

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at pages 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 52, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 70, 71, 72, 73, 74, 75, 76, 77, 81, 84, 85, 86, 87, 88, 89, 92, 93, 94, 95, 96, 98, 99, 100, 103, 104, 105, 106, 112, 113, 114, 119, 121, 124, 125, 133, 136, 137, 138, 139, 143, 144, 149, 150, 151, 152, 156, 157, 158, 159, 160, 163, 164, 165, 166, 172, 173, 174, 175, 177, 178, 179, 180, 181, 182, 184, 187, 188, 191, 192, 198, and 208 of the Official Land Use Map; amending Sections 23.30.010, 23.45.510, 23.45.514, 23.45.518, 23.45.530, 23.45.536, 23.84A.048, and 23.86.007 of the Seattle Municipal Code; and repealing Sections 23.45.528, 23.45.586, 23.45.590, and 23.45.595 of the Seattle Municipal Code.

..body

WHEREAS, the Office of Planning and Community Development, in cooperation with other

City agencies including the Seattle Planning Commission, began in 2022 a series of programs and events, under the title One Seattle Plan, to engage the public in discussions about potential changes to the Comprehensive Plan, consistent with the One Seattle Plan Public Participation Plan and documented in the One Seattle Plan Public Engagement Report; and

WHEREAS, the Office of Planning and Community Development held a scoping period for the

Environmental Impact Statement from June 23 to August 22, 2022; and

WHEREAS, in March 2024, the Office of Planning and Community Development published a

Draft Environmental Impact Statement analyzing the potential effects of five different growth alternatives in the city through 2044 and a “no action” alternative, conducted two public hearings, and received comments from the public on this document; and

WHEREAS, in March 2024, the Office of Planning and Community Development published a

Draft Comprehensive Plan rooted in a deliberate approach to creating more housing,

1 encouraging density near amenities and frequent transit, and preventing displacement;
2 and

3 WHEREAS, in Spring 2024, the Office of Planning and Community Development held open
4 houses across all seven council districts and received input from residents and community
5 groups over a two-month public comment period on the draft plan and an initial proposal
6 for updating Neighborhood Residential zones as documented in the One Seattle Plan
7 Public Engagement Report; and

8 WHEREAS, in Fall 2024, the Office of Planning and Community Development held open
9 houses across all seven council districts and received input from residents and community
10 groups over a two-month public comment period on zoning intended to implement the
11 One Seattle Plan and draft legislation as documented in the One Seattle Plan Public
12 Engagement Report; and

13 WHEREAS, in January 2025, the Office of Planning and Community Development published a
14 Final Environmental Impact Statement that included analysis of a preferred growth
15 strategy alternative that increased potential housing supply in the city and that promoted
16 housing supply, variety, and affordability by adding new and expanded areas for growth
17 in neighborhoods across the city; and

18 WHEREAS, on March 27, 2025, the Office of Planning and Community Development
19 transmitted legislation to the City Council which would adopt the One Seattle Plan; and

20 WHEREAS, on May 22, 2025, the Office of Planning and Community Development transmitted
21 legislation to the City Council which implement zoning changes to comply with Chapter
22 332, Laws of 2023 (also known as House Bill 1110) as well as other state requirements;
23 and

WHEREAS, on May 22, 2025, the Office of Planning and Community Development transmitted legislation to the City Council which implement zoning changes to comply with Chapter 332, Laws of 2023 (also known as House Bill 1110) as well as other state requirements; and

WHEREAS, on December 16, 2025, City Council voted to adopt the One Seattle Plan and legislation to implement zoning changes to comply with Chapter 332, Laws of 2023 (also known as House Bill 1110) as well as other state requirements; and

WHEREAS, on January 21, 2026, the One Seattle Plan and legislation to implement zoning changes to comply with Chapter 332, Laws of 2023 (also known as House Bill 1110) as well as other state requirements became effective; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone properties on pages 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 52, 53, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 70, 71, 72, 73, 74, 75, 76, 77, 81, 84, 85, 86, 87, 88, 89, 92, 93, 94, 95, 96, 98, 99, 100, 103, 104, 105, 106, 112, 113, 114, 119, 121, 124, 125, 133, 136, 137, 138, 139, 143, 144, 149, 150, 151, 152, 156, 157, 158, 159, 160, 163, 164, 165, 166, 172, 173, 174, 175, 177, 178, 179, 180, 181, 182, 184, 187, 188, 191, 192, 198, and 208 of the Official Land Use Map as follows:

A. Properties identified for rezones in Map 1 through 205 as shown on Attachment 1 to this ordinance are rezoned as shown in those maps.

