

Middle-Housing Lot Capacity Report

SAMPLE REPORT — GENERATED FROM LIVE RECORDS FOR A REAL SEATTLE LOT

Up to 7 dwelling units under HB 1110 on this 9,206 sq ft lot — set by the one-unit-per-1,250-sq-ft formula.

Seattle DADU Feasibility · Prepared September 24, 2026

Feasibility estimate from public records — not a survey, engineering, legal or tax advice, and not a City of Seattle or King County determination.

Owner's Property · Licton Springs (address Withheld), Seattle, WA · PIN withheld



Imagery: © Mapbox, © OpenStreetMap, © Maxar (capture date not published)

AT A GLANCE

Address	Owner's Property · Licton Springs (address Withheld), Seattle, WA	★
Zone	NR	★
Lot size	9,206 sq ft	★
Allowed units (23.44.060)	7 units	◇
Transit walked	Outside 1/2 mi of major transit (so outside the 1/4-mi test)	★

Read this first: Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.

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LIMITATIONS & DISCLAIMER

Report Disclaimer

In plain English: This is an estimate from public records, not a survey, not engineering, and not legal or tax advice. Before you spend real money, confirm the findings with the right professionals and agencies.

This is a feasibility estimate prepared from publicly available City of Seattle and King County records, as of the report date shown on the cover. It is a planning starting point, not a substitute for professional work.

Three markers appear throughout this report. A ★ marks an official record or a figure we measured directly. A ◇ marks a planning estimate that you should validate before relying on it. A ● marks your own input, such as the unit you asked us to test.

This report is not a land survey, not an engineering analysis, and not architectural design. It is not legal, tax, lending, or investment advice. It is not a determination by the Seattle Department of Construction and Inspections (SDCI) or by King County, and it does not guarantee permit approval or any tax or financial outcome.

We do not verify easements, covenants, or title, and we do not inspect physical site conditions. Dimensions and measurements are approximate. Zoning and building rules and fees change, and public records can contain errors or be out of date.

Before you spend money on design, fees, or construction, confirm the findings that matter with the right professionals and agencies: SDCI for zoning and permits, a licensed surveyor for boundaries and setbacks, an arborist where trees are flagged, a geotechnical engineer where critical areas are flagged, and the King County Assessor for tax and value questions.

Before you rely on this: Zoning/density estimate, not an SDCI determination. HB 1110 and the NR code (Ordinance 127376) change; confirm unit counts, FAR, and design standards with SDCI. We are not architects or land-use attorneys.

AI CONCEPT

Preliminary design concepts

AI illustration unavailable for this order — a preliminary concept could not be rendered for this property, so none is shown. The measured site plan and aerial below carry the siting analysis instead.

SECTION 1

Your property from above

Satellite imagery for this property is currently unavailable. The figures that follow are the same measured geometry this map would show.

SECTION 2

Executive summary

Under the Neighborhood Residential code (Ordinance 127376, SMC 23.44.060), this 9,206 sq ft lot appears eligible for up to 7 dwelling units — the greater of 7 (one unit per 1,250 sq ft) and the four-unit floor (outside the quarter-mile major-transit walkshed). A DADU counts toward that total. A detached unit is already under construction on this lot (permit 7132938-CN, issued 2026-05-12). if the unit under construction is an ADU, one ADU slot remains; if it is a principal unit under middle housing, both ADU slots remain — confirm before relying on the count.

- This lot is eligible for 7 dwelling units — the greater of 7 (one unit per 1,250 sq ft) and the four-unit floor (outside the quarter-mile major-transit walkshed). A DADU counts toward that total.
- Stacked flats would allow 15 units (one unit per 600 sq ft) — an alternative, not the default.
- Lot coverage caps the build at 50% (3,435 sq ft of roof area available for new units after the garage demolition) — coverage, not the unit count, is what will bind first.
- A detached unit is already under construction on this lot (permit 7132938-CN, issued 2026-05-12). if the unit under construction is an ADU, one ADU slot remains; if it is a principal unit under middle housing, both ADU slots remain.

Read this first: Confirm the pending permit (permit 7132938-CN, issued 2026-05-12) and its site plan before relying on any fit or slot conclusion.

SECTION 3

Your allowed units: 7 units

Bottom line: Plan on up to 7 units (the one-unit-per-1,250-sq-ft formula, which beats the 4-unit floor here), subject to lot coverage, FAR and design standards — confirm with SDCI before any design spend.

SECTION 4

Transit qualification

CHECK	RESULT
Major-transit quarter-mile test (23.44.060)	Outside — the four-unit floor applies
Major-transit half-mile walkshed	Outside
Frequent transit service area	Inside
Neighborhood Residential zone	Yes

- The allowed unit count is the greater of 7 (one unit per 1,250 sq ft) or the 4-unit floor — four on any lot, six within a quarter-mile of a major transit stop or with two affordable units (SMC 23.44.060; RCW 36.70A.635(1)(b)).

