

#RezoneSeattle so Teardowns Can Be Turned Into More Affordable Homes

Overhead and street view at scale 1 square = 1 foot

A rundown old house is a chance to put new homes on land filled by one that might not even be habitable. (The Seattle Times reported an average of a teardown a day.)

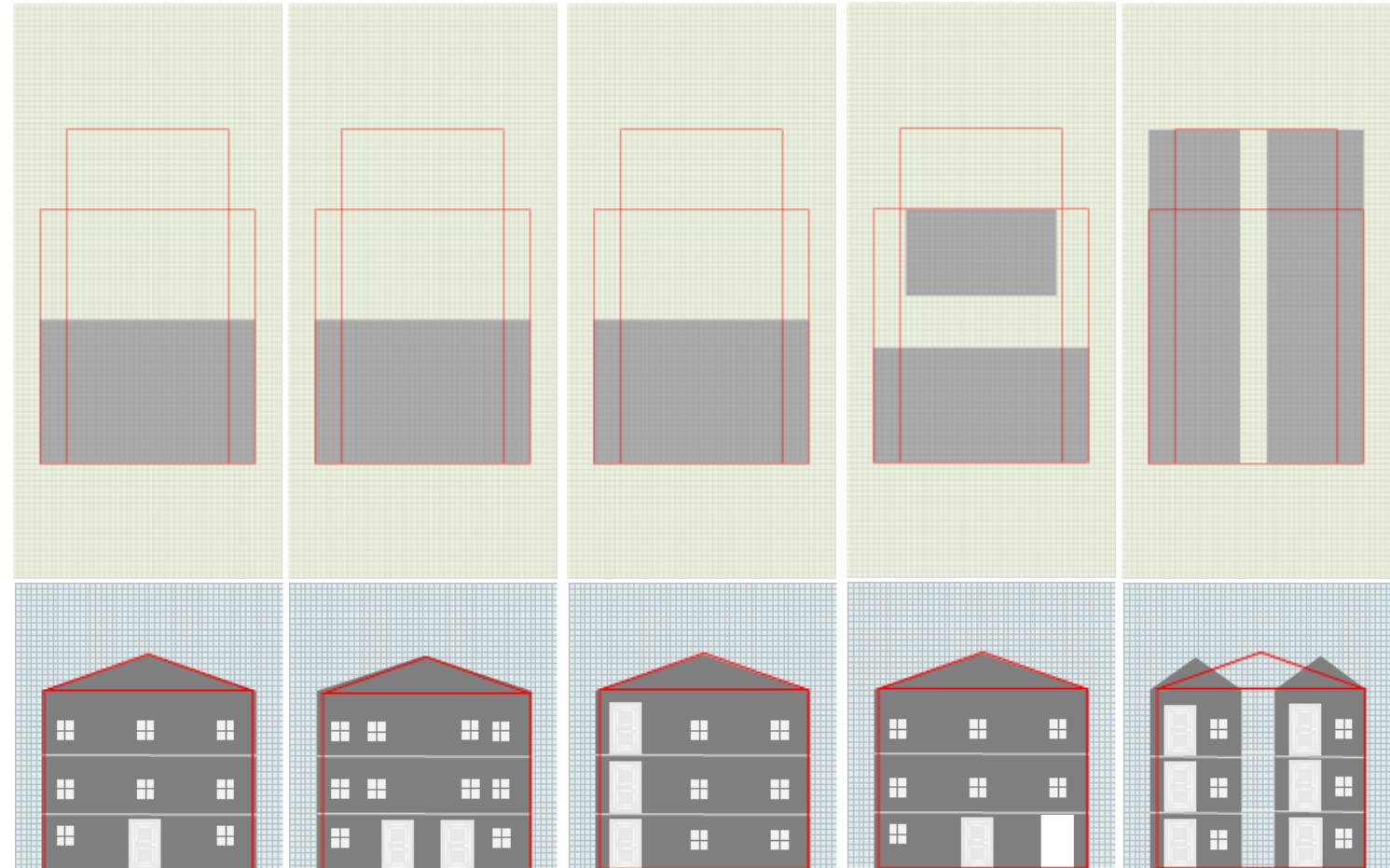
But on much of Seattle's land the only thing legal by right is a single family detached house.

On a 5,000SF lot, the legally allowed lot coverage and height is outlined in red. Even for our hot market houses that big would be crazy expensive. So the actual median new house is about to 3,000SF (in gray).

Here's what "SF Family 5,000" zoning law prohibits: a range of options that are much more affordable while still fitting within the same lot coverage and height!

Examples are shown at scale in gray.

Until we Rezone Seattle to allow these, the only future for that teardown a day is "upcycling" into a house for one rich family. Rezoning Seattle opens that land to more affordable homes for two, three or more at many different income levels.



As a rough benchmark for comparing affordability, here's what it would cost to rent each type of home based on applying Zillow's median rent per square foot in Seattle as of September 2016.

homes & \$s per month→

3,000SF SFH
One @ \$6,290

The only option
here that is
legal by-right
today

1,500SF Duplex
Two @ \$4,085

1,000SF Triplex
Three @ \$2,724

2,400SF Home,
800SF DADU,
600SF ADU
\$4,085. \$21,79,
\$1,634

1,000SF Stacked Flats
Six @ \$2,724

Split lots mean
more 2BR family
sized apartments

<https://rezoneseatle.org/>