B. Except for properties identified to be rezoned as shown on Attachment 1 to this ordinance, all areas identified as “existing zoning” in Table A for Section 1 are rezoned as shown under the “new zoning” column in Table A for Section 1.

Table A for Section 1	
Standard zoning changes	
Existing zoning	New zoning
MR	MR2
MR (M)	MR2 (M)
MR (M1)	MR2 (M1)
MR (M2)	MR2 (M2)

1. Where the existing zoning includes a Major Institution Overlay, the underlying zoning shall be modified as stated in this subsection 1.B and the Major Institution Overlay shall continue to apply.

2. The rezones in this subsection 1.B shall not remove any existing suffixes other than height suffixes.

Section 2. Section 23.30.010 of the Seattle Municipal Code, last amended by Ordinance 127376, is amended as follows:

23.30.010 Classifications for the purpose of this Subtitle III

A. General zoning designations. The zoning classification of land shall include one of the designations in this subsection 23.30.010.A. Only in the case of land designated "RC," the classification shall include both "RC" and one additional multifamily zone designation in this subsection 23.30.010.A.

Zones	Abbreviated
Residential, Neighborhood	NR
Residential, Multifamily, Lowrise 1	LR1

Zones	Abbreviated
Residential, Multifamily, Lowrise 2	LR2
Residential, Multifamily, Lowrise 3	LR3
Residential, Multifamily, Midrise 1	MR1
<u>Residential, Multifamily, Midrise 2</u>	<u>MR2</u>
Residential, Multifamily, Highrise	HR
Residential-Commercial	RC
Neighborhood Commercial 1	NC1
Neighborhood Commercial 2	NC2
Neighborhood Commercial 3	NC3
Master Planned Community—Yesler Terrace	MPC-YT
Seattle Mixed—South Lake Union	SM-SLU
Seattle Mixed—Dravus	SM-D
Seattle Mixed—North Rainier	SM-NR
Seattle Mixed - Rainier Beach	SM-RB
Seattle Mixed—University District	SM-U
Seattle Mixed—Uptown	SM-UP
Seattle Mixed—Northgate	SM-NG
Commercial 1	C1
Commercial 2	C2
Downtown Office Core 1	DOC1
Downtown Office Core 2	DOC2

Zones	Abbreviated
Downtown Retail Core	DRC
Downtown Mixed Commercial	DMC
Downtown Mixed Residential	DMR
Pioneer Square Mixed	PSM
International District Mixed	IDM
International District Residential	IDR
Downtown Harborfront 1	DH1
Downtown Harborfront 2	DH2
Pike Market Mixed	PMM
General Industrial 1	IG1
General Industrial 2	IG2
Industrial Buffer	IB
Industrial Commercial	IC
Maritime Manufacturing and Logistics	MML
Industry and Innovation	II
Urban Industrial	UI

B. Suffixes—Height limits, letters, and mandatory housing affordability provisions. The zoning classifications for land subject to some of the designations in subsection 23.30.010.A include one or more numerical suffixes indicating height limit(s) or a range of height limits, or one or more letter suffixes indicating certain overlay districts or designations, or numerical suffixes enclosed in parentheses indicating the application of incentive zoning provisions, or

letter suffixes and letter-with-numerical suffixes enclosed in parentheses indicating the application of mandatory housing affordability provisions, or any combination of these. Mandatory housing affordability suffixes include (M), (M1), and (M2). A letter suffix may be included only in accordance with provisions of this Title 23 expressly providing for the addition of the suffix. A zoning classification that includes a numerical or letter suffix or other combinations denotes a different zone than a zoning classification without any suffix or with additional, fewer, or different suffixes. Except where otherwise specifically stated in this Title 23 or where the context otherwise clearly requires, each reference in this Title 23 to any zoning designation in subsection 23.30.010.A without a suffix, or with fewer than the maximum possible number of suffixes, includes any zoning classifications created by the addition to that designation of one or more suffixes.

