



ZONING UPDATE

UFC Presentation

November 13, 2024



Seattle
Office of Planning &
Community Development

What is the Comprehensive Plan?

- A 20-year plan for growth and vision for the future of Seattle
- Guides coordinated action by City departments
- Updated about once every 10 years
- We are calling this update the *One Seattle Plan*
- Includes Growth strategy which will implemented with zoning legislation



Why Update Zoning?

The Seattle region does not have enough housing for our current residents and is expected to grow significantly over the next twenty years. Zoning is one of the major barriers limiting the type and amount of housing that can be built in Seattle.

Increasing the supply and diversity of housing can:

- Support economic opportunity and mobility.
- Help address one of the root causes of homelessness.
- Create inclusive neighborhoods.
- Reduce regional sprawl and greenhouse gas emissions.
- Help business attract and retain employees.



Timeline for Comprehensive Plan Update



Timeline for Zoning Update

NEXT STEPS

Phase 1 Legislation

Neighborhood Residential (NR) update to implement HB 1110 requirements

Updated NR Proposal Released, Oct '24

NR Final Environmental Analysis Complete, Dec '24

Phase 1 Legislation sent to City Council, Mar '25

State Deadline to
Adopt HB 1110, June '25

Phase 2 Legislation

Rezones for new Neighborhood Centers, new and expanded Regional and Urban Centers, and select arterial rezones along frequent transit routes

Draft Rezone Proposal Released, Oct '24

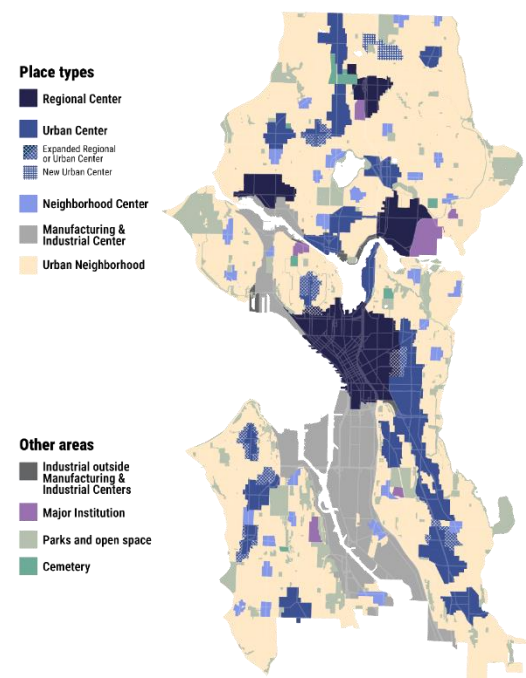
Phase 2 Legislation sent to Council, May '25

Phase 3

Rezones in existing Regional and Urban Centers

Scoping begins, fall 2025

October 2024 Public Release



Mayor’s
Recommended
Growth Strategy

Updating Seattle’s Neighborhood Residential zoning

A proposal to increase housing choice and fulfill requirements of House Bill 1110

UPDATED OCTOBER 2024

City of Seattle MAKERS

Summary of Updated
Neighborhood
Residential zoning

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at pages XX, XX, XX and XX of the Official Land Use Map; amending subsection 15.32.200.F, amending Sections 23.22.062, 23.24.045, 23.30.010, 23.34.011, 23.34.014, 23.42.110, 23.45.502, 23.45.504, 23.45.508, 23.45.510, 23.45.512, 23.45.514, 23.45.518, 23.45.522, 23.45.527, 23.45.529, 23.45.545, 23.45.550, 23.47A.004, 23.53.006, 23.53.025, 23.54.015, 23.54.020, 23.54.030, 23.84A.002, 23.84A.006, 23.84A.008, 23.84A.010, 23.84A.024, 23.84A.025, 23.84A.030, 23.84A.032, 23.84A.036, 23.84A.048, 23.86.002, 23.86.006, 23.86.008, 23.86.012, 23.86.017, 23.86.026, 23.90.019, 25.09.052, 25.09.240, 25.09.260, 25.09.520, and 25.11.090; repealing Sections 23.34.010, 23.34.012, 23.34.013, 23.40.035, Chapter 23.44, Sections 23.45.531, and 23.86.010; and adding Sections 23.42.022, 23.42.024, 23.42.132, new Chapter 23.44, and Sections 23.45.519, 23.54.031, 23.54.032, 23.54.033, 23.54.034 and 23.54.037 of the Seattle Municipal Code.

Rezoning Language

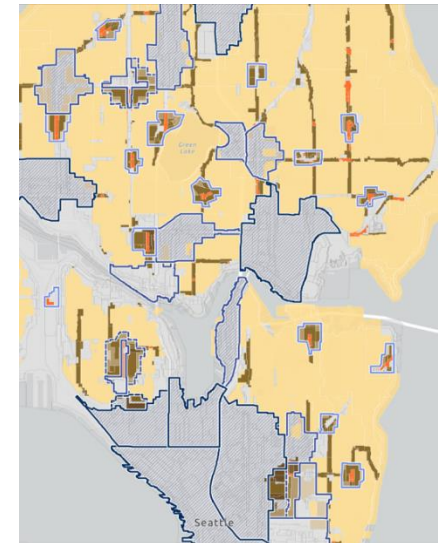
Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone properties on pages XX, XX, XX... of the Official Land Use Map as follows:

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

B. Except for properties identified to be rezoned in Maps X through X as shown on Attachment 1 to this ordinance, all areas designated with a zone shown in Table A for Section 1 are rezoned as shown in Table A for Section 1.

Table A for Section 1	
Standard Zoning Changes	
Existing Zoning	New Zoning
RSL	LR1 (M)

Draft Legislation:
New Neighborhood
Residential zone
(per HB 1110)



Draft Zoning Maps:
Neighborhood Centers
Center Expansions
Transit arterials

An aerial photograph of Seattle, Washington, showing the city skyline, the Space Needle, and the waterfront. The image is used as a background for the title.

Mayor's Recommended Growth Strategy

An aerial photograph of a residential and commercial area in Seattle, showing a multi-lane highway, various buildings, and trees. This image is positioned below the title banner.

What is the Growth Strategy?

