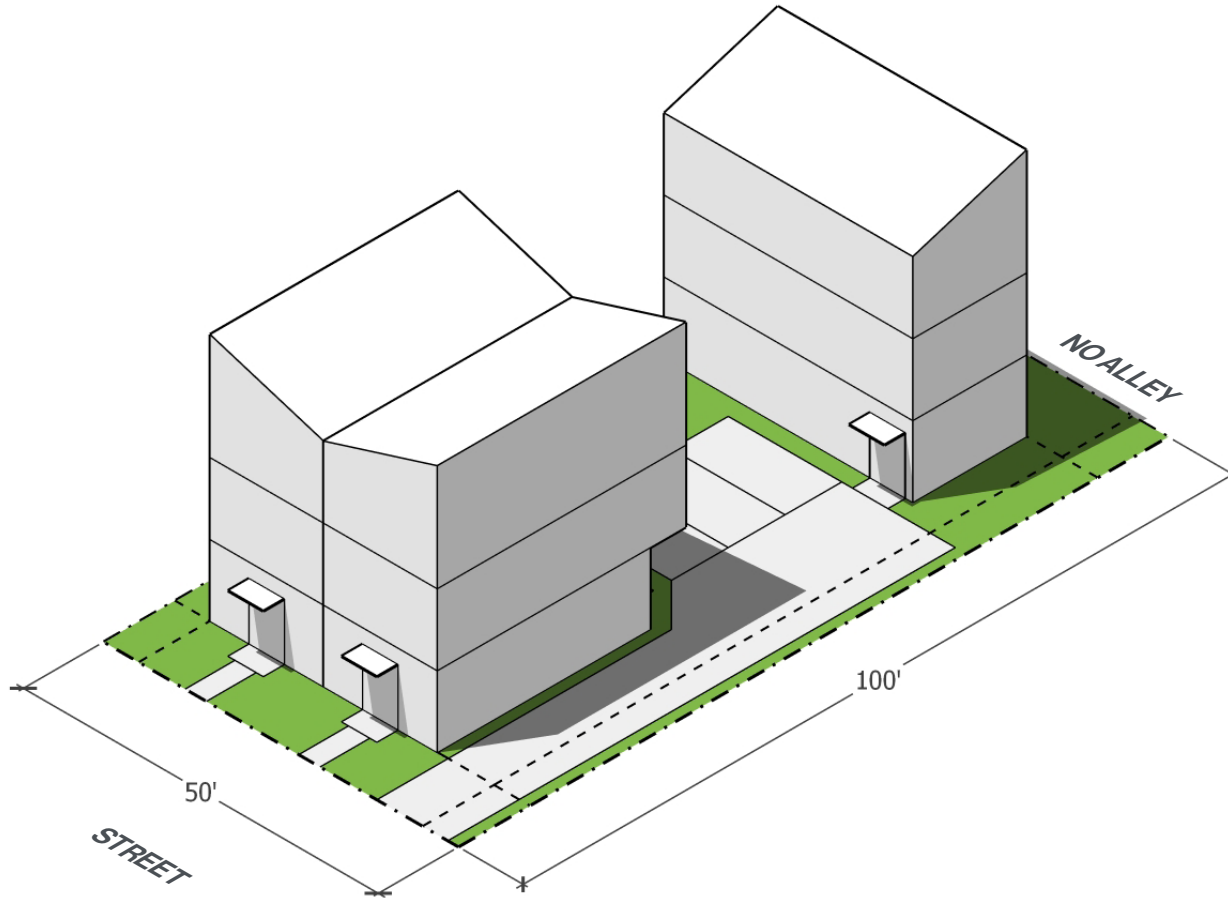


| | |
|--------------------------|------------|
| Total Units: | 2 |
| Lot Size: | 5,000 SF |
| FAR: | 0.8 |
| Total SF: | 4,000 SF |
| SF/unit: | 2,000 SF |
| Stories: | 3 |
| Lot coverage: | 43% |
| Amenity Space (hatched): | 20% |
| Parking Spaces: | 2 (1 req.) |