Section 3. Section 23.45.510 of the Seattle Municipal Code, last amended by Ordinance 127376, is amended as follows:

23.45.510 Floor area

A. Gross floor area. ~~((In multifamily zones, gross floor area includes exterior corridors, breezeways, and stairways that provide building circulation and access to dwelling units or sleeping rooms. Balconies, patios, and decks that are associated with a single dwelling unit or sleeping room and that are not used for common circulation are not considered gross floor area.))~~
Gross floor area shall be measured in accordance with Section 23.86.007.

B. Floor area ratio (FAR) limits in LR and MR zones. FAR limits apply in LR and MR zones as shown in Table A for 23.45.510, provided that if the LR zone designation includes an incentive zoning suffix, then gross floor area may exceed the base FAR as identified in the suffix designation, up to the limits shown in Table A for 23.45.510, if the applicant complies with

- 1 Chapter 23.58A, Incentive Provisions. The applicable FAR limit applies to the total chargeable
2 floor area of all structures on the lot.

**Table A for 23.45.510
FAR limits in LR and MR zones**

Zone	Zones with an MHA suffix	Zones without an MHA suffix
LR1	1.3, except ((1.5)) <u>2.0</u> for stacked dwelling units <u>in buildings with 6 or more principal dwelling units</u>	1.0
LR2	1.4, except ((1.6)) <u>2.0</u> for stacked dwelling units <u>in buildings with 6 or more principal dwelling units</u> ((⁺))	1.1
((LR3 outside regional centers and urban centers	1.8	1.2, except 1.3 for stacked dwelling units))
LR3 ((inside regional centers and urban centers))	((2.3)) <u>2.5</u>	1.2, except 1.5 for stacked dwelling units <u>in buildings with 6 or more principal dwelling units</u>
<u>MR1</u>	<u>3.2</u>	<u>3.2</u>
<u>MR2</u>	4.5	3.2

~~((Footnote to Table A for 23.45.510~~

~~⁺ Except that the FAR is 1.8 for stacked dwelling units that provide one or more outdoor amenity areas meeting the requirements of Section 23.45.522 and the following provisions are met:~~

- ~~1. The total amount of outdoor amenity area is equal to at least 35 percent of the lot area;~~
- ~~2. No part of such amenity area has a width or depth of less than 20 feet; and~~
- ~~3. The outdoor amenity area is located at ground level or within 4 feet of finished grade.))~~

* * *

Section 4. Section 23.45.514 of the Seattle Municipal Code, last amended by Ordinance 127376, is amended as follows:

23.45.514 Structure height

A. ~~((Subject to the additions and exceptions allowed as set forth in this Section 23.45.514, the))~~ The height limits for structures in LR zones are as shown on Table A for 23.45.514, subject to the additions and exceptions allowed as set forth in this Section 23.45.514.

~~((Table A for 23.45.514
Structure height for LR zones (in feet)~~

Dwelling unit type	LR1	LR2	LR3 outside regional centers, urban centers, and Station Area Overlay Districts	LR3 in regional centers, urban centers, and Station Area Overlay Districts
Attached and detached dwelling units	32	40⁺¹	40⁺¹	50⁺¹
Stacked dwelling units	32	40⁺¹	40⁺¹	50⁺²

Footnotes for Table A for 23.45.514

⁺¹ ~~Except that the height limit is 32 feet in zones without a mandatory housing affordability suffix.~~

⁺² ~~Except that the height limit is 40 feet in zones without a mandatory housing affordability suffix.))~~

Table A for 23.45.514
Structure height for LR zones (in feet)

<u>Dwelling unit type</u>	<u>LR1</u>	<u>LR2</u>	<u>LR3</u>
<u>Stacked dwelling units in buildings with 6 or more principal dwelling units</u>	<u>42</u>	<u>42⁺¹</u>	<u>52⁺²</u>

Table A for 23.45.514
Structure height for LR zones (in feet)

<u>Dwelling unit type</u>	<u>LR1</u>	<u>LR2</u>	<u>LR3</u>
<u>Other dwelling units</u>	<u>32</u>	<u>42</u> ¹	<u>52</u> ¹

Footnotes for Table A for 23.45.514

¹ Except that the height limit is 32 feet in zones without a mandatory housing affordability suffix.

² Except that the height limit is 42 feet in zones without a mandatory housing affordability suffix.

B. The height limits for structures in MR and HR zones are as shown in Table B for 23.45.514, subject to the additions and exceptions allowed as set forth in this Section 23.45.514.

