SEATTLE CITY COUNCIL

Select Committee on the Comprehensive Plan

Agenda

Public Hearing - Session I at 9:30 a.m.; Session II at 3 p.m.

Monday, April 6, 2026

9:30 AM

Council Chamber, City Hall
600 4th Avenue
Seattle, WA 98104

Eddie Lin, Chair
Dan Strauss, Vice-Chair
Dionne Foster, Member
Joy Hollingsworth, Member
Debora Juarez, Member
Robert Kettle, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member
Rob Saka, Member

Chair Info: 206-684-8802; Eddie.Lin@seattle.gov

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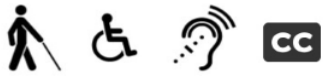

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Agenda

April 6, 2026 - 9:30 AM

Public Hearing - Session I at 9:30 a.m.; Session II at 3 p.m.

Meeting Location:
Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

Committee Website:
https://www.seattle.gov/council/select-committee-on-the-comprehensive-plan

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Please see the end of this agenda for full details on the hearing procedures and how to register.

Session I - 9:30 a.m.

Only remote speaker comments will be accepted during Session I of the meeting, starting at 9:30 a.m. Remote speakers may be called on during Session II if not called on during Session I.

A. Call To Order

B. Approval of the Agenda

C. Items of Business

1. CB 121173 **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.**

Attachments:
Full Text: CB 121173 v1
Att 1 - Maps of Specific Rezone Areas

Supporting Documents:
Summary and Fiscal Note
Summary Att 1 - One Seattle Plan RET Summary Report
Director's Report
Public Hearing Notice (4/6/26)

Public Hearing*

Session II - 3:00 p.m.

The Public Hearing on Council Bill 121173 will continue at 3:00 p.m. with registered in-person speakers in the Council Chamber. Remote speakers may be called on during Session II if not called on during Session I.

D. Adjournment

***Public Hearing Registration, Procedures, and Written Public Comment**

I. Public Hearing Registration and Procedures

Members of the public may register to speak at the public hearing in one of two ways: 1.) online to provide remote comments; or 2.) at the Council Chamber to provide in-person comments.

Registration for remote speakers will begin at 8:30 a.m. and end at 10:30 a.m. Register at https://www.seattle.gov/council/committees/public-comment.

Registration for in-person speakers at City Hall, Council Chamber, will begin at 2:30 p.m. and end at 6:30 p.m.

Speakers must be registered as outlined below in order to provide comments at the public hearing. Registered speakers will be recognized and called in the order registered by the Chair. Registration for each public hearing session will end at the established time and members of the public will not be provided with an additional opportunity to register for this hearing.

Members of the public may only register once at this public hearing, either remotely or in-person at City Hall, Council Chamber.
In-person speakers must decide whether to participate as an individual or as part of a group and may not have two opportunities to speak.

The Select Committee may recess if there are no registered speakers present at any time. The Select Committee will recess for lunch between Session I and Session II.

Remote Speaker Details:

Speakers must be registered within the timeline listed below:
Remote speaker comments will be accepted during Session I, beginning at 9:30 a.m. **Registration for remote speakers will begin at 8:30 a.m. and end at 10:30 a.m.** Register at https://www.seattle.gov/council/committees/public-comment.

Remote speakers will be provided with one minute each to comment at the public hearing.

In-person Speaker Details:

In-person speaker comments will be accepted during Session II, beginning at 3:00 p.m., at City Hall, Council Chamber. **Registration for in-person speakers will begin at 2:30 p.m. and end at 6:30 p.m.**

In-person speakers will be provided with one minute each to comment at the public hearing. Members of a group are encouraged to speak in a group presentation. Group presentations with four or more registered speakers will be provided with four minutes.

II. Written Public Comment:

Please submit written public comments to the Select Committee on the Comprehensive Plan to:
Councilmember Lin
PO Box 34025
Seattle, WA 98124-4025
or by email to council@seattle.gov

Written comments should be received by 5 p.m., Friday, April 3, 2026. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

Legislation Text

File #: CB 121173, **Version:** 1

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.

Full text of the legislation is attached.

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,

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

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

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

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

WHEREAS, on March 27, 2025, the Office of Planning and Community Development transmitted legislation to the City Council which would adopt the One Seattle Plan; 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 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
Residential, Multifamily, Midrise 2	MR2
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

Chapter 23.58A, Incentive Provisions. The applicable FAR limit applies to the total chargeable 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~~)) 2.0 for stacked dwelling units in buildings with 6 or more principal dwelling units	1.0
LR2	1.4, except ((~~1.6~~)) 2.0 for stacked dwelling units in buildings with 6 or more principal dwelling units ((~~[1]~~))	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~~)) 2.5	1.2, except 1.5 for stacked dwelling units in buildings with 6 or more principal dwelling units
MR1	3.2	3.2
MR2	4.5	3.2

((~~Footnote to Table A for 23.45.510~~
~~[1] 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)

Dwelling unit type	**LR1**	**LR2**	**LR3**
Stacked dwelling units in buildings with 6 or more principal dwelling units	42	42 [1]	52 [2]

Table A for 23.45.514 **Structure height for LR zones (in feet)**			
Dwelling unit type	**LR1**	**LR2**	**LR3**
Other dwelling units	32	42 [1]	52 [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)**			
	MR1	**MR2**	**HR**
Height limit	65	((~~80~~)) 85 [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. ((~~1.~~)) Minimum setbacks for the MR zone are shown in Table B for 23.45.518 ((~~and subsection 23.45.518.B.2~~)).