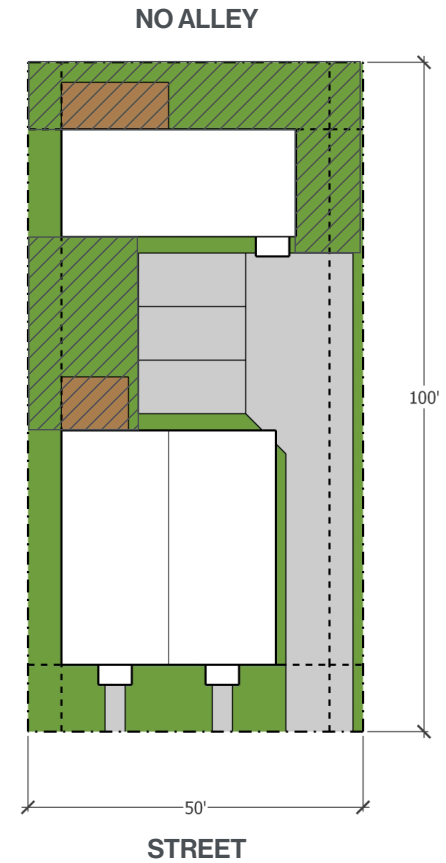


Yield Study, NR Zone

3 UNITS, SEMI-DETACHED, NO ALLEY

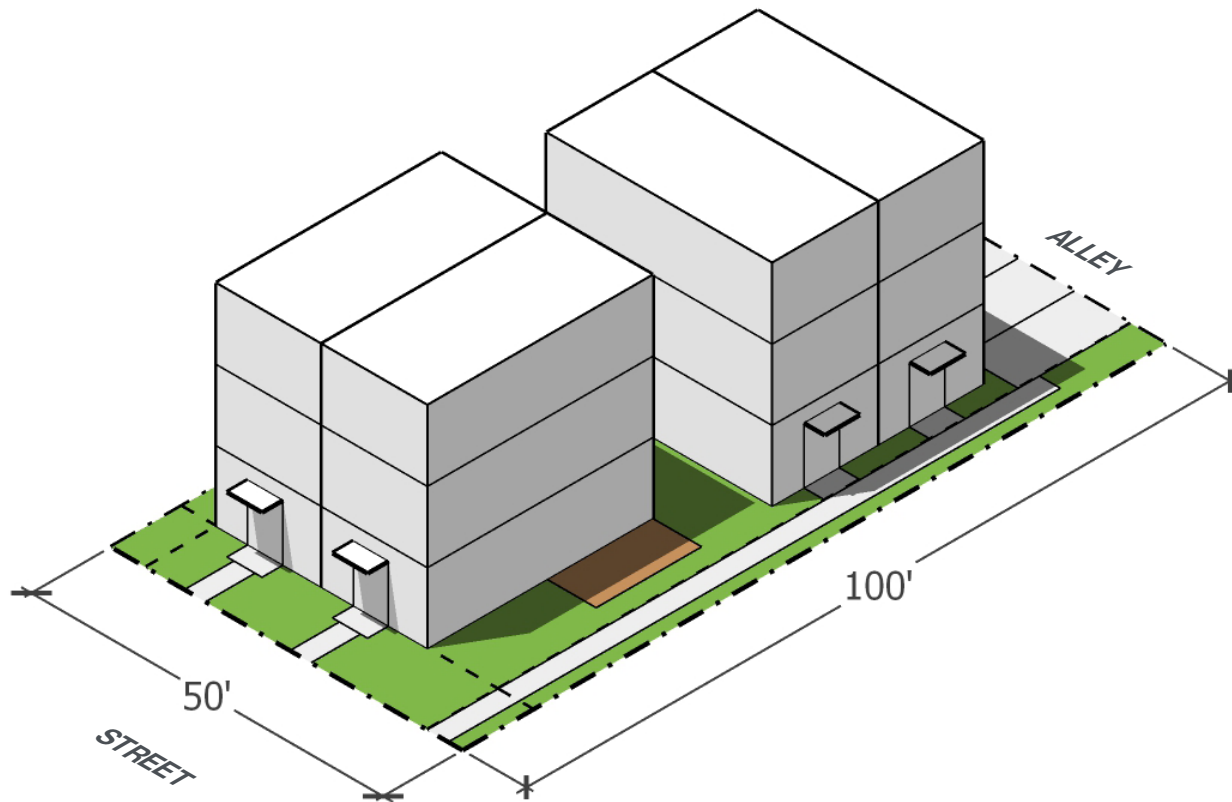


| | |
|--------------------------|------------|
| Total Units: | 3 |
| Lot Size: | 5,000 SF |
| FAR: | 1.0 |
| Total SF: | 5,000 SF |
| SF/unit: | 1,667 SF |
| Stories: | 3 |
| Lot coverage: | 50% |
| Amenity Space (hatched): | 20% |
| Parking Spaces: | 3 (1 req.) |

