

## **Other Land Use Actions**

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### **NOTICE OF A RESCHEDULED SEATTLE CITY COUNCIL PUBLIC HEARING REGARDING COUNCIL BILL 121094 – INTERIM REGULATION PROHIBITING NEGATIVE USE RESTRICTIONS ON GROCERY STORES AND PHARMACIES**

On October 28, 2025, the City passed Council Bill 121094, which establishes interim regulations prohibiting negative use restrictions on grocery stores and pharmacies. Negative use restrictions are covenants, deed restrictions, leases or other private agreements that prohibit the use of a property as a grocery store or pharmacy. The bill would allow some reasonable exceptions to the prohibition on negative use restrictions. For example the prohibition on negative use restrictions would not apply: (1) to negative use restrictions already in place, (2) when a grocery store or pharmacy is relocating to a site within a half-mile of a current location, and (3) for restrictions imposed within an individual shopping center that limit the location of a competing grocery store or pharmacy just within that center. Violations of the negative use restriction would be enforced as civil proceedings through the Land Use Code with potential fines of up to \$1,500 / day.

The bill was passed pursuant to RCW 36.70A.390 and, unless renewed, will expire one year after passage.

A public hearing was originally noticed for December 2. The public hearing has been rescheduled to December 16.

#### **PUBLIC HEARING**

The City Council will hold a public hearing to take comments on the bill enacting the interim development regulations on Tuesday, December 16, 2025, at 2:00 p.m. The hearing will be held in the:

City Council Chambers  
2<sup>nd</sup> Floor, Seattle City Hall  
600 Fourth Avenue, Seattle, WA

People who wish to participate by providing comments or attending the hearing will be offered the opportunity to do so in-person or remotely. Please review the City Council agenda for instructions on how to participate. Please check the City Council agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>.

Print communications, language access, translation requests, and other accommodations may be provided by contacting customer support at (206) 684-8888; or TTY Relay 7-1-1; or visit <https://seattle.gov/cityclerk/accommodations>. Every effort will be made to accommodate each request. Directions to the City Council Chambers, and information about transit access and parking are available at <http://www.seattle.gov/council/meet-the-council/visiting-city-hall>.

#### **Written Comments**

For those unable to attend the public hearing, written comments may be sent to:

Council President Sara Nelson  
Attn: Emilia Sanchez  
600 Fourth Avenue, Floor 2  
PO Box 34025  
Seattle, WA 98124-4025  
or by email to [council@seattle.gov](mailto:council@seattle.gov)

Written comments should be received by Tuesday, December 16, 2025, at 12:00 p.m.

**INFORMATION AVAILABLE**

Copies of the proposal may be obtained from the City Clerk website at <https://seattle.legistar.com/Legislation.aspx>. Please reference Council Bill No. 121094 in the "Search" field.

Questions regarding the ordinance or requests for electronic copies may be directed to David Van Skike of the Seattle Department of Construction and Inspections at (206) 727-8614, [david.vanskike@seattle.gov](mailto:david.vanskike@seattle.gov), or Ketil Freeman of the Council Central Staff at (206) 295-3827, [ketil.freeman@seattle.gov](mailto:ketil.freeman@seattle.gov).