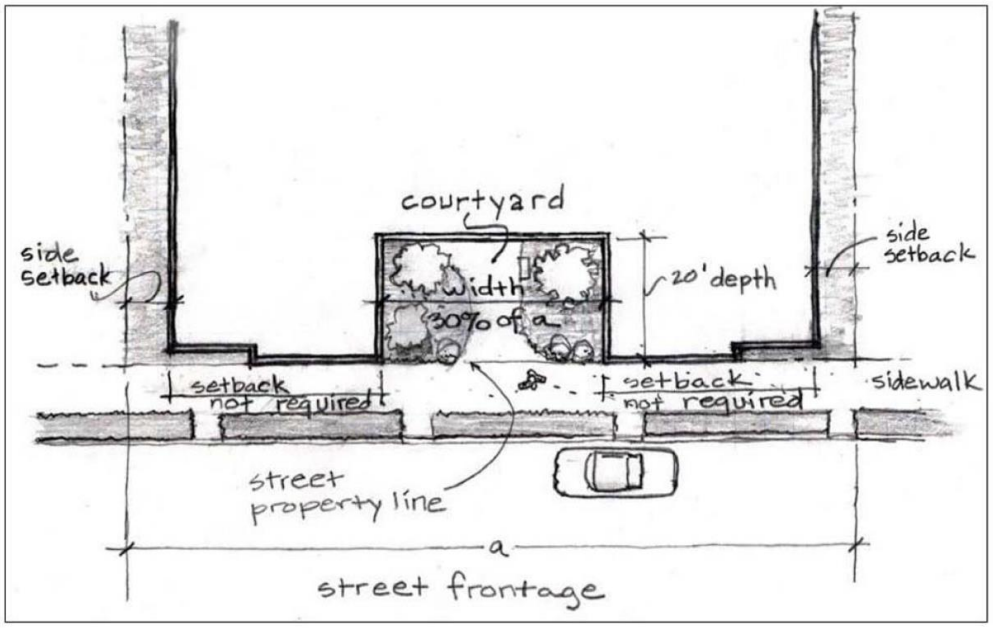
Table B for 23.45.518
MR setbacks measured in feet

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: • 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	((~~15~~)) 10 from a rear lot line that does not abut an alley; or ((~~10~~)) 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	((~~For portions of a structure:~~ ~~• 42 feet or less in height: 7 average; 5 minimum~~ ~~• Above 42 feet in height: 10 average; 7 minimum~~)) 5

Exhibit A for 23.45.518
MR courtyard example

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.~~

~~c. 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
MR1	2.3
MR2	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. Parking located within 40 feet of a street lot line shall be screened from direct street view by:

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

b. Garage doors;

c. A fence or wall; or

d. Landscaped areas, including bioretention facilities or landscaped berms (See Exhibit A for 23.45.536).

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

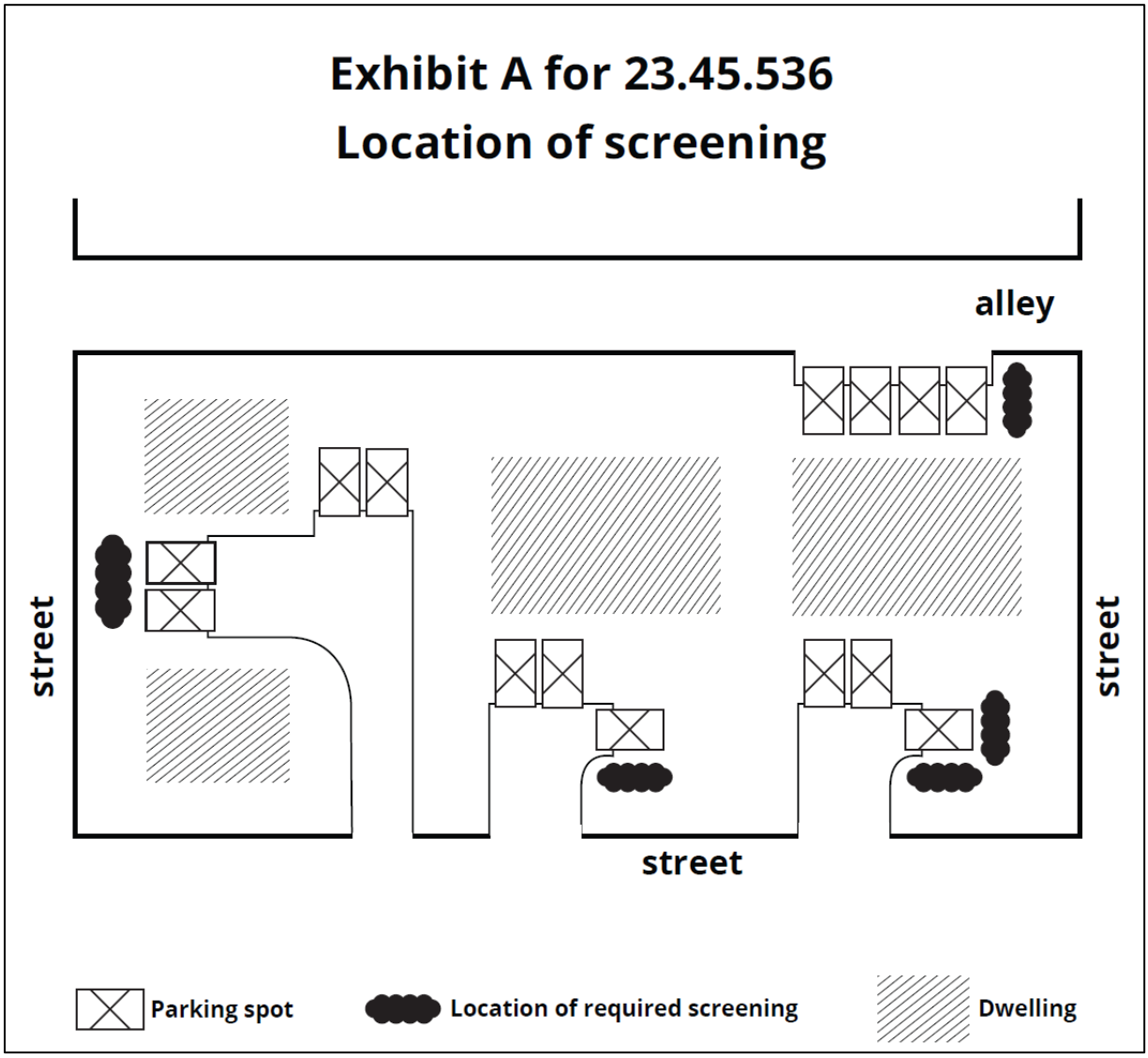
3. Screening provided by a fence, wall, or vegetation in a landscaped area shall not be located within any required sight triangle and shall meet the following conditions:

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

b. The fence, wall, or vegetation in the landscaped area shall be set back at 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.

