



Legislation Text

File #: CB 120155, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use and zoning; amending the Comprehensive Plan to change the name of Single Family areas to Neighborhood Residential areas as part of the 2020-2021 Comprehensive Plan amendment process.

WHEREAS, before 1923, The City of Seattle allowed a mix of housing types and scattered businesses in Seattle’s neighborhoods; and

WHEREAS, in 1923, The City of Seattle adopted its first land use code, which prohibited multifamily structures and boarding houses in areas where they had previously been permitted; and

WHEREAS, since 1923, The City of Seattle zoned some areas with existing multifamily buildings and commercial uses to single-family zoning; and

WHEREAS, as a result, Seattle’s Single Family zones frequently include a mix of land uses, a condition that is not reflected in the term Single Family; and

WHEREAS, 54 percent of Seattle parcel area is zoned Single Family; and

WHEREAS, a similar portion of the City is designated as “Single Family Areas” on the Future Land Use Map; and

WHEREAS, in 2018, the Seattle Planning Commission (SPC) published “Neighborhoods for All,” which recommended changing the name of Single Family zones to Neighborhood Residential because “[t]he label of ‘Single Family Zone’ is a misnomer, as individuals and roommates can live in a house together without being a family”; and

WHEREAS, the SPC found that “[c]hanging the name of the zone to Neighborhood Residential would more

accurately reflect the character of the zone, while not suggesting only families can live there”; and
WHEREAS, in 2019, in Resolution 31870, the City Council first called for the name of “Single Family” areas
to be changed to “Neighborhood Residential”; and

WHEREAS, in 2019 and 2020, Resolutions 31896 and 31970, repeated the call to change the name of single-
family areas; and

WHEREAS, changing the name of Single Family areas in the Comprehensive Plan is a step toward the City’s
plans and regulations reflecting the array of housing types and land uses found in Seattle’s single family
areas;

WHEREAS, changing the name of Single Family areas in the Comprehensive Plan is intended to better reflect
the existing character and range of activities permitted in those areas, and is not intended to have a
substantive effect on the uses permitted in those areas; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan, last amended by Ordinance 126186, is amended as follows:

- A. Amendments to the Land Use Element, as shown in Attachment 1 to this ordinance;
- B. Amendments to the Housing Element, as shown in Attachment 2 to this ordinance;
- C. Amendments to the Parks and Open Space Element, as shown in Attachment 3 to this ordinance;
- D. Amendments to Neighborhood Plans; as shown in Attachment 4 to this ordinance;
- E. Amendments to the Housing Appendix, as shown in Attachment 5 to this ordinance;
- F. Amendments to the Future Land Use Map, as shown in Attachment 6 to this ordinance.

Section 2. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if
not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by
Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2021, and signed by

me in open session in authentication of its passage this ____ day of _____, 2021.

President _____ of the City Council

Approved / returned unsigned / vetoed this ____ day of _____, 2021.

Jenny A. Durkan, Mayor

Filed by me this ____ day of _____, 2021.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

- Attachment 1 - Amendments to the Land Use Element
- Attachment 2 - Amendments to the Housing Element
- Attachment 3 - Amendments to the Parks and Open Space Element
- Attachment 4 - Amendments to Neighborhood Plans
- Attachment 5 - Amendments to the Housing Appendix
- Attachment 6 - Amendments to the Future Land Use Map