

# Multi-Family and Single-Family Residences in Seattle

## *An Historical Account of Zoning Practices and Neighborhood Resistance*

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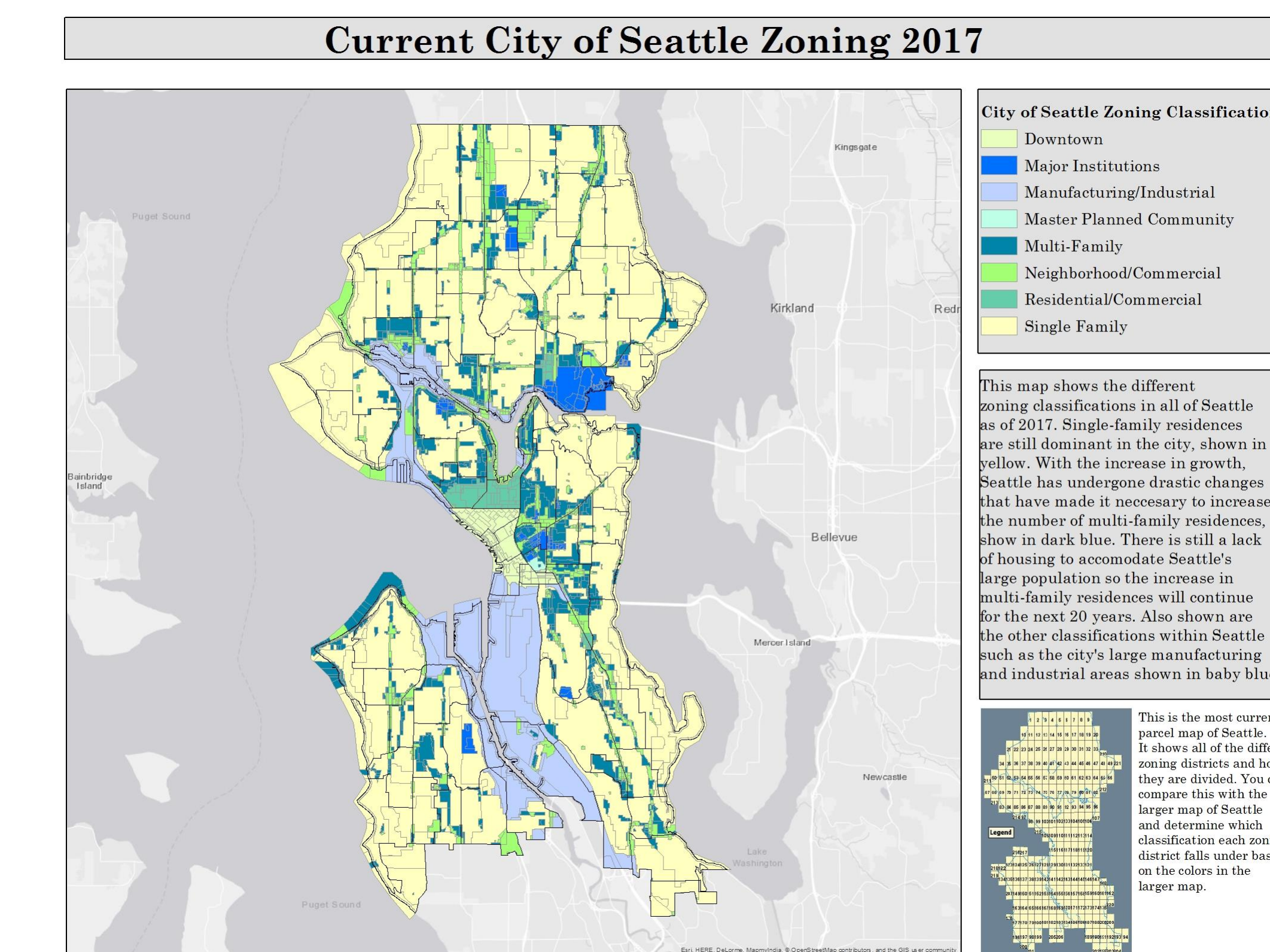
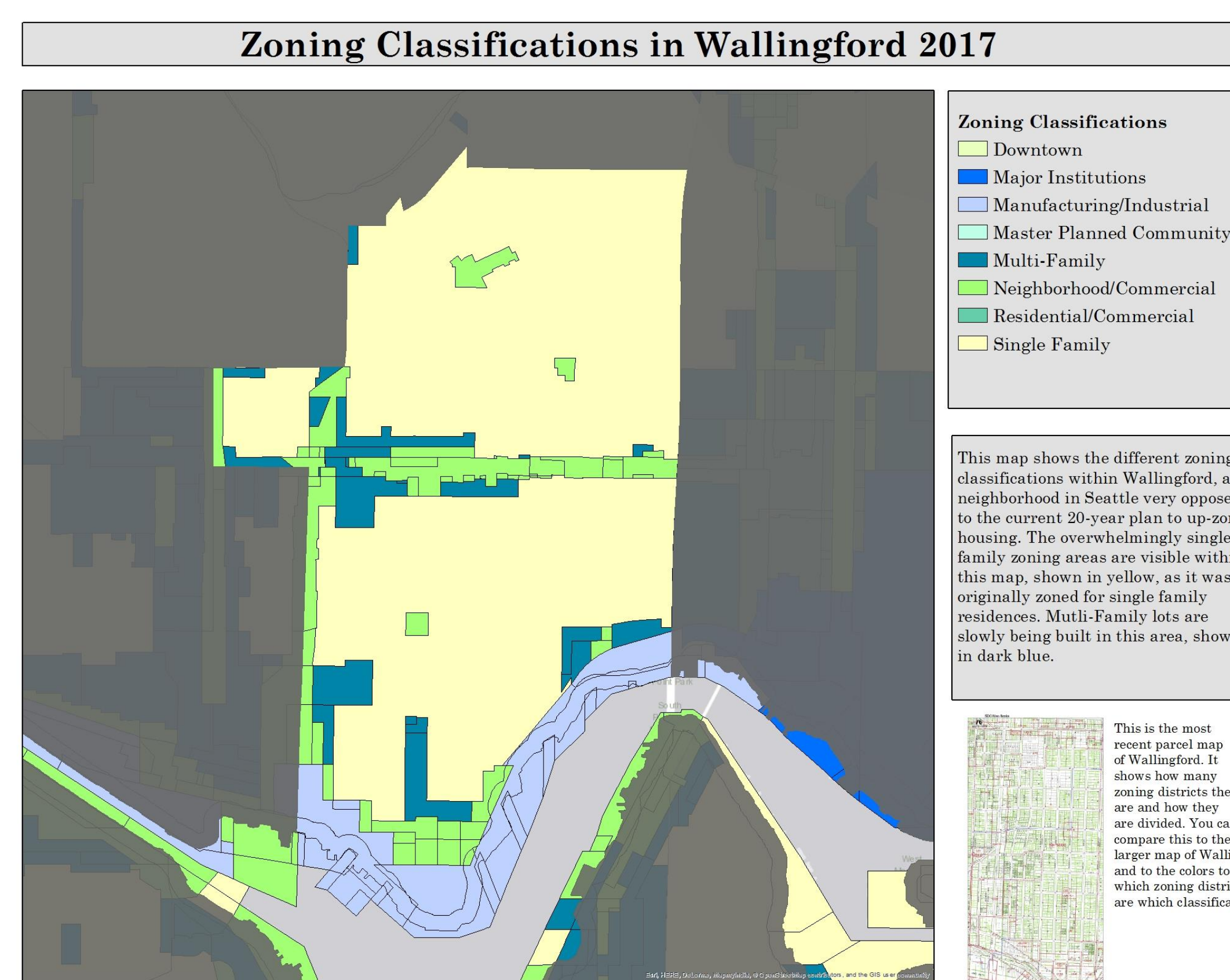
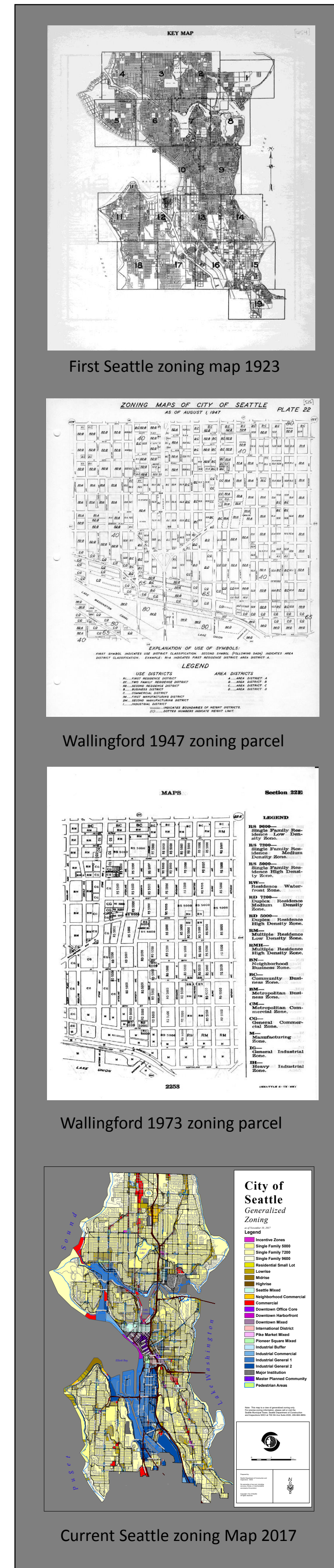