PLACE TYPES

Regional Centers

Urban Centers

Neighborhood Centers

Urban Neighborhood

Manufacturing & Industrial Centers

Industrial outside centers

Major Institutions

Parks & Open Space and Cemeteries

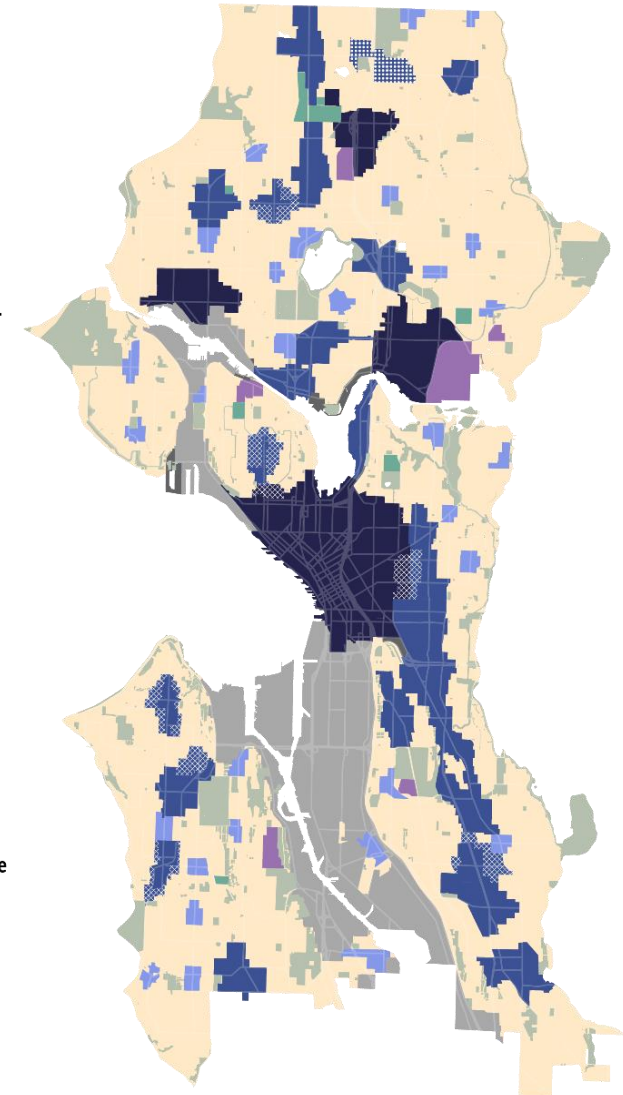
MAP

Place types

- Regional Center
- Urban Center
- Expanded Regional or Urban Center
- New Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery



Key Place Types



Regional Center

previously Urban Center

Centers of regional importance with the densest mix of housing, office, retail, entertainment & access to regional transit

*PSRC designation of Regional Growth Center



Urban Center

previously Urban Village

Centers with an important citywide role with a dense mix of housing, jobs, shops, and services & access to transit

*GMPC designation of Countywide Center



Neighborhood Center

new place type

Diverse mix of moderate density housing around a commercial core and/or access to frequent transit



Credit: Hybrid Architecture

Urban Neighborhood

new place type

New Neighborhood Residential zones with mix of attached and detached housing, including 2/3/4/6-plexes, with limited commercial activity, including corner stores



Diverse mix of low- to moderate-density housing and commercial uses along arterials with access to frequent transit



Credit: Aaron Locke, BCRA

Manufacturing & Industrial Center

Areas of concentrated industrial, manufacturing, and maritime activity

*PSRC designation of Manufacturing and Industrial Center

Revised Growth Strategy

Regional Centers (7) & Urban Centers (25)

- Includes Ballard as RC
- Includes new UC at NE 130th St. light rail station
- Expansions at new light rail stations, in Squire Park, and in small centers

Neighborhood Centers (30)

- 29 new neighborhood centers and one redesignated center

Urban Neighborhood

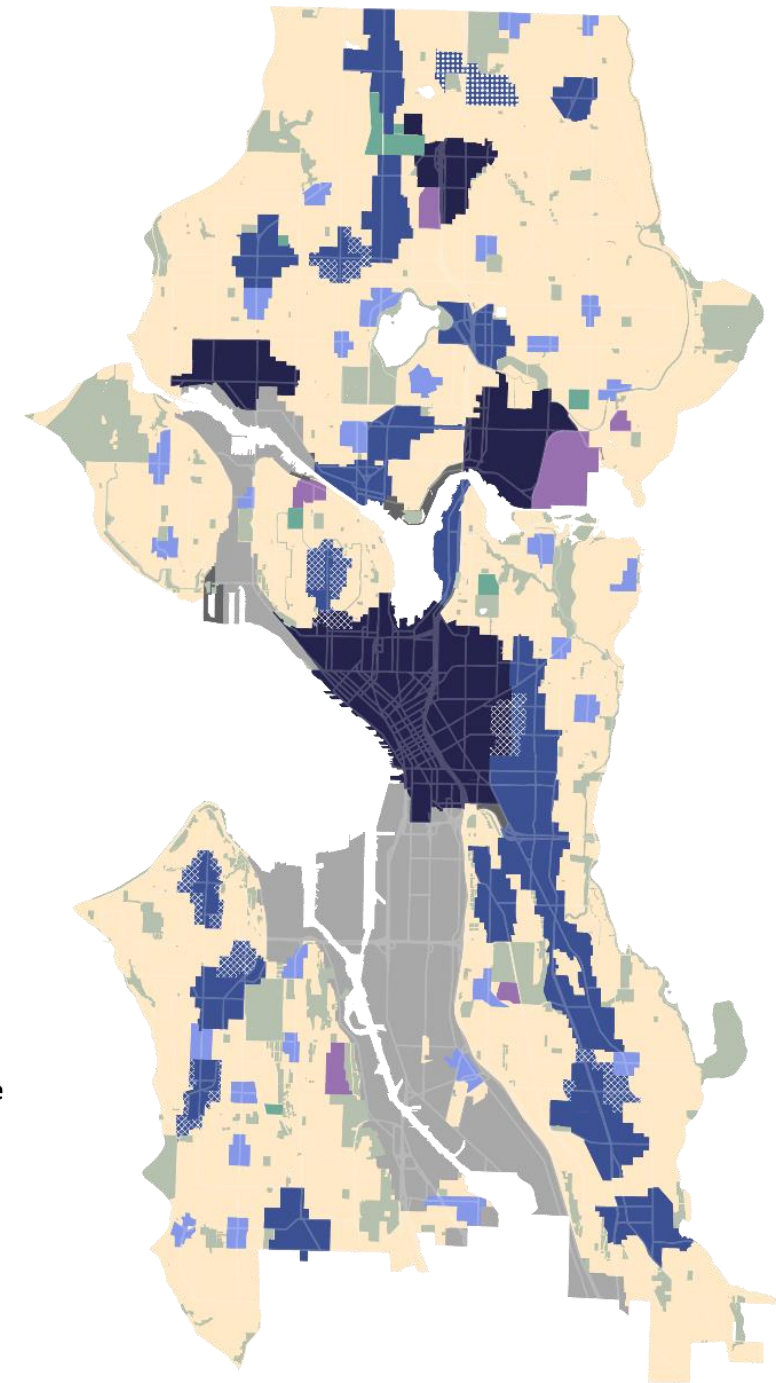
- Updated Neighborhood Residential zoning to implement HB 1110
- Upzones along frequent transit arterials