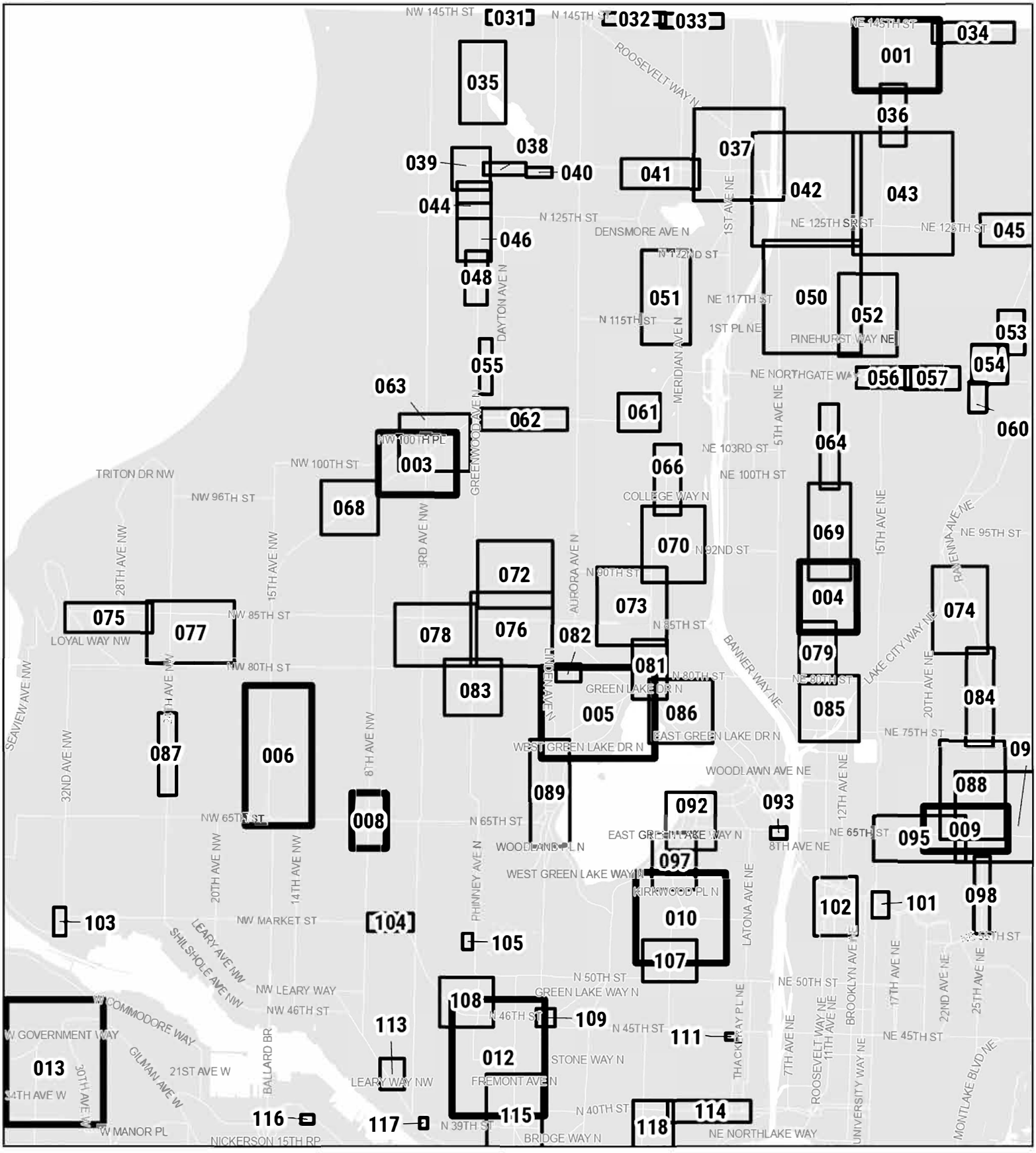
_____

Scheereen Dedman, City Clerk

(Seal)

Attachments:
Attachment 1 – Maps of Specific Rezone Areas

Reference Map — Northwest



Neighborhood Centers (Maps 1–30)

Other areas (Maps 31+)