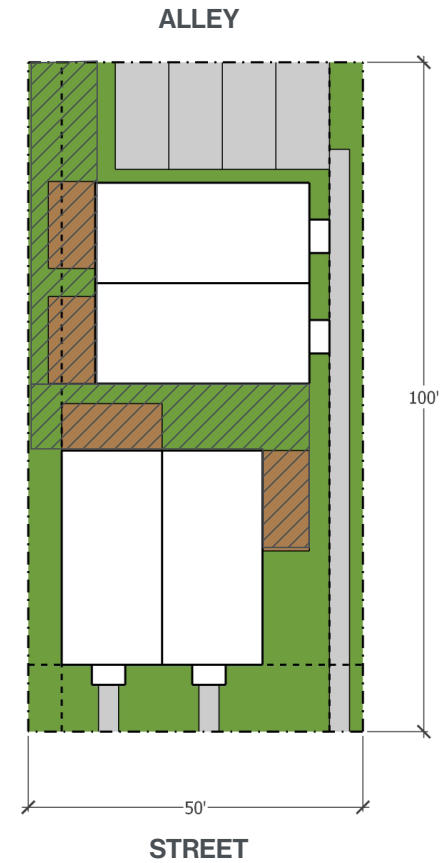


Yield Study, NR Zone

4 UNITS, SEMI-DETACHED, WITH ALLEY

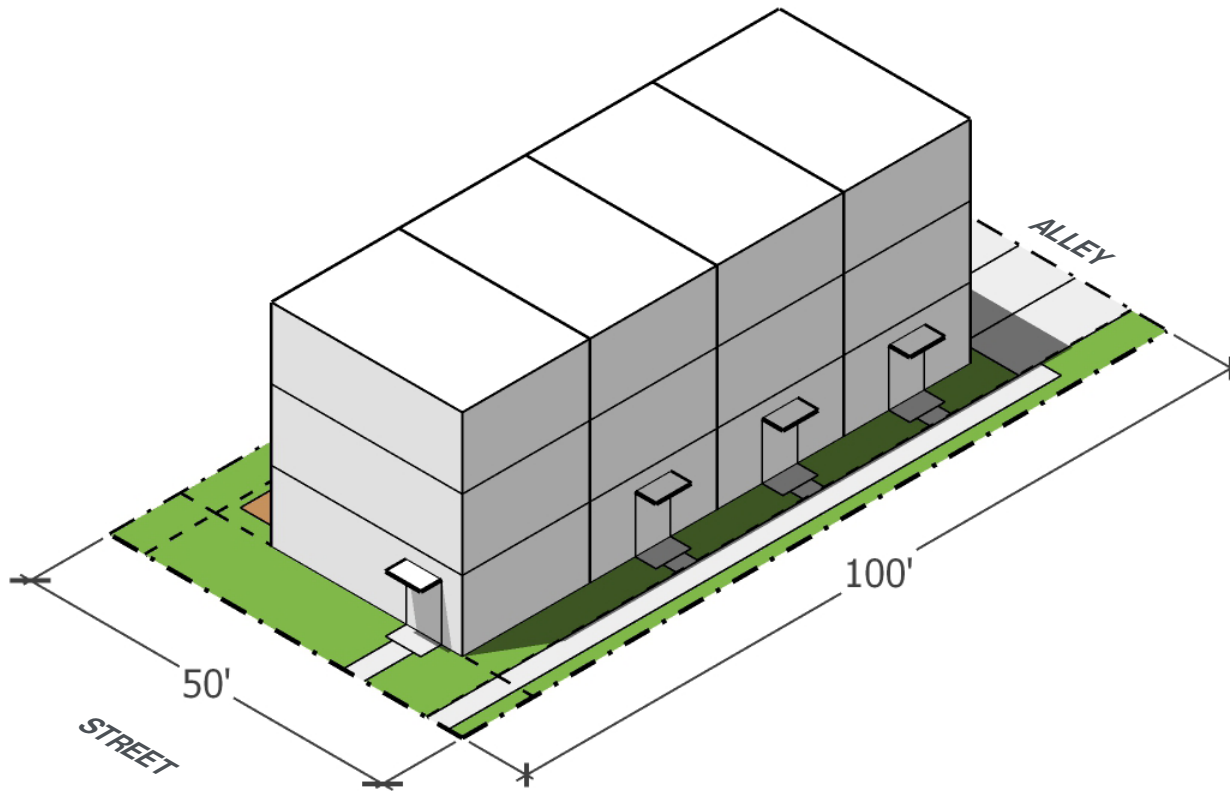


| | |
|--------------------------|-------------------------|
| Total Units: | 4 |
| Lot Size: | 5,000 SF |
| FAR: | 1.2 (up to 1.6 allowed) |
| Total SF: | 6,000 SF |
| SF/unit: | 1,500 SF |
| Stories: | 3 |
| Lot coverage: | 50% |
| Amenity Space (hatched): | 20% |
| Parking Spaces: | 4 (2 req.) |