- On this lot the formula (7) is the larger number, so the transit test does not change the count.
- This is a density screen, not an SDCI determination — the zone, walkshed and design standards change with the code.

SECTION 5

Density, FAR & coverage

STANDARD	VALUE	M
Allowed units (greater-of rule)	7 units — the greater of 7 (1 unit / 1,250 sq ft) or 4; stacked flats would allow 15 (1 unit / 600 sq ft)	★
FAR (7-unit build-out)	1.6 FAR (1 unit / 1,600 sq ft or denser) - > about 14,730 sq ft chargeable	★
FAR (3-unit DADU)	0.8 FAR (1 unit / 4,000 to 1 / 2,201 sq ft) -> about 7,365 sq ft chargeable — the single-house + two-ADU scenario	★
Lot coverage cap	50% (about 3,435 sq ft of roof area available for new units)	★
Height	32 ft (37 ft pitched ★)	★

SECTION 6

Simple massing

The maximum scenario, massed at typical middle-housing unit sizes, no required parking, stacked to the 32 ft height limit.

SCENARIO	UNITS	TOTAL GFA	FOOTPRINT (3 STORIES)	FAR	COVERAGE
7-unit build-out	7	5,600-8,400	2,333 sq ft	0.76	25.3%

Reading the massing: 7 units at a typical 800-1,200 sq ft each is about 7,000 sq ft of floor area. On three stories the footprint is about 2,333 sq ft, which fits within the lot's 3,435 sq ft of roof area available for new units.

SECTION 7

Constraints on the massing

- No critical-area designation on the lot; no environmentally critical area (ECA) buffer is modeled.
- No likely Tier 2 tree on the lot.
- No historic or special-review district applies.
- A DADU counts toward the unit total and toward FAR and lot coverage.

SECTION 8

DADU cross-check

A single detached ADU (up to 1000 sq ft) is one unit within this 7-unit allowance. For a single-house lot, the DADU is usually the first, simplest increment; the 7-unit build-out is the larger redevelopment alternative. Adding that DADU would leave about 2,689 sq ft of headroom under the 50% cap.

Parking: none required under the state middle-housing preemption and SMC 23.42.022.I; local standards may still apply to larger buildings — confirm with SDCI.

SECTION 9

What would change this verdict

- The count comes from the density formula (7 units on 9,206 sq ft), not the transit floor, so moving the walkshed changes nothing; only a corrected lot area (a survey or an SDCI letter putting the lot under 8,750 sq ft or at 10,000 sq ft or more) or a zone change would move it.
- A stacked-flats design would raise the density to one unit per 600 sq ft; an ECA-share determination could reduce the count in proportion to the critical area.
- A Tier 2 tree ruling or an ECA determination could shrink the buildable footprint and, with it, the massing.
- Ordinance 127376 is new — the design standards can still change and shift what fits.

SECTION 10

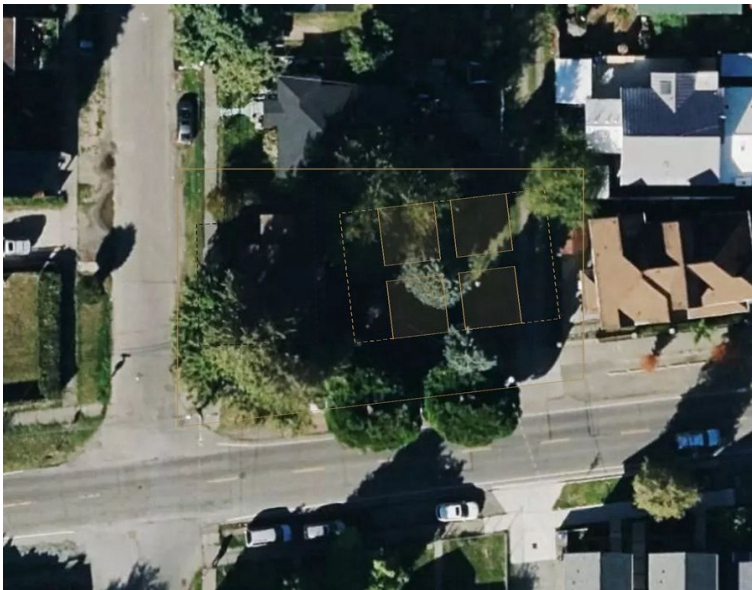
Worked examples from real Seattle lots

Three real Seattle lots run through this same report, so you can see how the analysis lands on lots like yours.