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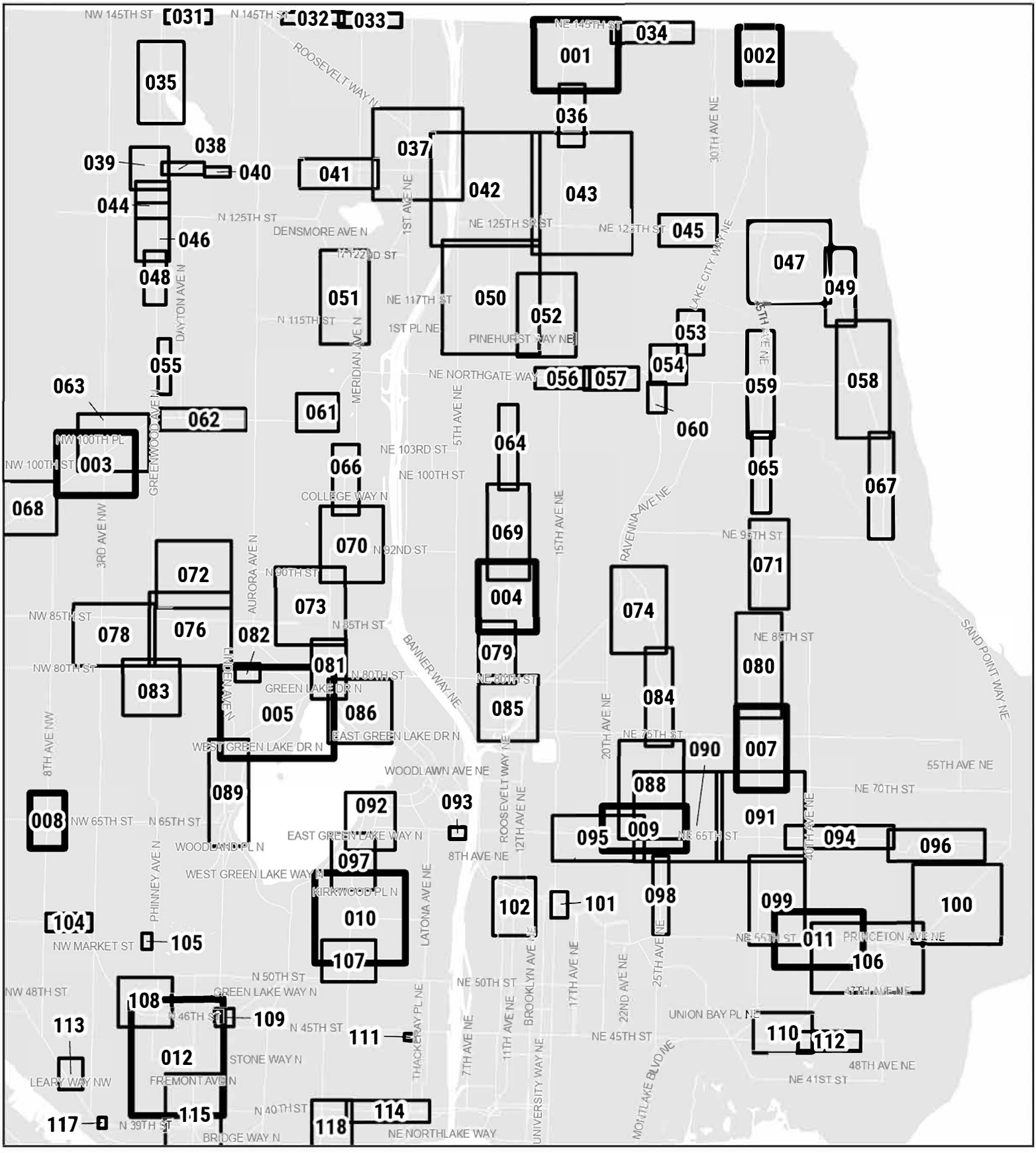
Prepared Wednesday, October 29, 2025, by OPCD.

0 75 150 300 Feet

Reference Map — Northeast



Neighborhood Centers (Maps 1–30)

Other areas (Maps 31+)

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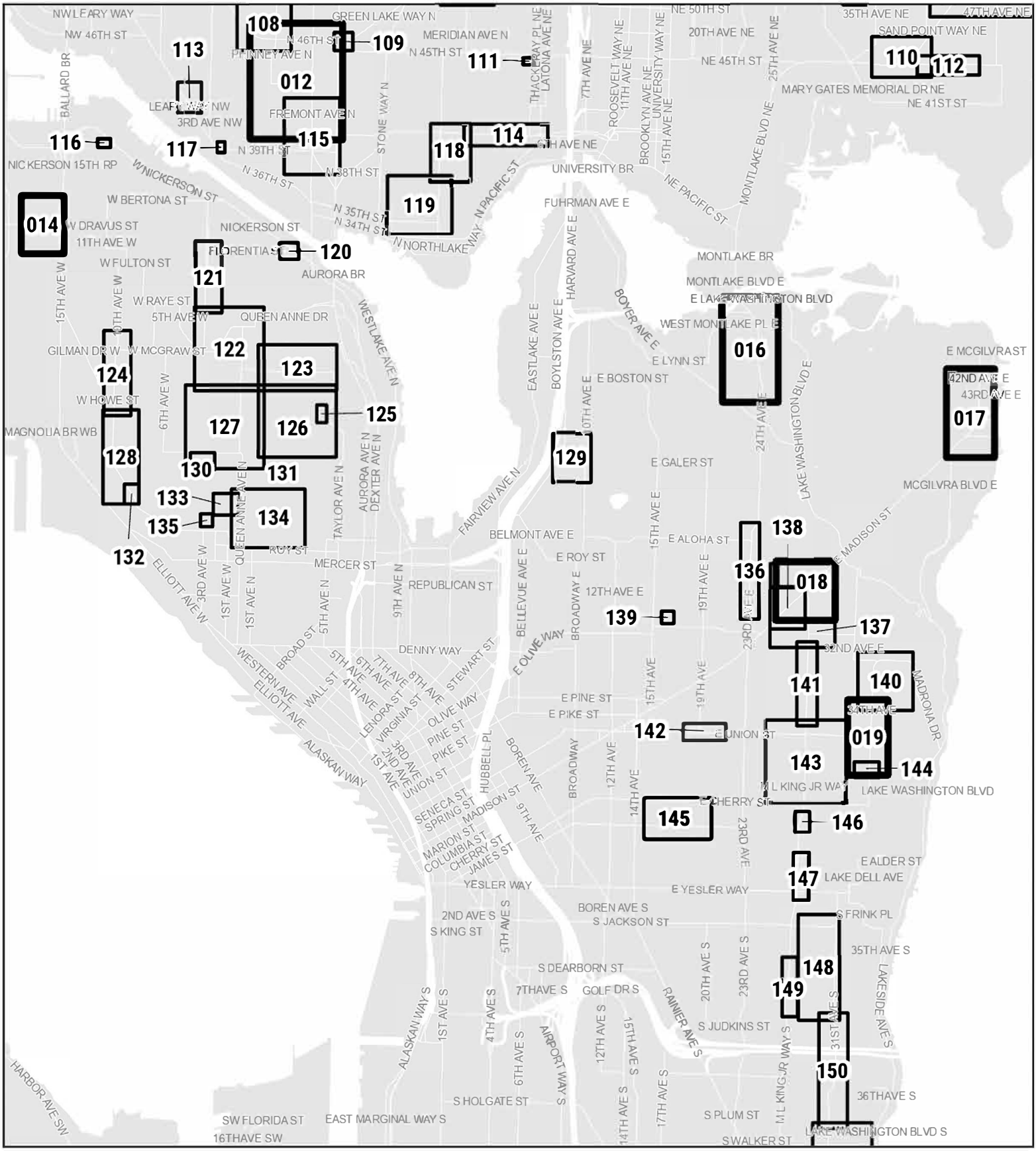
Prepared Wednesday, October 29, 2025, by OPCD.