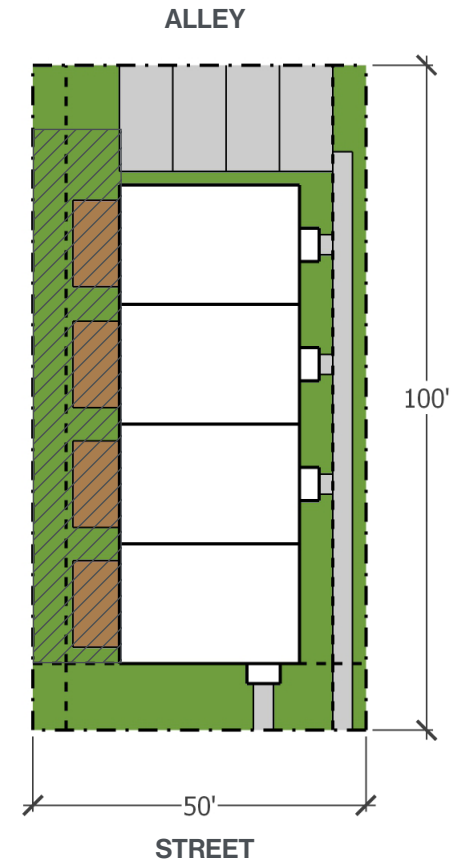


Yield Study, NR Zone

4 UNITS, ATTACHED, WITH ALLEY

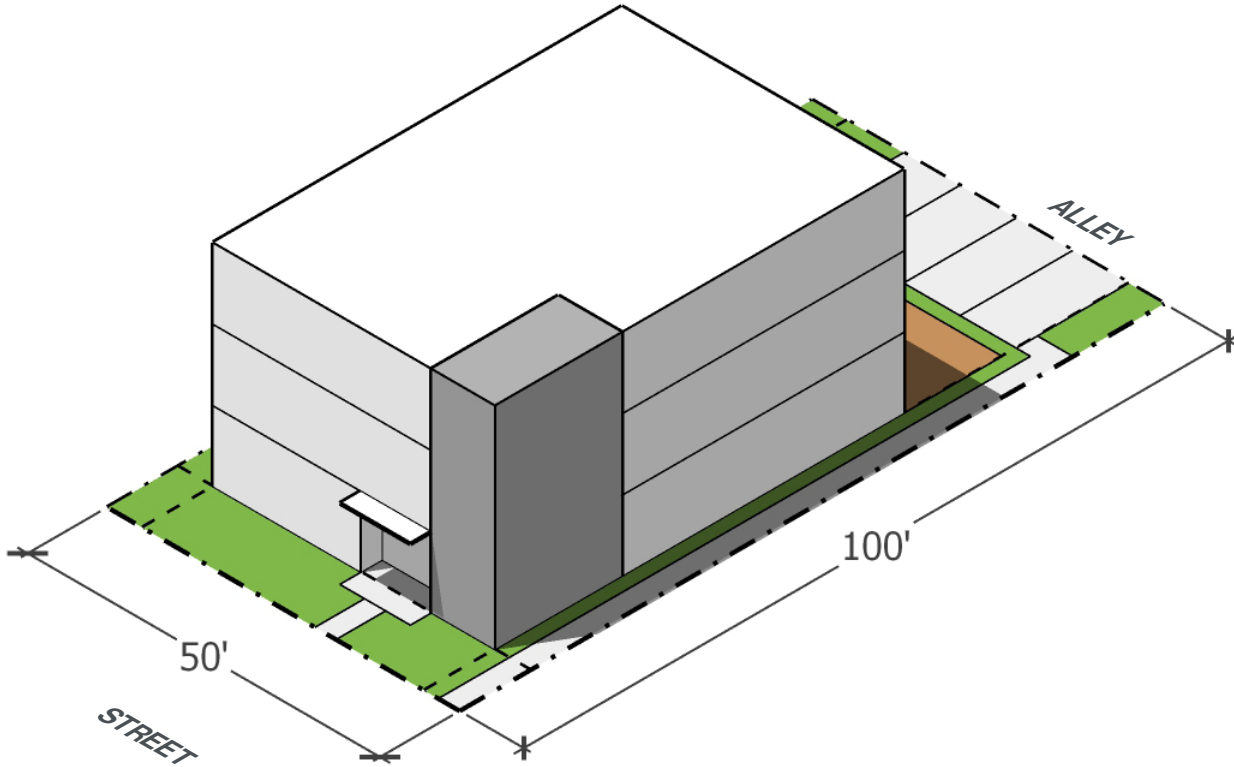


| | |
|--------------------------|-------------------------|
| Total Units: | 4 |
| Lot Size: | 5,000 SF |
| FAR: | 1.2 (up to 1.6 allowed) |
| Total SF: | 6,000 SF |
| SF/unit: | 1,500 SF |
| Stories: | 3 |
| Lot coverage: | 50% |
| Amenity Space (hatched): | 20% |
| Parking Spaces: | 4 (2 req.) |