Beacon Hill · 5,700 sq ft · NR — 4 units allowed

Zone	NR ★
Lot size	5,700 sq ft ★
Allowed units (23.44.060)	4 units ◇
Transit walkshed	Outside 1/2 mi of major transit (so outside the 1/4-mi test) ★

This Beacon Hill lot is 5,700 sq ft in an NR zone and sits outside the major-transit walkshed, so the allowed count is the four-unit floor. The density formula — one unit per 1,250 sq ft — comes out at 4, so the floor is what sets the number. A DADU counts as one of those units. Lot coverage caps the build, and coverage, not the unit count, is what will bind first. Confirm the count with SDCI's land-use desk before any design spend. This is a density screen, not a permit determination.

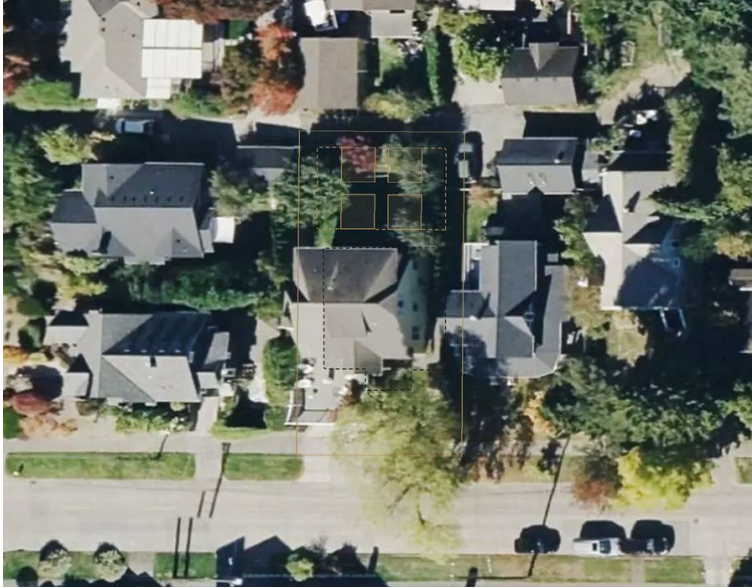


Aerial with the report's measured overlays drawn to scale.

Ballard · 5,100 sq ft · NR · alley — 4 units allowed

Zone	NR ★
Lot size	5,100 sq ft ★
Allowed units (23.44.060)	4 units ◇
Transit walkshed	Outside 1/2 mi of major transit (so outside the 1/4-mi test) ★

This Ballard lot is 5,100 sq ft in an NR zone and sits outside the major-transit walkshed, so the allowed count is the four-unit floor. The density formula — one unit per 1,250 sq ft — comes out at 4, so the floor is what sets the number. A DADU counts as one of those units. Lot coverage caps the build, and coverage, not the unit count, is what will bind first. Confirm the count with SDCI's land-use desk before any design spend. This is a density screen, not a permit determination.



Aerial with the report's measured overlays drawn to scale.

SECTION 11

What to do next

1. Confirm the unit count and density formula with SDCI's land-use desk (free, a few days).
2. Order a boundary + topographic survey (\$1,500–\$4,000, about two weeks) — the massing depends on measured lot lines.
3. Skip the arborist unless a plan sits near a large crown.
4. Only then commission a massing study or an architect — that is where design spend starts.

SECTION 12

Sources

- RCW 36.70A.635(1)(b) (HB 1110) + SMC 23.44.060 — Ordinance 127376 (effective January 21, 2026): six units within one quarter-mile of a major transit stop
- SDCI current zoning and transit walksheds — HB_1110_major_transit_half_mile (0–2,640 ft band), Frequent_Transit_Service_Area; the quarter-mile test is confirmed on SDCI's Property Information Map
- Seattle building outlines 2023 + parcel boundaries — coverage and massing geometry
- SDCI environmentally critical areas — ECA buffers on the massing
- Seattle tree canopy LiDAR 2021 — tree constraints

NEXT STEP

The full feasibility study is the natural next step.

This report answers one focused question. The customized Seattle DADU feasibility study walks through the whole lot, chapter by chapter:

- 1 · Executive Summary
- 2 · Property Overview
- 3 · Regulatory Framework
- 4 · Site Constraints & Hazards
- 5 · Site Access
- 6 · Buildable Area Analysis
- 7 · Concept Schemes
- 8 · Government Fees: What It Costs
- 9 · Property Tax & Separate Sale (Washington)
- 10 · Permitting: How Long It Takes
- 11 · Action Items: What to Do, in Order
- 12 · References / Source Index
- 13 · Feasibility Score Methodology

Marker policy: every ★ figure carries a primary-source citation; ◇ figures are estimates to confirm with SDCI or a licensed professional.

Order the customized feasibility report at <https://seattledaduf feasibility.com/feasibility-report> — \$149.