0 75 150 300 Feet

Reference Map — Central



Neighborhood Centers (Maps 1–30)

Other areas (Maps 31+)

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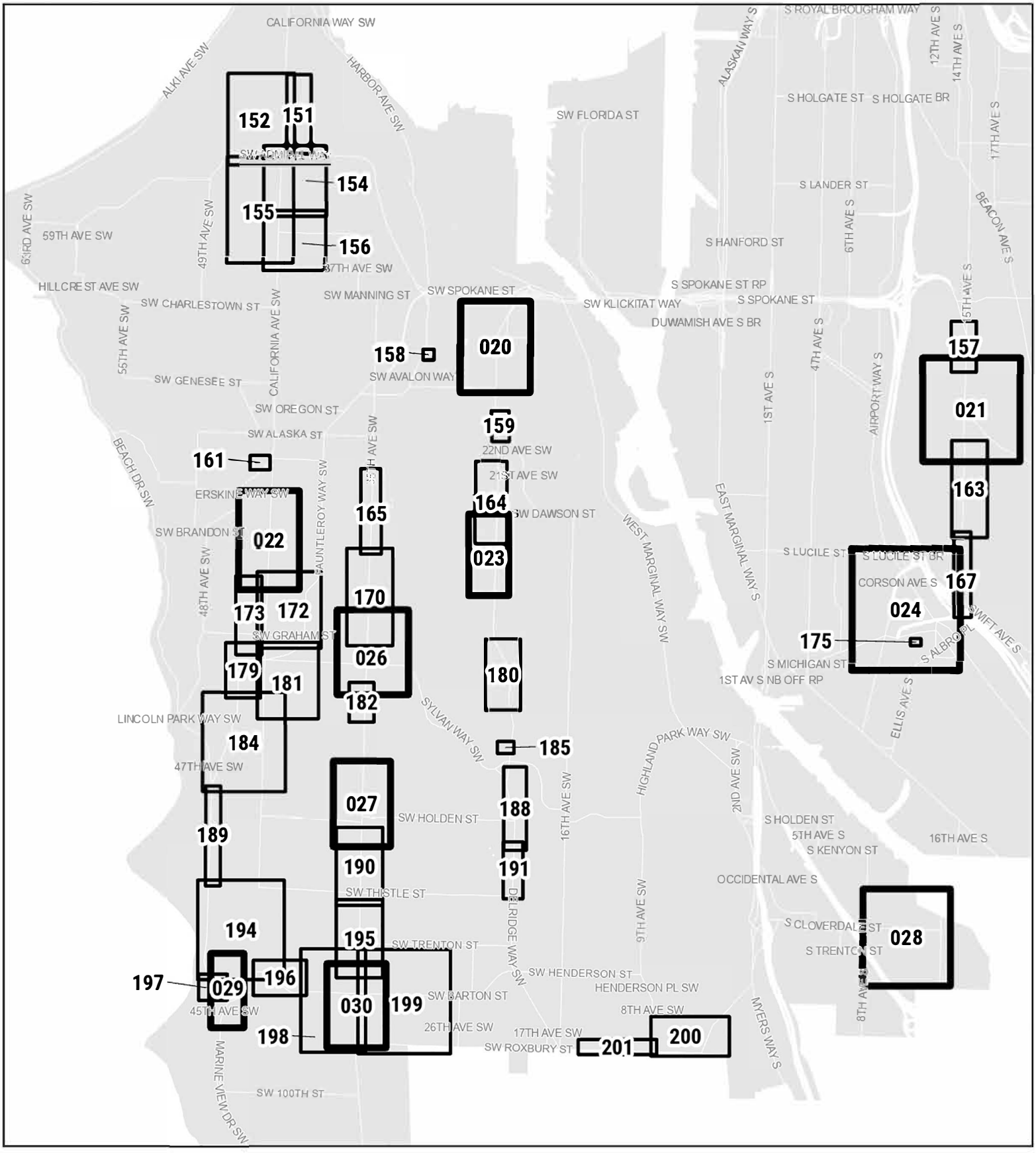
0 75 150 300 Feet

Reference Map — Southwest



Neighborhood Centers (Maps 1–30)

Other areas (Maps 31+)

