



# Pioneer Square Rooftop Code Amendments

Photo by John Skelton



**Seattle** Department of  
Construction & Inspections

City Council Land Use Committee  
June 28, 2023

# SDCI PURPOSE AND VALUES

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## Our Purpose

Helping people build a safe, livable, and inclusive Seattle.

## Our Values

- Equity
- Respect
- Quality
- Integrity
- Service

# PROPOSAL GOAL

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- Add more flexibility, while remaining compatible with the Preservation District character
- Support neighborhood revitalization and amenities
- Clarify, correct, and standardize guidance on rooftop features

# 2022 ROOFTOP CODE REFORMS

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- Defined new rooftop penthouse uses in Pioneer Square: lodging, and eating & drinking establishments
- Allowed penthouses to be placed on historic buildings less than 60 feet in height, and on smaller lots
- Allowed retrofit of newer buildings (built since 2008) with rooftop recreational amenity spaces

# AMENDMENTS PROPOSED

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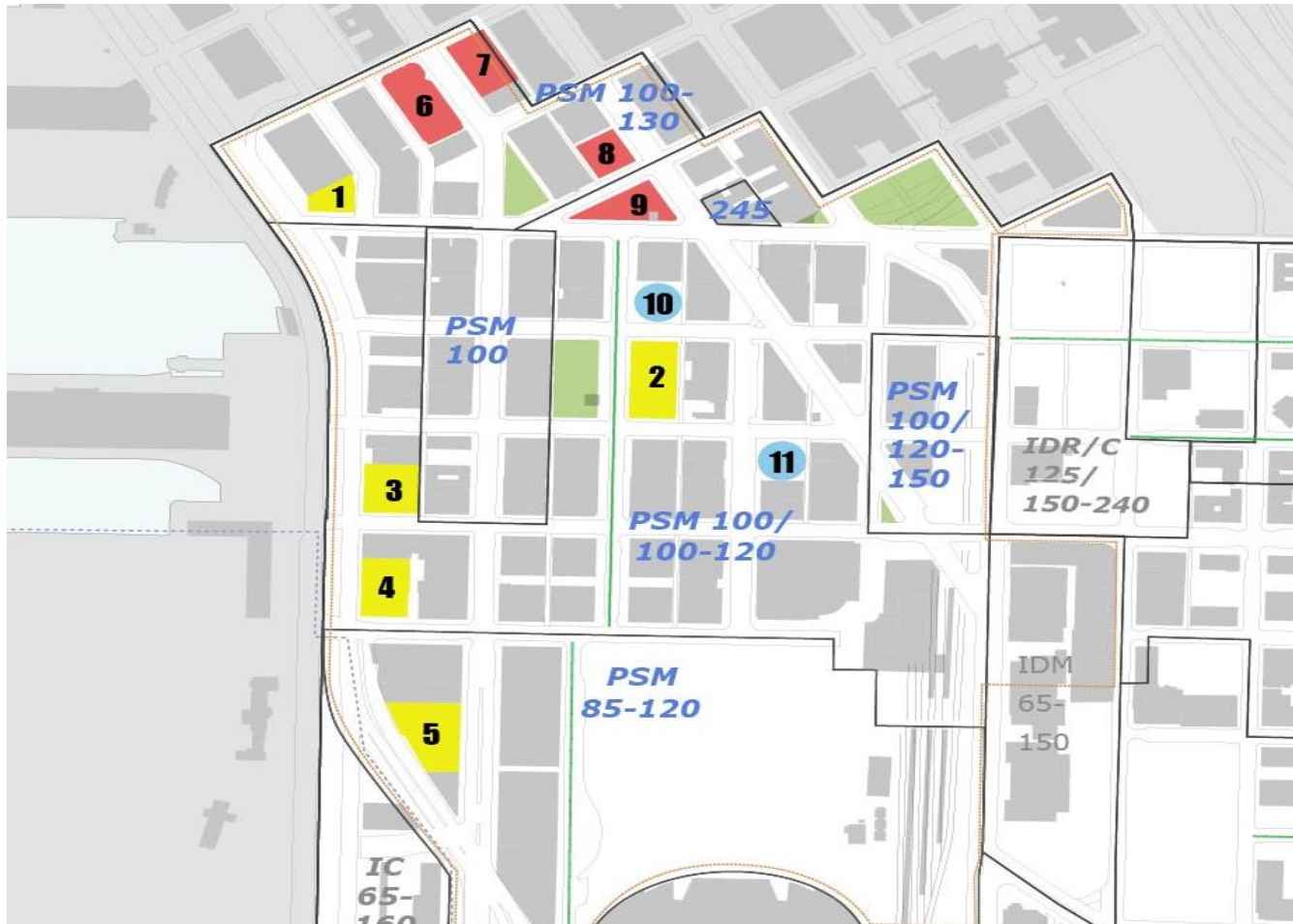
- **Standardizing rooftop uses and height limits**
  - Increase heights for rooftop uses by 3 feet, to 15 feet max. above the roof, on historic buildings. Subject to recommendation by the District Board.
  - 15 feet height limit for rooftop features is typical of most other Downtown zones
- **New rooftop uses on non-historic sites**
  - Allow common recreation spaces + eating and drinking establishments in buildings built since 2008. To allow consistent uses for all building types.
  - Increase coverage limits by 5% to be 50% of roof area, to match limits for the other rooftop features in Pioneer Square




# NEW ROOFTOP USES IN NON-HISTORIC SITES

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- Allows the rooftop use to have recreational features for tenants, and a commercial eating and drinking establishment use
- One amendment is to allow the rooftop commercial use
- Minor roof coverage increase for this use, from 45% to 50%
- Still need to provide amenities for tenants, and meet green requirements

# MAP OF AFFECTED NON-HISTORIC PROPERTIES



-  New buildings since 2008
-  Non-historic buildings (garages)
-  Vacant properties

Zoning:  
Pioneer Square  
Mixed (PSM)

# QUESTIONS?

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