Table B for 23.45.514
Structure height for MR and HR zones (in feet)

	<u>MR1</u>	<u>MR2</u>	<u>HR</u>
Height limit	<u>65</u>	((80)) <u>85</u> ¹	440

Footnote to Table B for 23.45.514

¹ Except that the height limit is ~~((60))~~ 65 feet in zones without a mandatory housing affordability suffix.

* * *

F. For stacked dwelling units in buildings with 6 or more principal dwelling units located in LR zones, the applicable height limit is increased ~~((4))~~ 2 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade, provided that:

1. This height exception does not apply to portions of lots that are within 50 feet of a Neighborhood Residential zone boundary line, unless the lot in the LR zone is separated from a Neighborhood Residential zoned lot by a street;

~~((2. The number of stories above the partially below-grade story is limited to four stories for residential uses with a 40-foot height limit and to five stories for residential uses with a 50-foot height limit;~~

3.)) 2. On the street-facing facade(s) of the structure, the story above the partially below-grade story is at least 18 inches above the elevation of the street, except that this requirement may be waived to accommodate units accessible to the disabled or elderly, consistent with the Seattle Residential Code or the Seattle Building Code; and

((4.)) 3. The average height of the exterior walls of the portion of the story that is partially below-grade does not exceed 4 feet, measured from existing or finished grade, whichever is less.

Section 5. Section 23.45.518 of the Seattle Municipal Code, last amended by Ordinance 127376, is amended as follows:

23.45.518 Setbacks

* * *

B. MR zones. ((4.)) Minimum setbacks for the MR zone are shown in Table B for 23.45.518 ((and subsection 23.45.518.B.2)).

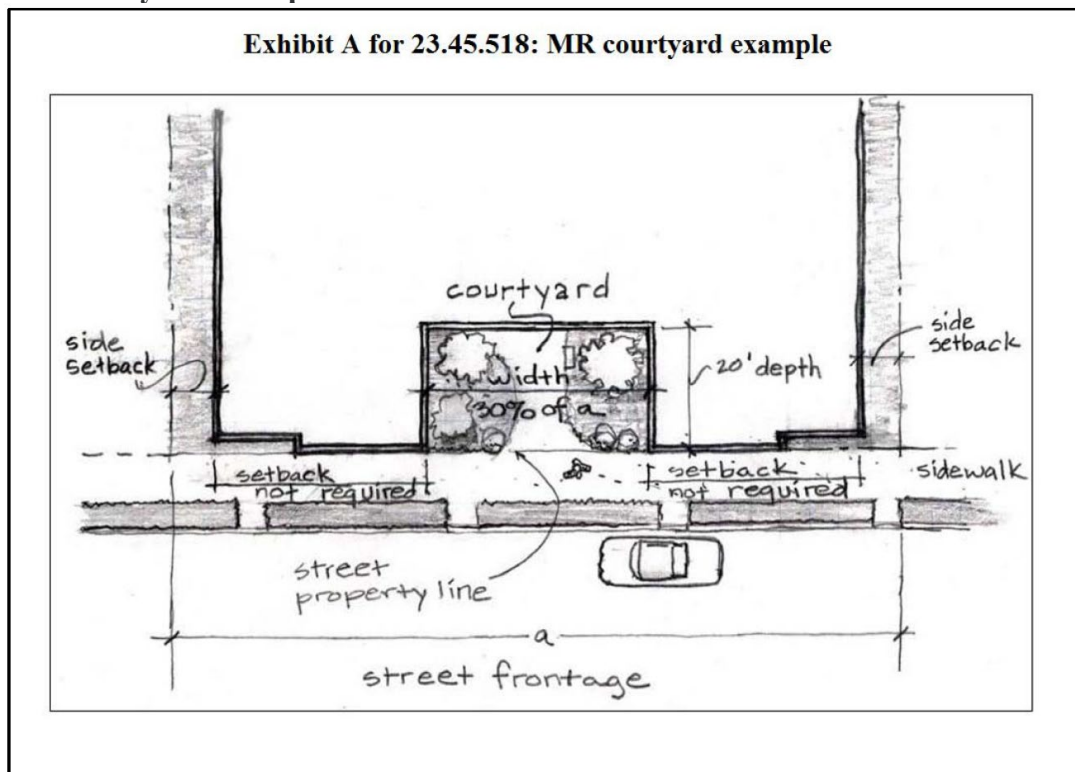
**Table B for 23.45.518
MR setbacks measured in feet**

Setback location	Required setback amount
Front and side setback from street lot lines	7 average; 5 minimum No setback is required if a courtyard is provided that is at grade and abuts the street (see Exhibit A for 23.45.518), and the courtyard has: <ul style="list-style-type: none">• a minimum width equal to 30 percent of the width of the abutting street frontage or 20 feet, whichever is greater; and• a minimum depth of 20 feet measured from the abutting street lot line.
Rear setback	((45)) 10 from a rear lot line that does not abut an alley; or ((40)) 0 from a rear lot line abutting an alley.