Place types

- Regional Center
- Urban Center
- Expanded Regional or Urban Center
- New Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery





Updating Neighborhood Residential Zones



State Law HB 1110

Requires cities in Washington state to allow a wider variety of housing types, such as duplex, triplex, fourplexes, and apartments throughout residential areas and limits how cities can regulate this housing.



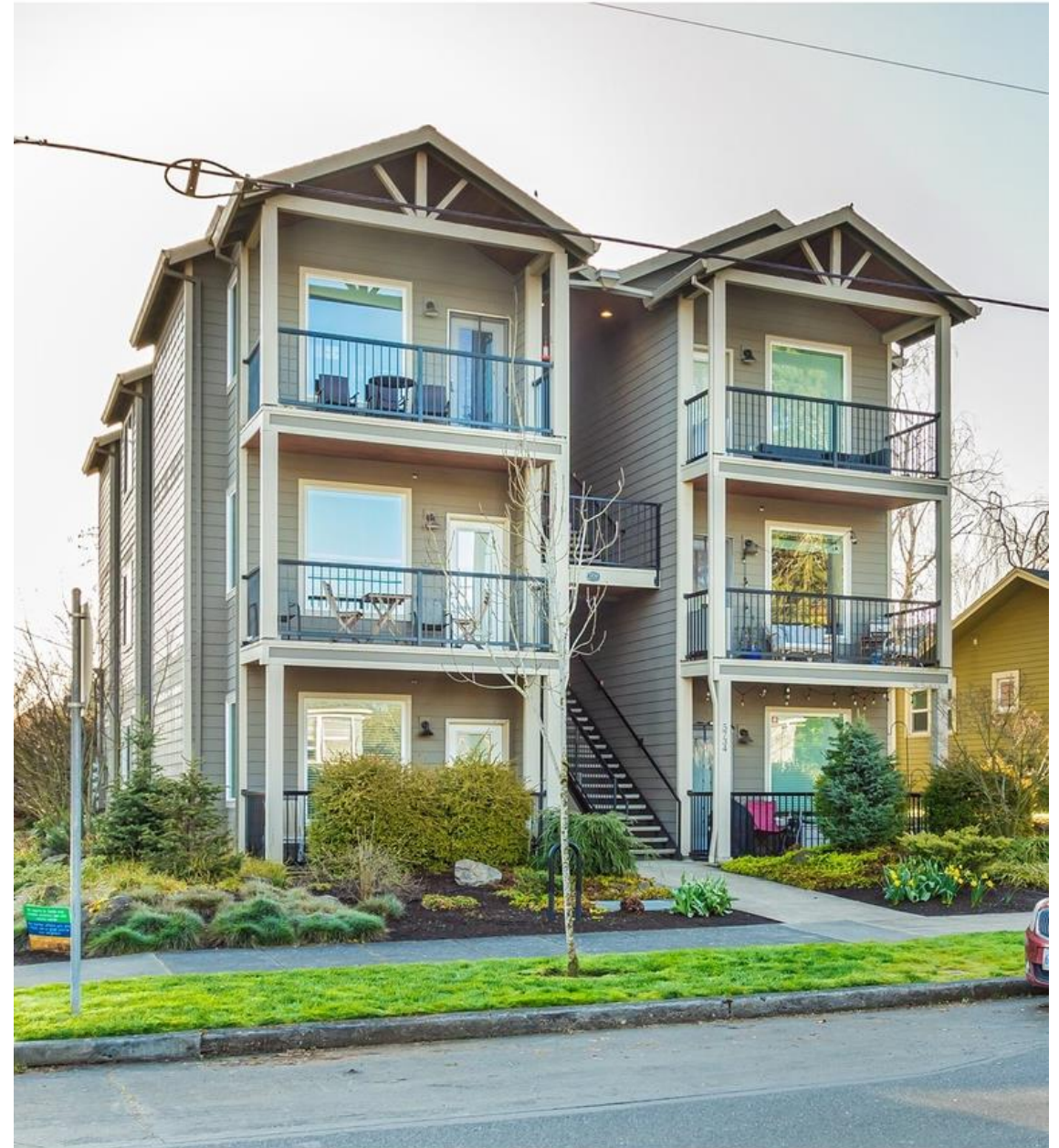
Updated NR Development Standards

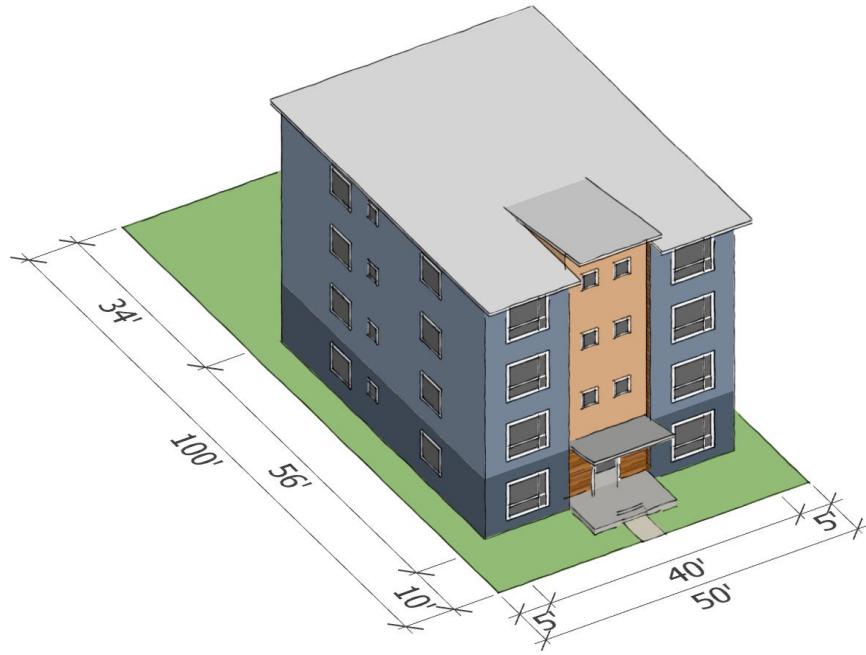
Standard	Existing Rules	Proposed
Maximum density	No density limit; density regulated by lot size; generally 3 units per lot	1 unit per 1,250 square feet of lot area except 4 to 6 units allowed on all lots per state code
Floor area ratio (FAR)	Varies based on number of units with maximum of 0.9 - 1.0 FAR	Varies based on number of units with maximum of 1.2 FAR
Lot coverage	35% for lots greater than 5,000 sq ft 15% + 1,000 sq ft for smaller lots	50 percent
Height limit	30 feet	32 feet
Minimum open space	No requirement	20 percent of lot area
Front setbacks	20 feet or the average of adjacent front yards, whichever is less	10 feet