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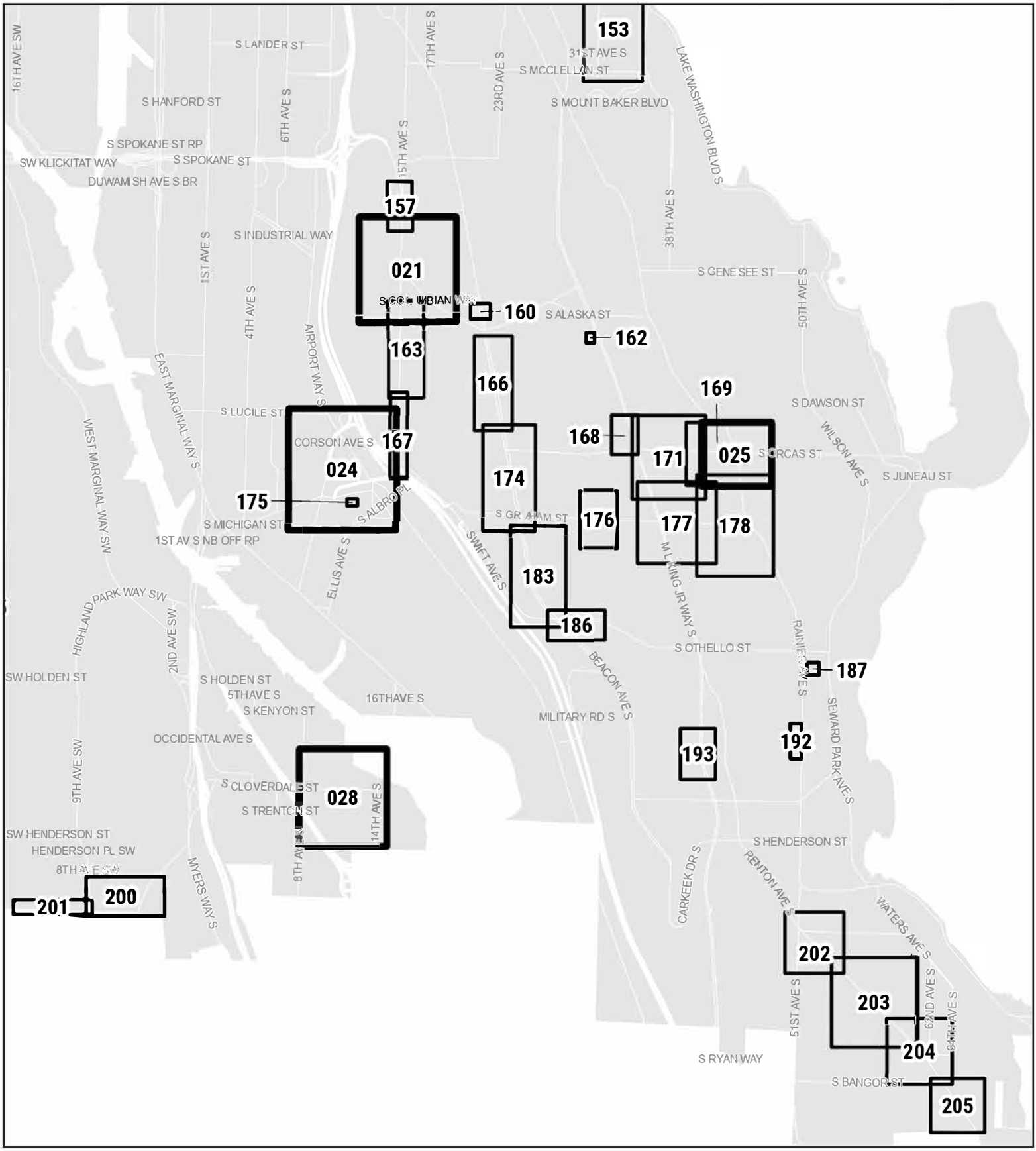
Prepared Wednesday, October 29, 2025, by OPCD.

0 75 150 300 Feet

30

Reference Map — Southeast



Neighborhood Centers (Maps 1–30)

Other areas (Maps 31+)

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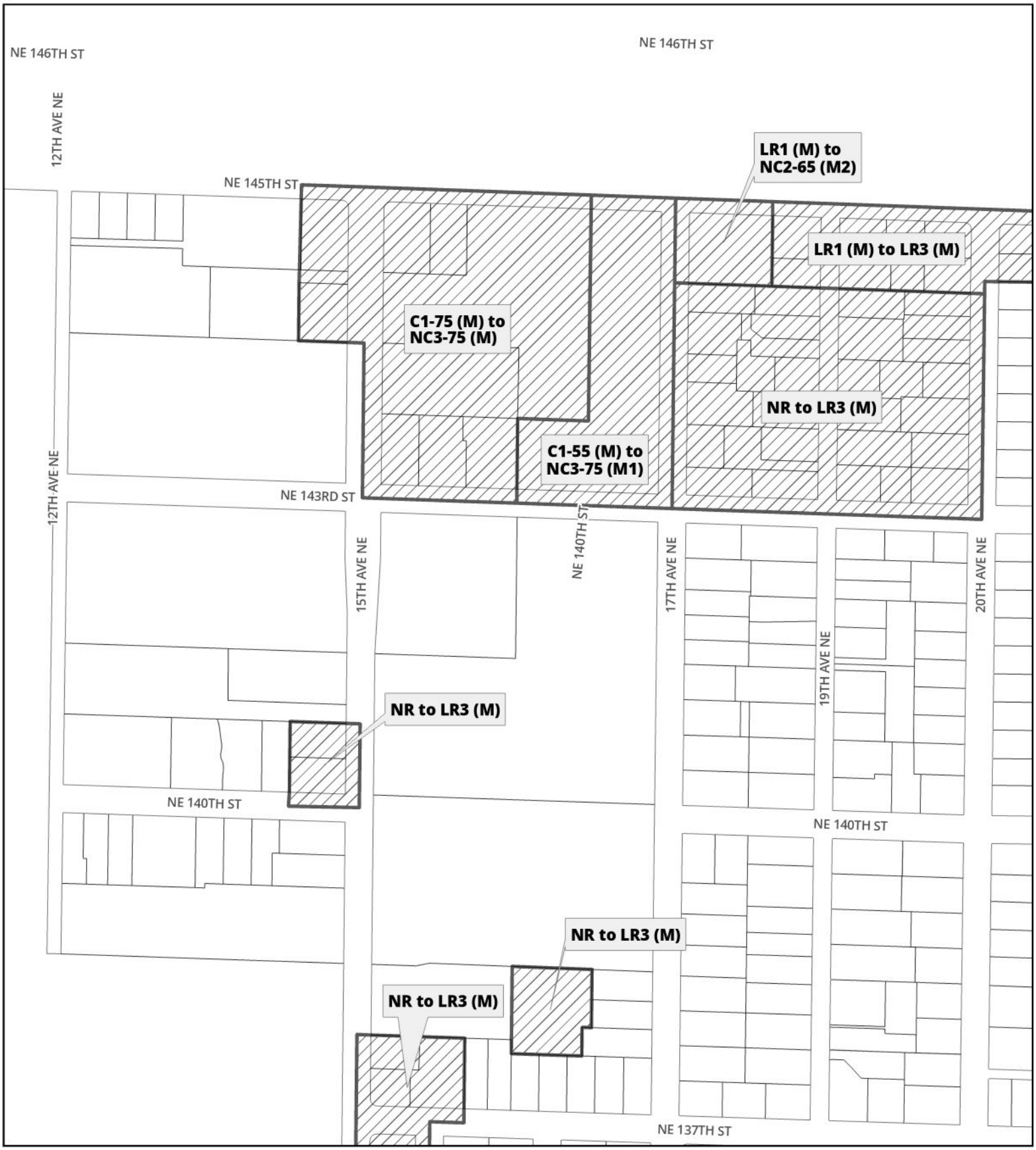
Prepared Wednesday, October 29, 2025, by OPCD.