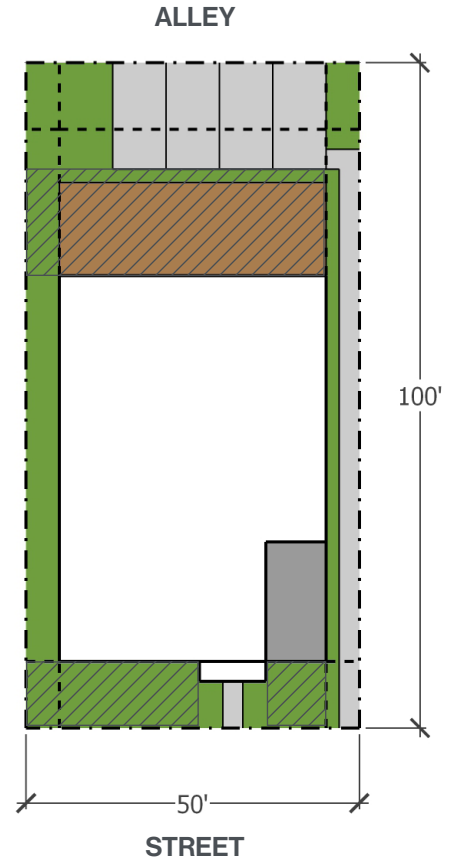


Yield Study, NR Zone

6 UNITS, STACKED, WITH ALLEY
 WITHIN 1/4 MILE OF A STOP ON A MAJOR
 TRANSIT SERVICE

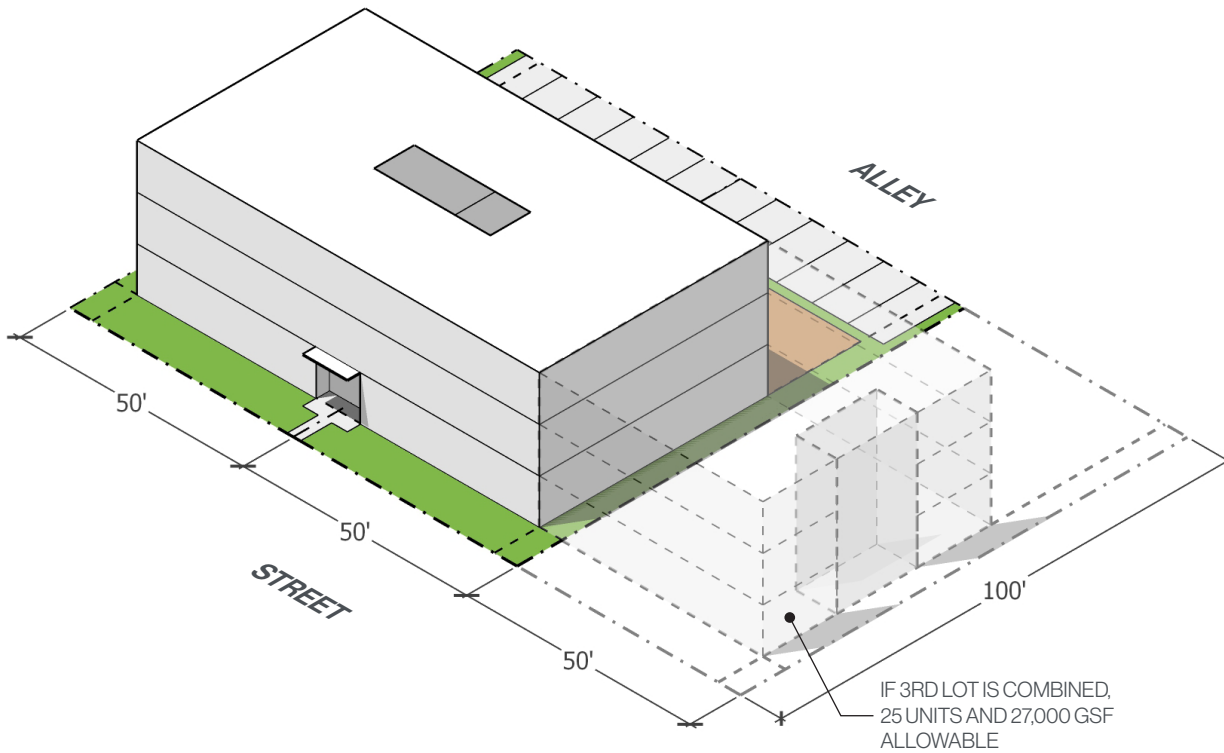


| | |
|--------------------------|------------------------------|
| Total Units: | 6 |
| Lot Size: | 5,000 SF |
| FAR: | 1.2 (up to 1.8 allowed) |
| Total SF: | 6,000 SF |
| Avg Unit Size: | 850 SF |
| Stories: | 3 |
| Lot coverage: | 50% |
| Amenity Space (hatched): | 20% |
| | (with upper level balconies) |
| Parking Spaces: | 4 (0 req.) |