### Historical Zoning

- 1923- Seattle's first zoning ordinance
  - Seattle split into parcels, each parcel zoned separately
  - 6 zoning classifications
  - 19 zoning parcels
- 1947- new zoning ordinance
  - 88 zoning parcels
  - 12 zoning classifications
  - Addition of multi family parcels
- 1973
  - 122 zoning parcels
  - 16 zoning classifications
    - Differentiation between single family zones based on square footage of the lot

### Development Pressure

- Neighborhoods previously zoned for primarily single family have development capacity to increase housing
- Increase amount of affordable housing that is accessible to renters
  - Enforce affordability requirements under Mandatory Housing Affordability (MHA)
- Make city accessible to younger work force
  - Increase in jobs means increase in housing
- Transit investments lead to development needs of villages and neighborhood centers
- Increase amount of people living near light rail and bus stops to make commuting easier
- Allow for more zoning of public places and schools
- Encourage retention of older age groups
- New housing structures that help alleviate displacement of marginalized groups from past zoning
  - Wallingford's minority population has increased by 5-15%



### Proposed Zoning

- Seattle recently split into 221 zoning parcels
  - 24 zoning classifications
  - 4 types of single family, 3 types of multi family classifications
- Seattle 2035:
  - Current plan to up-zone
  - Single family lots within neighborhood center will be zoned to become low rise apartment buildings or townhouses
- Increase housing by 70,000 units
- Improve overall equality in Seattle

### Wallingford Resists

- Development goals
  - Protect single family areas
  - Consideration for down zoning to allow for cottages and smaller lots
- Public community opposition
  - Fear of rent increase
  - Targets single family homes
  - Displacement
  - Various recent news articles show community discrimination against people utilizing multi-family housing
- Unknowingly opposing minority groups and the less fortunate by resisting up-zoning

### References

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