0 75 150 300 Feet

Map 001: Olympic Hills Neighborhood Center



Rezone area

Development site

0 150 300 600 Feet

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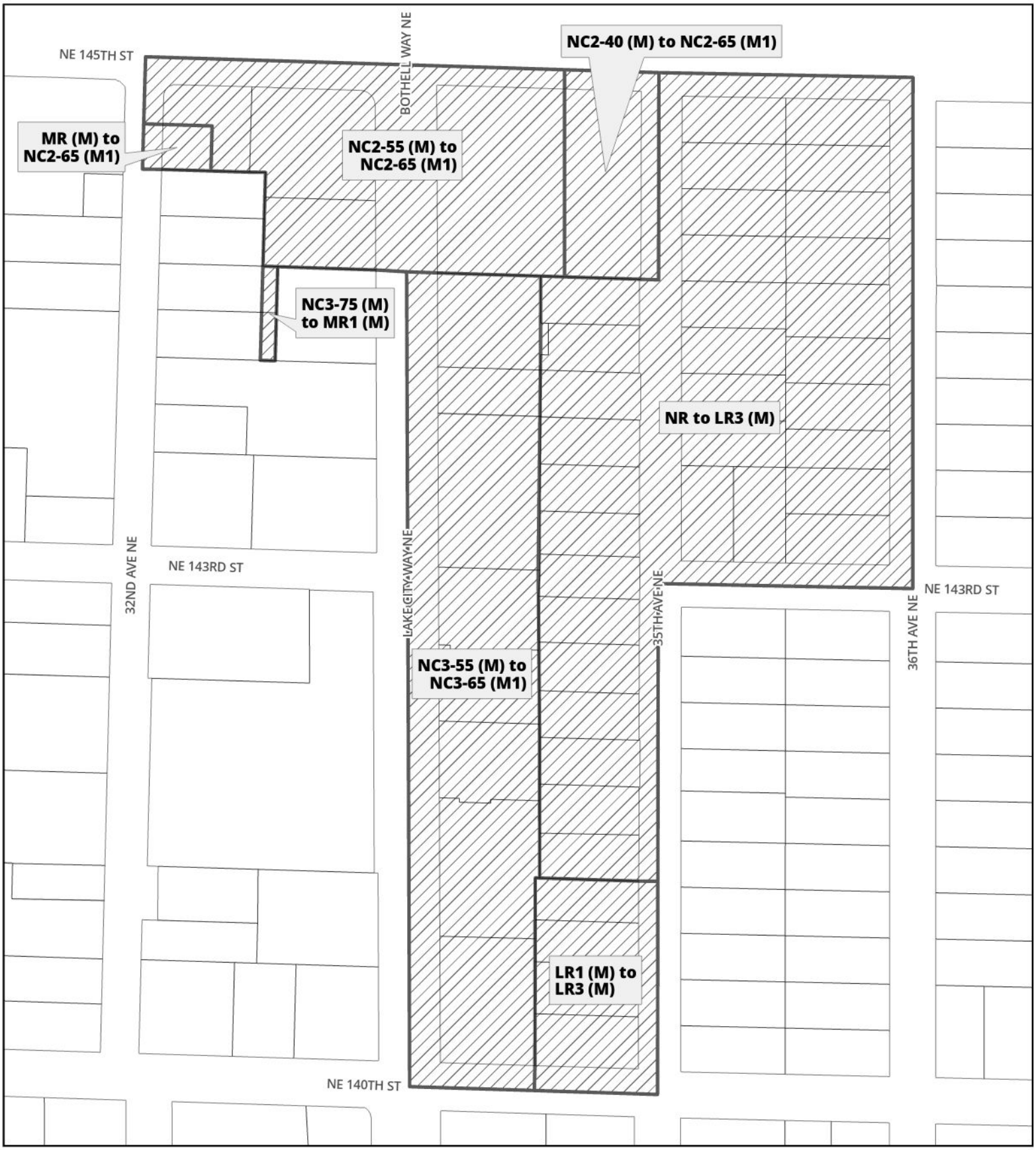
Prepared Wednesday, October 29, 2025, by OPCD.