Table B for 23.45.518
MR setbacks measured in feet

Setback location	Required setback amount
Side setback from interior lot line	<p>((For portions of a structure:</p> <ul style="list-style-type: none"> • 42 feet or less in height: 7 average; 5 minimum • Above 42 feet in height: 10 average; 7 minimum)) <p><u>5</u></p>

Exhibit A for 23.45.518
MR courtyard example



((2. Upper level setbacks in MR zones

a. For lots abutting a street that is less than 56 feet in width, all portions of the structure above 70 feet in height must be set back 15 feet from the front lot line abutting that street.

b. Projections allowed in subsection 23.45.518.H are allowed in upper level setbacks.

~~e. Structures allowed in subsection 23.45.518.I are not allowed in upper-level setbacks.~~

~~d. Rooftop features are not allowed in upper-level setback except as follows:~~

~~1) Open railings may extend up to 4 feet above the height at which the setback begins.~~

~~2) Parapets may extend up to 2 feet above the height at which the setback begins))~~

* * *

Section 6. Section 23.45.528 of the Seattle Municipal Code, last amended by Ordinance 127099, is repealed:

~~((23.45.528 Structure width and depth limits for lots greater than 9,000 square feet in Midrise zones~~

~~The width and depth limits of this Section 23.45.528 apply to lots greater than 9,000 square feet in MR zones.~~

~~A. The width of each principal structure shall not exceed 150 feet.~~

~~B. Structure depth~~

~~1. The depth of each principal structure shall not exceed 80 percent of the depth of the lot, except as provided in subsection 23.45.528.B.2.~~

~~2. Exceptions to structure depth limit. To allow for front setback averaging and courtyards as provided in Section 23.45.518, structure depth may exceed the limit set in subsection 23.45.528.B.1 if the total lot coverage resulting from the increased structure depth~~

does not exceed the lot coverage that would have otherwise been allowed without use of the courtyard or front setback averaging provisions.))

Section 7. Section 23.45.530 of the Seattle Municipal Code, last amended by Ordinance 127375, is amended as follows:

23.45.530 Green building standards

For projects exceeding the floor area ratio (FAR) in Table A for 23.45.530, the applicant shall make a commitment that the proposed development will meet the green building standard and shall demonstrate compliance with that commitment, all in accordance with Chapter 23.58D.

Table A for 23.45.530 Green building standard thresholds for multifamily zones	
Zone	Floor area ratio (FAR)
LR1	1.1
LR2	1.2
((LR3 outside regional centers and urban centers	1.6))
LR3 ((inside regional centers and urban centers))	1.8
<u>MR1</u>	<u>2.3</u>
<u>MR2</u>	3.45
HR	7.0

Section 8. Section 23.45.536 of the Seattle Municipal Code, last amended by Ordinance 127376, is amended as follows:

23.45.536 Parking location, access, and screening

* * *

D. Screening of parking

1 1. Parking located within 40 feet of a street lot line shall be screened from direct
2 street view by:

3 a. ~~((The street-facing facade of a))~~ A structure;

4 b. Garage doors;

5 c. A fence or wall; or

6 d. Landscaped areas, including bioretention facilities or landscaped berms

7 (See Exhibit A for 23.45.536).

8 2. Screening is not required for parking spaces where the direct street view is
9 through a driveway.