Rear setback	25 feet or 20% of lot depth, whichever is less; Alley counts toward setback; 5 feet for Accessory Dwelling Units (ADUs)	10 feet without an alley; 0 feet with an alley; 5 feet for Accessory Dwelling Units (ADUs)
Side setback	5 feet	Side: 5 feet

Stacked Flat Bonus

Stacked flats that are within $\frac{1}{4}$ mile of frequent transit and on lots 6,000 square feet or greater have:

- FAR of 1.4
- Maximum density limit of 1 unit per 650 square feet

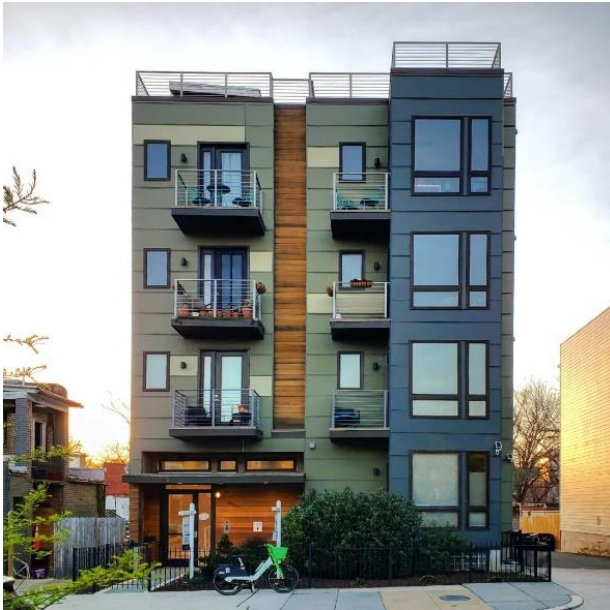




Affordable Housing Bonus

Buildings where at least half of units are affordable would be subject to following:

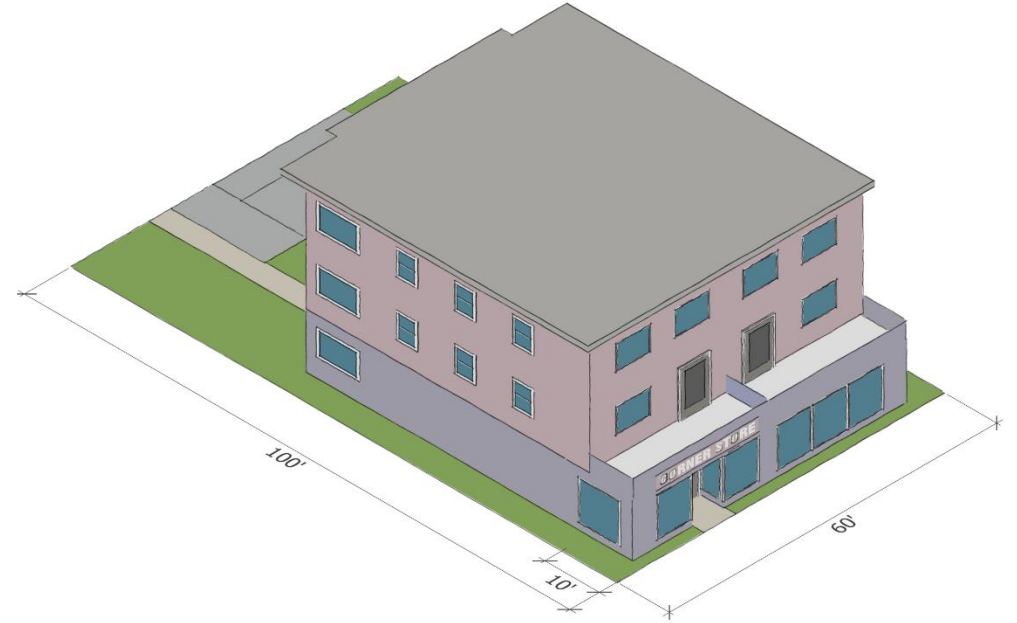
- Maximum height of 4 stories
- Maximum lot coverage of 60%
- Maximum density of 1 unit per 400 square feet
- Floor Area Ratio of 1.8



Corner Stores

Small-scale commercial uses, such as restaurants and retail stores, would be allowed at corner locations throughout NR and multifamily zones provided they meet certain standards for:

- maximum size
- hours of operation
- noise and odor
- the location and screening of solid waste and other outdoor activities.



