



Director's Rule 9-2019

Applicant: City of Seattle Department of Construction and Inspections	Page 1 of 2	Supersedes: N/A
	Publication:	Effective:
Subject: Design Review Thresholds for Additions & Expansions	Code and Section Reference: SMC 23.41.004 (CB 119057)	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC 23.41.004.A.7	
Index: Seattle Land Use Code	Approved	Date
	_____ Nathan Torgelson, Director, SDCI	

BACKGROUND & PURPOSE:

The Land Use Code, SMC 23.41.004.A.7 requires design review for additions to existing structures when the gross floor area of the proposed addition or expansion exceeds a threshold in Table A or Table B for 23.41.004. Additions or expansions that meet an exemption in SMC 23.41.004.B are not subject to design review. In some cases, additions and expansions that are below a threshold in Table A or Table B for 23.41.004 are required to go through Administrative Design Review as described in this Rule. This rule also clarifies when additions or expansions may use Streamlined Design Review pursuant to 23.41.004.C.

RULE:

Required Administrative Design Review for Additions or Expansions

- A. General standards for all additions or expansions requiring Design Review.
 - 1. An "addition or expansion" means any new gross floor area that is proposed on a lot with existing buildings, regardless of whether the new gross floor area is physically attached to one of the existing buildings.
 - 2. Only those additions or expansions that are within an area or zone that is subject to design review under Section 23.41.004.A are subject to the design review thresholds in this rule.
 - 3. Gross floor area of the uses listed in 23.41.004.A.3 and gross floor area that is underground shall not count for the purposes of determining the total gross floor area of an addition or expansion, or the gross floor area of existing buildings.

- B. Additions or expansions that do not on their own exceed a threshold in Table A or Table B for 23.41.004 are subject to Administrative Design Review according to SMC 23.41.016 when the gross floor area of the additions or expansions exceeds one of the following thresholds:
 - 1. *In DOC 1, DOC 2 and DMC zones, when the proposed gross floor area of the addition or expansion:*
 - a) exceeds 20 percent of the minimum threshold in Table B for 23.41.004, and
 - b) the combined gross floor area of the additions or expansions and the existing building(s) on the lot exceeds the thresholds in Table B for 23.41.004.

 - 2. *In all other Downtown and Industrial zones, when the proposed gross floor area of the addition or expansion:*
 - a) exceeds 50 percent of the minimum threshold in Table B for 23.41.004, and
 - b) the combined gross floor area of the additions or expansions and the existing building(s) on the lot exceeds the thresholds in Table B for 23.41.004.

 - 3. *In all other zones, when the combined gross floor area of the addition or expansion and existing building(s) on the lot:*
 - a) exceeds the thresholds in Table A for 23.41.004, and
 - b) the proposed gross floor area of the addition or expansion exceeds 50 percent of the gross floor area of the existing building(s).

Optional Streamlined Design Review for Additions or Expansions

Pursuant to 23.41.004.C, design review is optional for any addition or expansion that is not otherwise subject to design review by SMC Chapter 23.41 or subject to Administrative Design Review by this Rule. For those projects, Streamlined Design Review may be used according to 23.41.018.