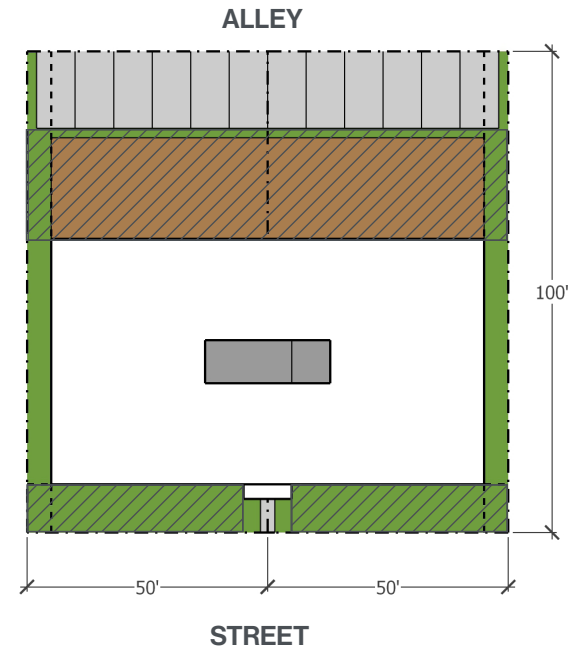
Yield Study, NR Zone

2 STANDARD LOTS COMBINED
 15 UNITS, STACKED, WITH ALLEY
 MARKET RATE
 WITHIN TRANSIT SERVICE AREA

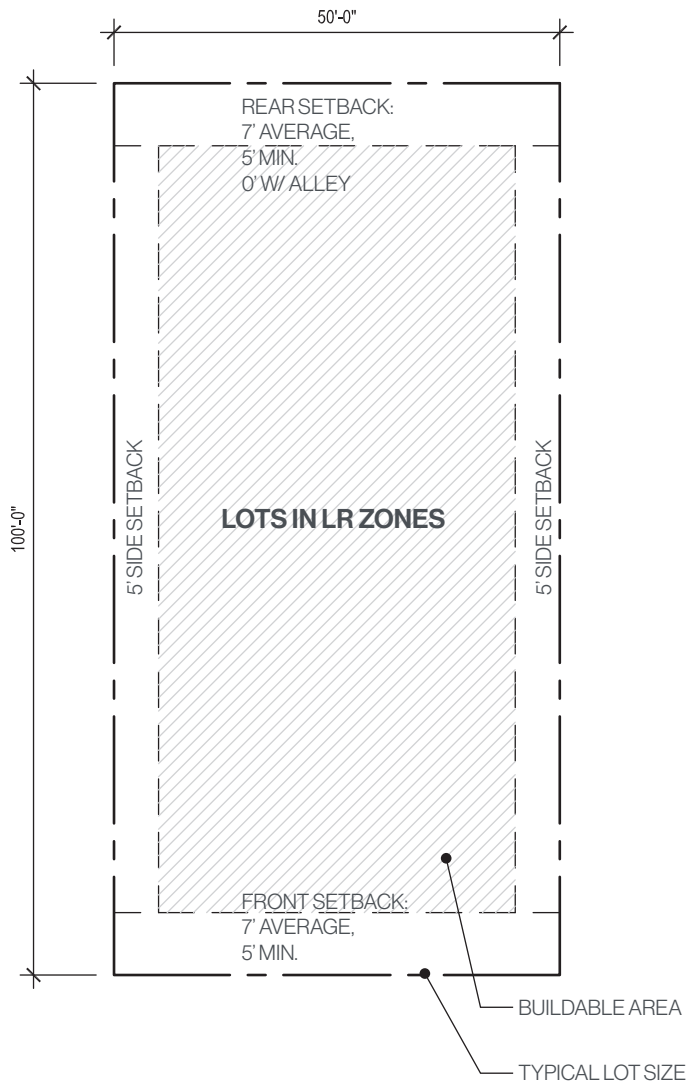


| | |
|--------------------------|-------------|
| Total Units: | 15 |
| Lot Size: | 10,000 SF |
| FAR: | 1.8 |
| Total SF: | 18,000 SF |
| Avg Unit Size: | 1,050 SF |
| Stories: | 3 |
| Lot coverage: | 60% |
| Amenity Space (hatched): | 25% |
| Parking Spaces: | 12 (0 req.) |

LOW-INCOME HOUSING OPTION:
 25 units and 20,000 GSF on 10,000 SF LOT
 37 units and 30,000 GSF on 15,000 SF LOT



LR Zone Code Changes



The code changes in LR zones are primarily proposed to implement the requirements of HB1110 that standards for middle housing can't be more restrictive than for detached homes and to make them more consistent with requirements for neighborhood residential zones.

Uses:

Ground floor commercial uses:

With RC designation: allowed

Without RC designation: allowed if

Located only on or below ground floor of a structure

Maximum area: 2,500 SF

FAR: Additional 0.1-0.3 FAR for stacked dwelling units

Density Limit: No density limit for residential development in LR zones

Structure Height:

Increase height for attached, detached and stacked dwelling units to 32' in LR1 zone

Setbacks: Same for all structure types for LR zones. See exhibit

Separation Between Structures: See exhibit on NR zone page

Amenity Area: In LR zones, 20% of lot area, no more than 50% of the required amenity area may be enclosed

Structure Width in LR zones: Same for all structure types for buildings containing residential uses, 90' in LR1 and LR2 zones and 150' in LR3 zones

Design Standards apply

Alternative Standards for Development of Affordable Units:

For developments meeting criteria in 23.45.560:

Base FAR: 2.0 - 3.5

Maximum height: 55'-65'

Required Parking: See NR zone page

See code for specific details and exceptions