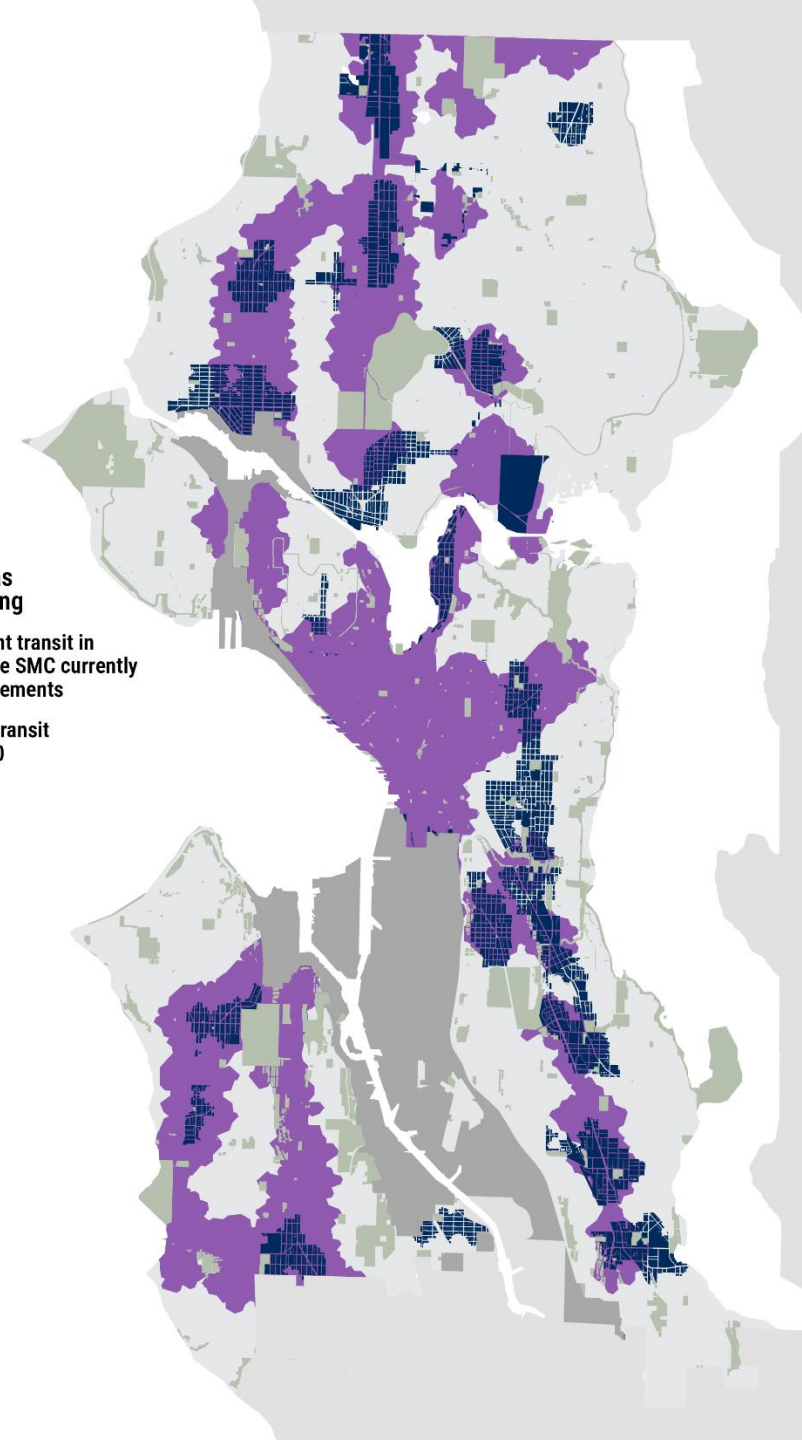
Off-street Parking in NR

- Today, no parking is required in **centers near frequent transit**
- Consistent with state law, no parking would be required **within ½ mile of light rail and bus rapid transit stops**
- Outside these areas, 1 space per 2 principal dwelling units would be required
- Accessory dwelling units would continue to be exempt from parking requirements

Current and future areas
without minimum parking

1/4-mile from frequent transit in
existing centers where SMC currently
waives parking requirements

1/2-mile from major transit
as defined in HB 1110



Examples of New Housing

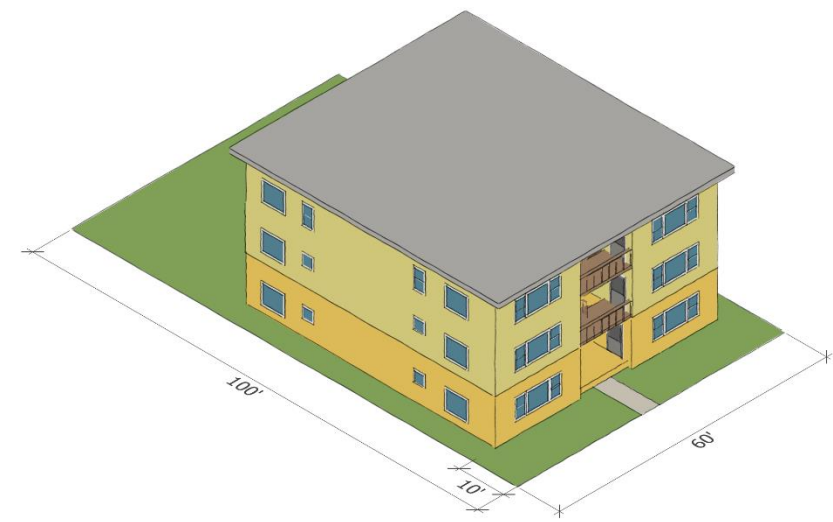
Three Units



Four Units



Stacked Flats



Tree Regulations Context

- **The Tree Protection Code** limits the number, size, and type of trees that can be removed from private property and establishes requirements for replacing trees cut down.
- **Tree planting requirements** require planting of trees as part of development.
- **Street tree requirements** limit removal of street trees and require planting of new street trees as part development.
- **Environmentally critical areas (ECA) and Shoreline regulations** protect trees and vegetation around shorelines, creeks, wetlands, and steep slopes.