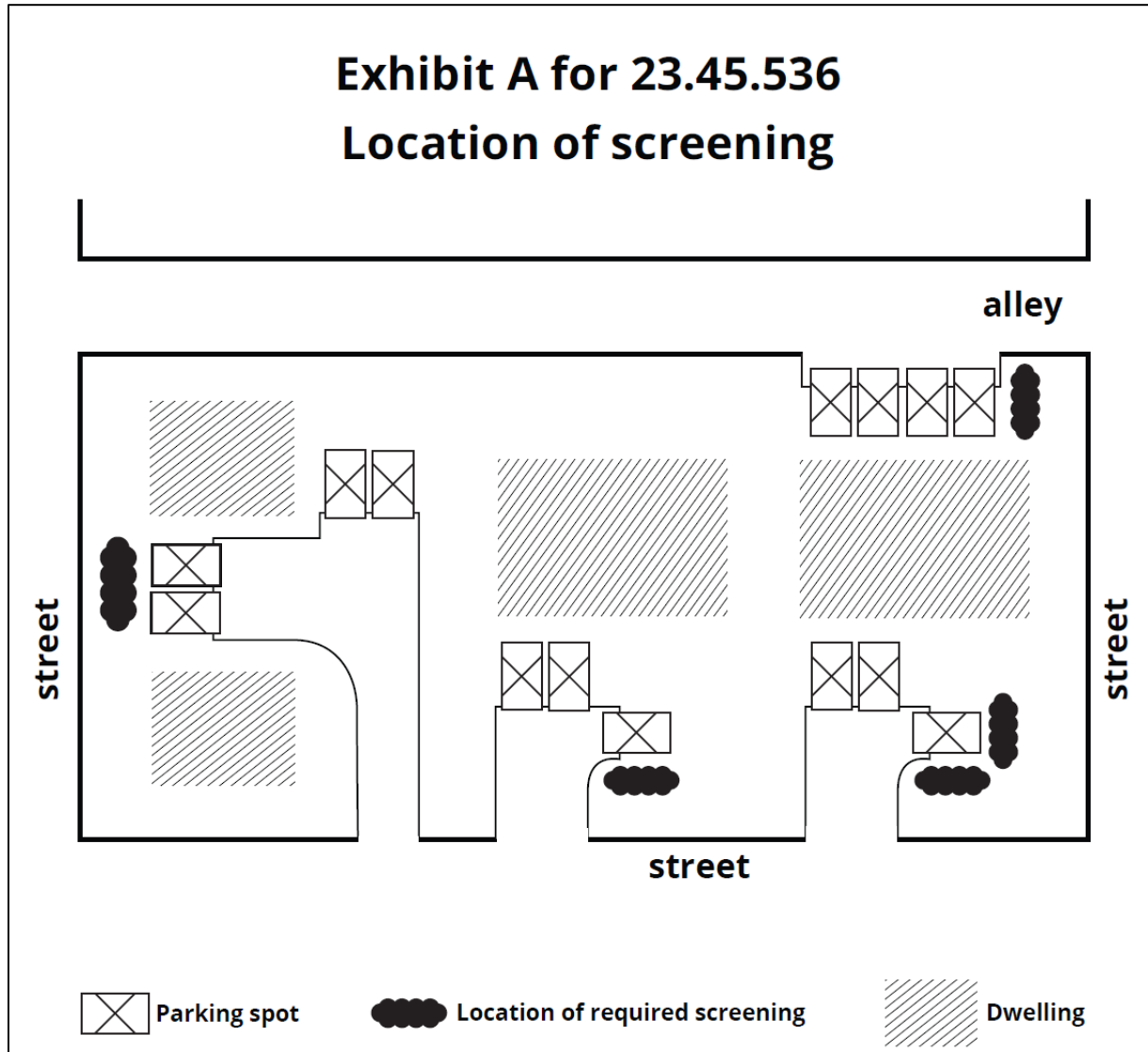
10 3. Screening provided by a fence, wall, or vegetation in a landscaped area shall
11 not be located within any required sight triangle and shall meet the following conditions:

12 a. The fence, wall, or vegetation in the landscaped area shall be at least 3
13 feet tall measured from the elevation of the curb, or from the elevation of the street if no curb is
14 present. If the elevation of the ground at the base of the fence, wall, or landscaped area is higher
15 than the finished elevation of the parking surface, the difference in elevation may be measured as
16 a portion of the required height of the screen, so long as the fence, wall, or vegetation in the
17 landscaped area is at least 3 feet in height. If located in a setback, the fence or wall shall meet the
18 requirements of subsection 23.45.518.H.7.

19 b. The fence, wall, or vegetation in the landscaped area shall be set back at
20 least 3 feet from the lot line.

