

Building and Floor Heights in Multifamily Districts (Relative to Building Code Construction Types)

R - Residential

9'-10' floor height for wood construction (typically)
10' floor height for concrete/steel construction (typically)

C - Commercial

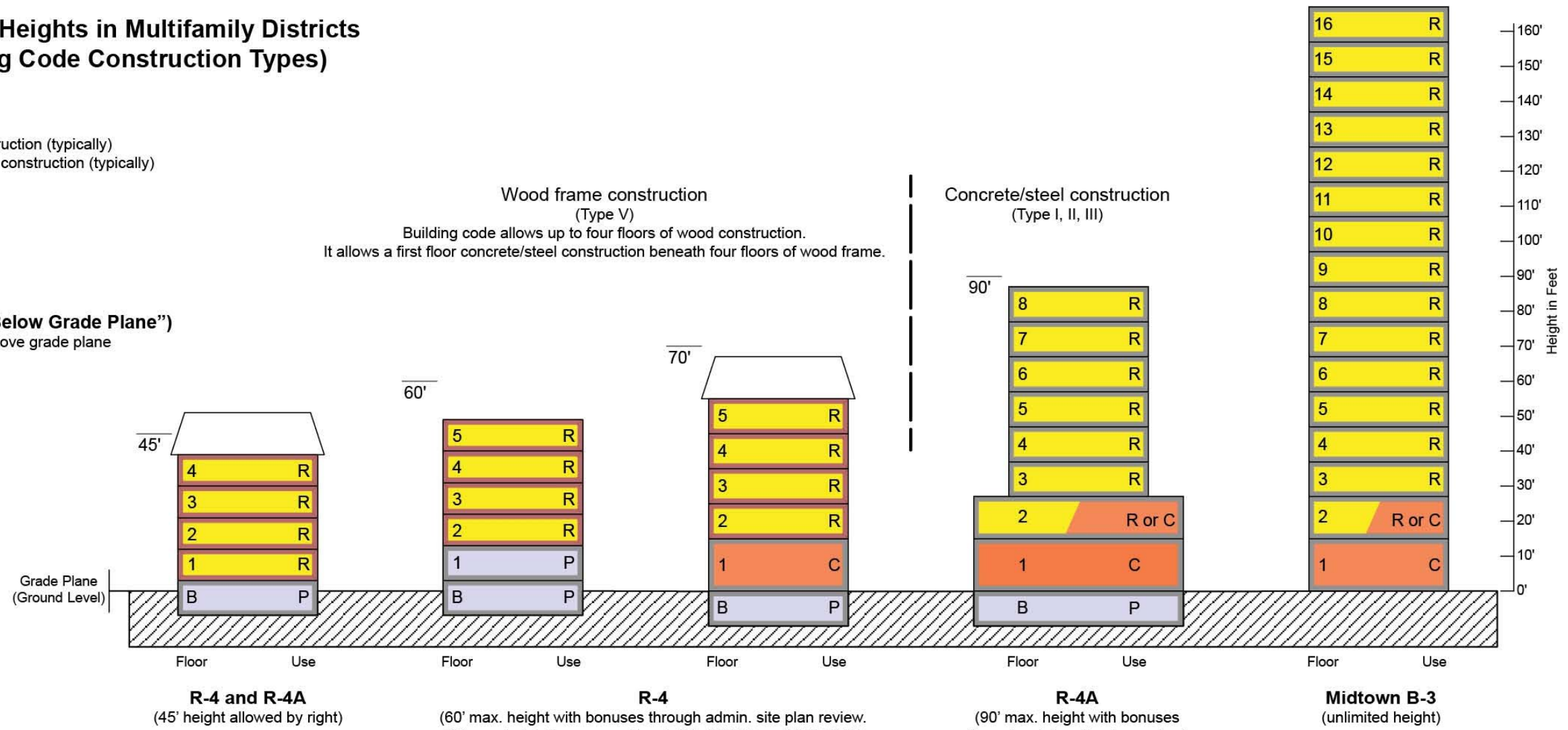
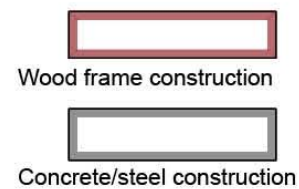
12'-16' floor height (typically)

P - Garage

10' floor height (typically)

B - Basement (or "Story Below Grade Plane")

Up to 6' of floor height may be above grade plane



Downtown: B-2A, B-2B, and B-2C
(9, 5, and 3 stories by-right, respectively; additional stories earned with bonuses; towers subject to bulk limitations)

Comparison to heights in the highest density multifamily zones in Seattle:

- Seattle Midrise (MR-60) Multifamily Zone: 60' Max

- Seattle Midrise (MR-85) Multifamily Zone: 85' Max

Seattle Highrise (HR) Multifamily Zone:
 • Base Height: 37'
 • Tower Height: 160' with larger setback
 • Extra Tower Height: 240' when public benefit features provided