Credit Haeccity Studio Architecture & Sama Jim Canzion

NR Tree Planting Requirement

- New development would have to plant or preserve trees to meet a certain number of points.
- Lower density development would have to achieve more points.
- Tree points would be in addition to street tree requirements.
- Initial modeling suggest that tree points would result in canopy cover of 19-26% after 25 years and more afterward.
- Economic analysis suggests about 8-10% of NR lots could redevelop over 20 years.

Number of tree points required	
Density	Tree points
Less than 1 unit / 4,000 square feet	1 point / 500 sq ft
1 unit / 4,000 sq ft to 1 unit / 2,201 sq ft	1 point / 600 sq ft
1 unit / 2,200 sq ft to 1 unit / 1,601 sq ft	1 point / 675 sq ft
1 unit / 1,600 sq ft or greater	1 point / 750 sq ft

Options to Achieve Points		
Type of tree	Deciduous trees	Conifer trees
Small tree planted as part of construction	1 point	1.25 point
Small/medium tree planted as part of construction	2 points	2.5 points
Medium/large tree planted as part of construction	3 points	3.75 points
Large tree planted as part of construction	4 points	5 points
Trees 6 inches in diameter or greater that are preserved during construction	1 point per inch of diameter	1.25 point per inch of diameter

Development Standard Flexibility

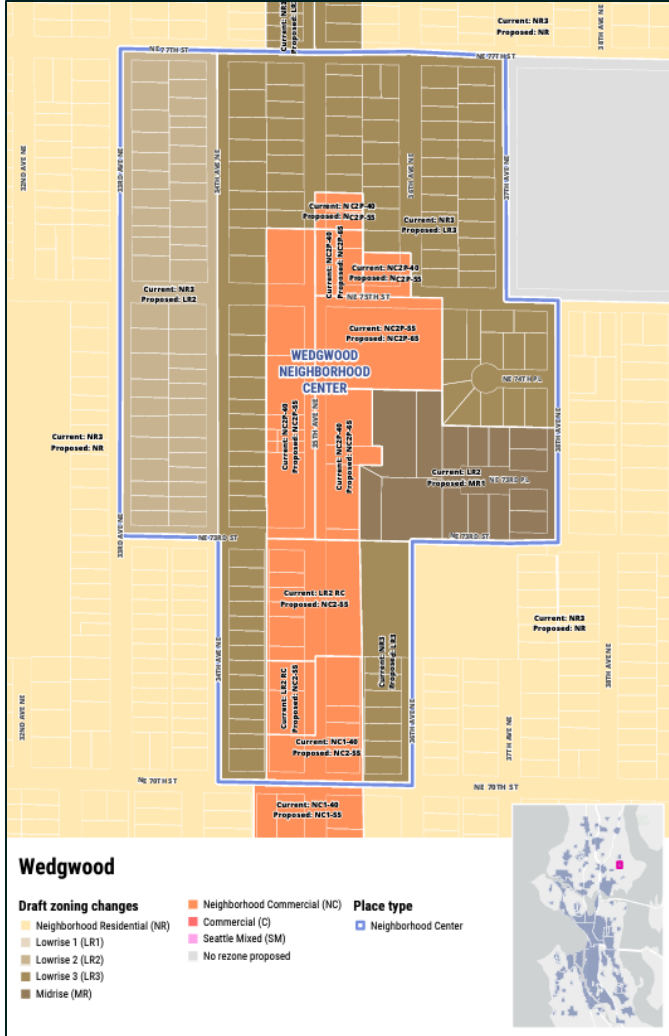
- Under existing rules, front and rear yards can be reduced by 50% to preserve a type 2 tree. With proposed updated setbacks, this would allow setbacks to be reduced from 10 feet to 5 feet.
- We are also proposing to allow parking to be waived if it would preserve a type 2 tree.

The background of the slide is a map with a yellowish-tan color scheme. It features several irregularly shaped regions outlined in blue. Some of these regions are filled with a grey diagonal hatching pattern. There are also small, solid orange-colored areas scattered across the map. A dark blue rectangular banner is positioned horizontally across the middle of the map, containing the text "Draft Zoning Maps" in white. The word "Lake" is partially visible in the lower-left area of the map.