Exhibit A for 23.45.536

Location of screening



~~((3. Screening by garage doors))~~

E. Garage door size in LR zones. If parking is provided in a garage in or attached to a principal structure and garage door(s) face a street, the garage door(s) may be no more than 75 square feet in area.

~~((E. Other provisions))~~ F. Garage door setbacks. Garage doors in LR zones and MR zones facing the street shall be set back at least 18 feet from the street lot line ~~((, and shall be no closer to the street lot line than the street-facing facade of the structure))~~.

Section 9. Section 23.45.586 of the Seattle Municipal Code, enacted by Ordinance 123209, is repealed:

~~((23.45.586 Keeping of animals~~

~~The keeping of animals is regulated by Section 23.42.052, Keeping of Animals.))~~

Section 10. Section 23.45.590 of the Seattle Municipal Code, enacted by Ordinance 123209, is repealed:

~~((23.45.590 Home occupations~~

~~Home occupations are regulated by Section 23.42.050, Home Occupations.))~~

Section 11. Section 23.45.595 of the Seattle Municipal Code, enacted by Ordinance 123729, is repealed:

~~((23.45.595 Transitional encampments accessory use~~

~~Transitional encampments accessory to religious facilities or to principal uses located on property owned or controlled by a religious organization are regulated by Section 23.42.054, Transitional Encampments Accessory to Religious Facilities.))~~

Section 12. Section 23.84A.048 of the Seattle Municipal Code, last amended by Ordinance 127376, is amended as follows:

23.84A.048 “Z”

* * *

"Zone, commercial" means a zone with a classification that includes one of the following:
MPC-YT, NC1, NC2, NC3, C1, C2, SM-SLU, SM-D, SM-NR, SM-RB, SM-U, SM-UP, and
SM-NG, any of which classifications also may include one or more suffixes.

* * *

"Zone, multifamily" means a zone with a classification that includes any of the following:
~~((Lowrise 1 (LR1), Lowrise 2 (LR2), Lowrise 3 (LR3), Midrise (MR), Midrise/85 (MR/85), or
Highrise (HR)))~~ LR1, LR2, LR3, MR1, MR2, HR, which classification also may include one or
more suffixes.

* * *

"Zone, residential" means a zone with a classification that includes any of the following:
NR, LR1, LR2, LR3, ~~((MR))~~ MR1, MR2, HR, RC, DMR, and IDR~~((, SM/R, SM-SLU/R, and
SM-U/R))~~ which classification also may include one or more suffixes.

* * *

Section 13. Section 23.86.007 of the Seattle Municipal Code, last amended by Ordinance
127376, is amended as follows:

23.86.007 Floor area and floor area ratio (FAR) measurement

A. Gross floor area. Except where otherwise expressly provided in this Title 23, gross
floor area shall be as defined in Chapter 23.84A and as measured in this Section 23.86.007. The
following are included in the measurement of gross floor area in all zones:

1. Floor area contained in stories above and below grade;
2. The area of stair penthouses, elevator penthouses, and other enclosed rooftop
features;

3. The area of motor vehicle and bicycle parking that is enclosed; (~~and~~)

4. The area of motor vehicle parking that is covered by a structure or portion of a structure containing enclosed floor area, excluding motor vehicle parking in Neighborhood Residential and multifamily zones that is only covered by one of the following:

a. Projections containing enclosed floor area of up to 4 feet; or

b. Projections containing enclosed floor area of up to 6 feet for the area of parking accessed from an alley and located directly adjacent to an alley((-)) ; and

5. Exterior corridors and stairways that provide building circulation and access to multiple dwelling units or sleeping rooms.

B. Net unit area. Where development standards refer to net unit area, net unit area shall be square feet of total floor area bounded by the inside surface of the perimeter walls of the unit, as measured at the floor line. Net unit area excludes spaces shared by multiple units and accessible to all building occupants such as common hallways or lobbies. Net unit area includes any walls internal to the unit.

* * *

Section 14. This ordinance shall take effect as provided by Seattle Municipal Code
Sections 1.04.020 and 1.04.070.

Passed by the City Council the _____ day of _____, 2026,
and signed by me in open session in authentication of its passage this _____ day of
_____, 2026.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2026.

Katie B. Wilson, Mayor

Filed by me this _____ day of _____, 2026.

Scheereen Dedman, City Clerk

(Seal)

Attachments:
Attachment 1 – Maps of Specific Rezone Areas