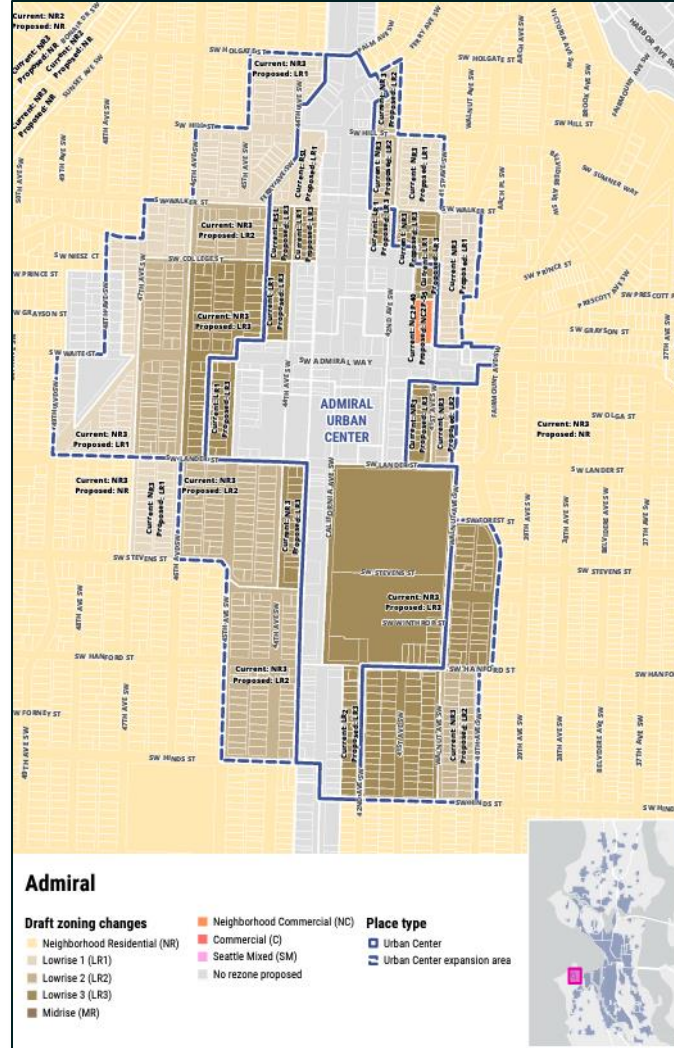
Draft Zoning Maps

Draft Zoning Maps

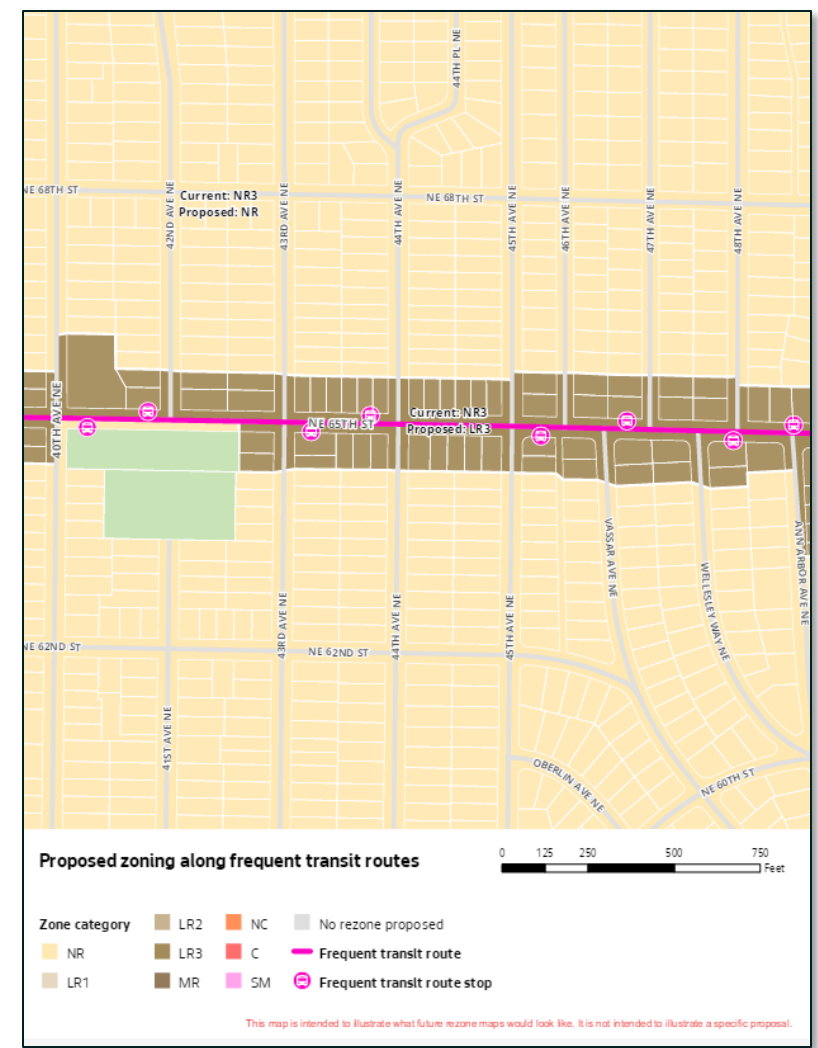
Neighborhood Centers



Center Expansions



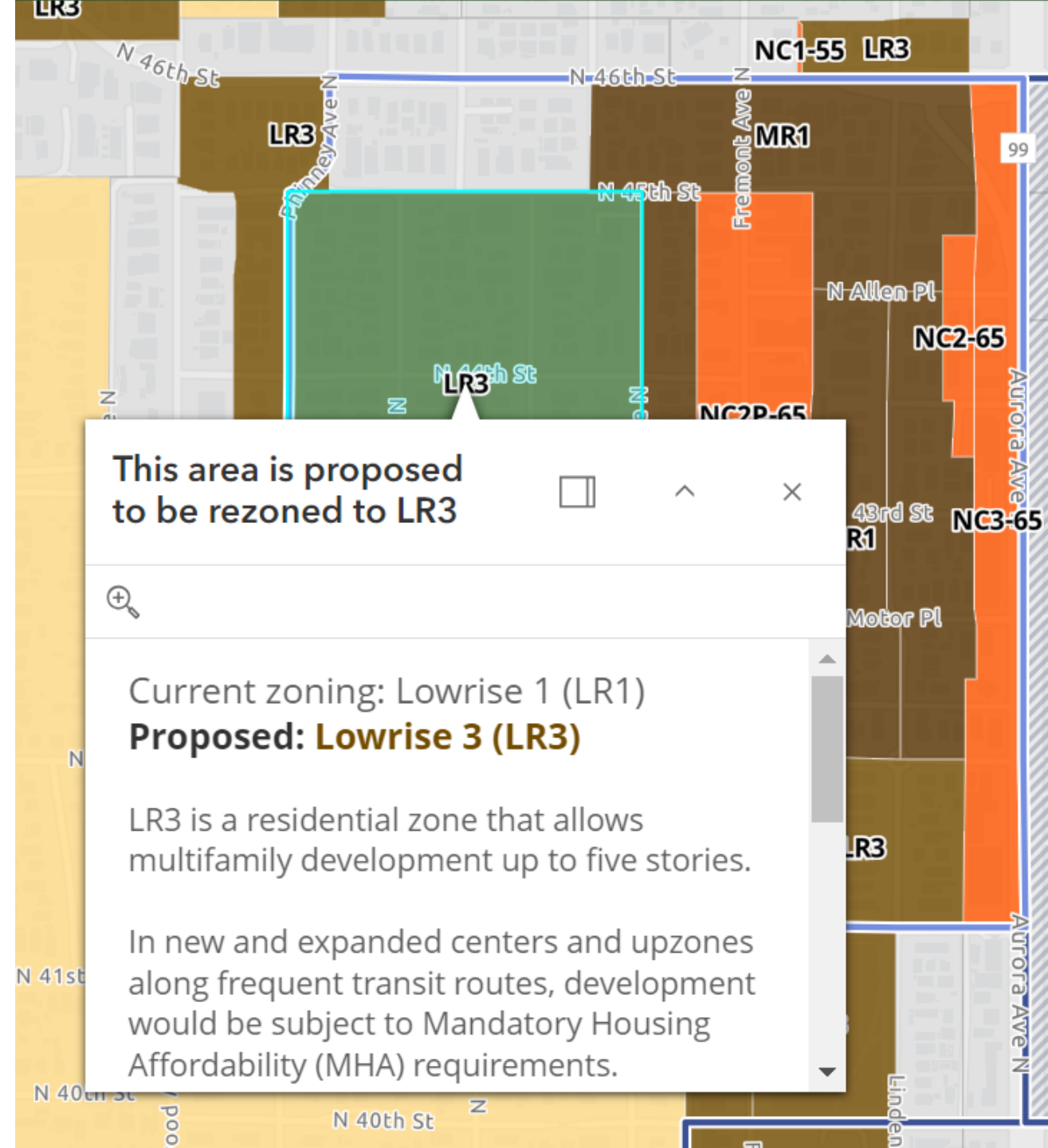
Frequent Transit Routes



This map is intended to illustrate what future rezone maps would look like. It is not intended to illustrate a specific proposal.

Online Zoning Maps

Interactive maps available at:
zoning.OneSeattlePlan.com





Engagement & Comment Period

City is looking for feedback on NR proposal and zoning maps through **December 20, 2024**.

Project documents, commenting tools, and interactive zoning maps available at Zoning.OneSeattlePlan.com.

City planners will engage the public with:

- 7 in-person open house information sessions
- 2 online info sessions
- Online office hours for Q&A



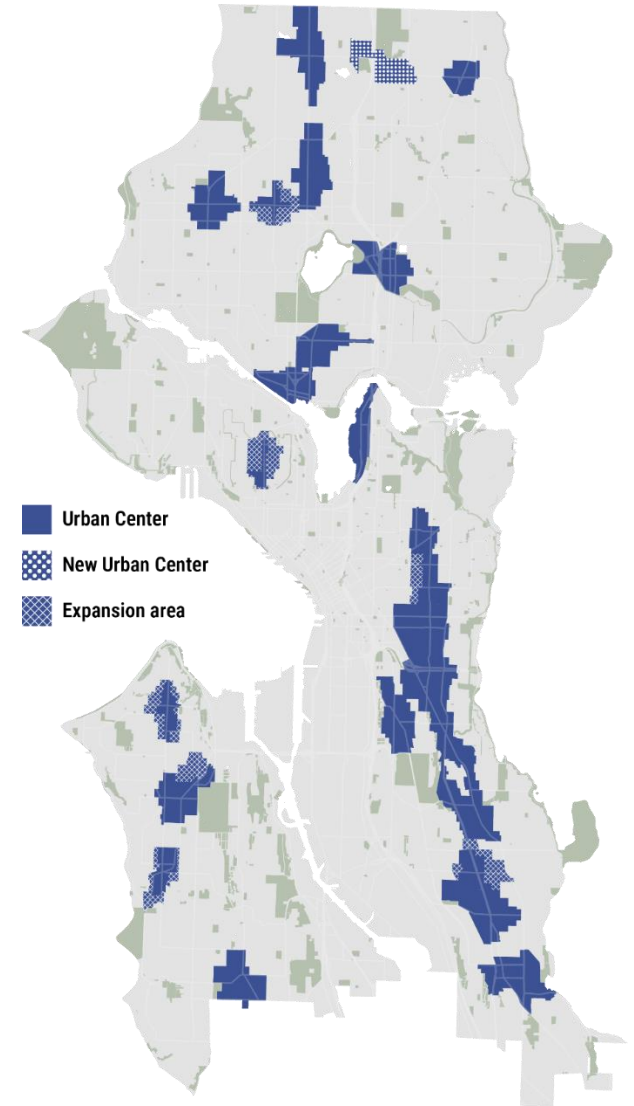
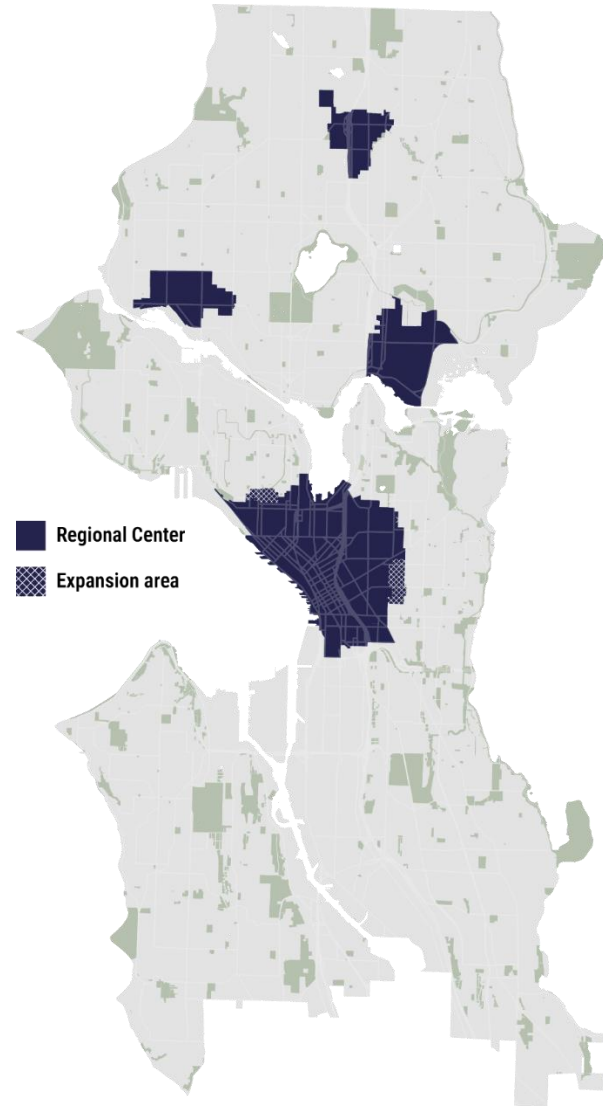


Phase 3: Existing Regional & Urban Centers



Zoning for increased housing density in existing Regional and Urban Centers

- Scoping begins in 2025
- Coordinated with ongoing subarea planning for Regional Centers and station area planning for ST3



**For more resources and the opportunity to
comment, go to:**

Zoning.OneSeattlePlan.com

**Additional questions can be emailed to
oneseattleplan.zoning@seattle.gov**