Map 002: Little Brook Neighborhood Center



Rezone area

Development site

0 90 180 360 Feet

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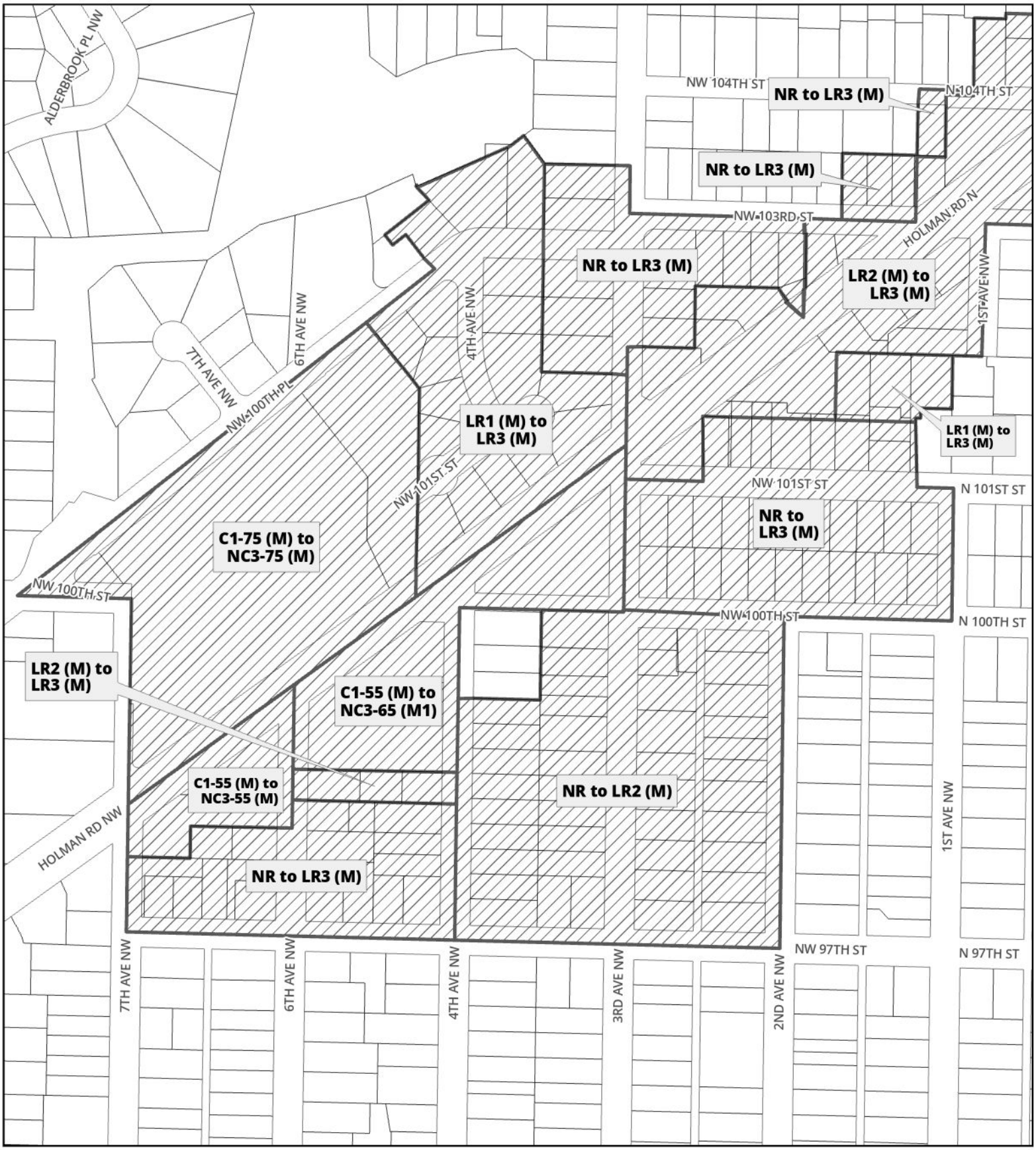
Map 003: Holman Road Neighborhood Center



Rezone area

Development site

0 140 280 560 Feet

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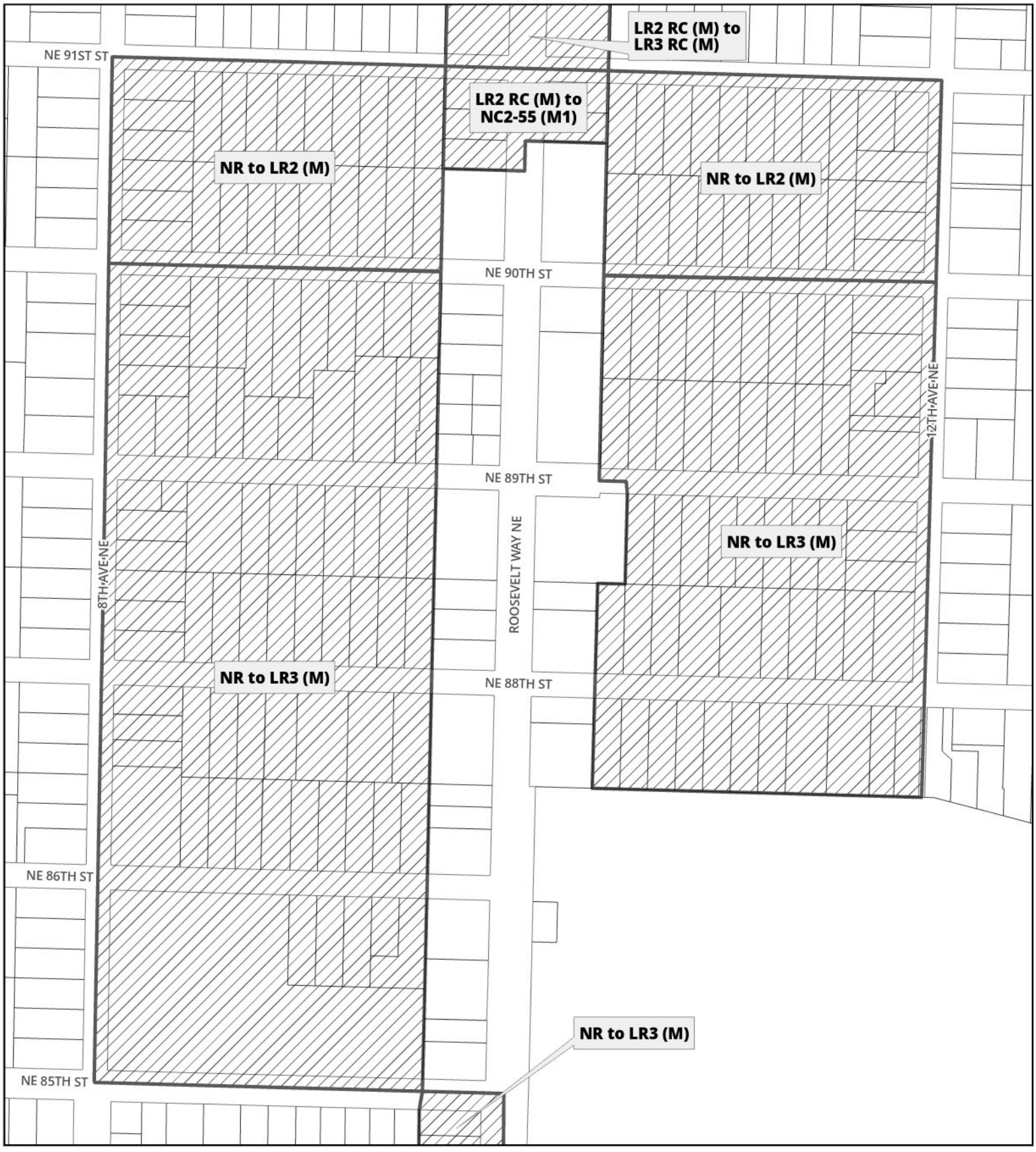
Map 004: Maple Leaf Neighborhood Center



Rezone area

Development site

0 115 230 460 Feet

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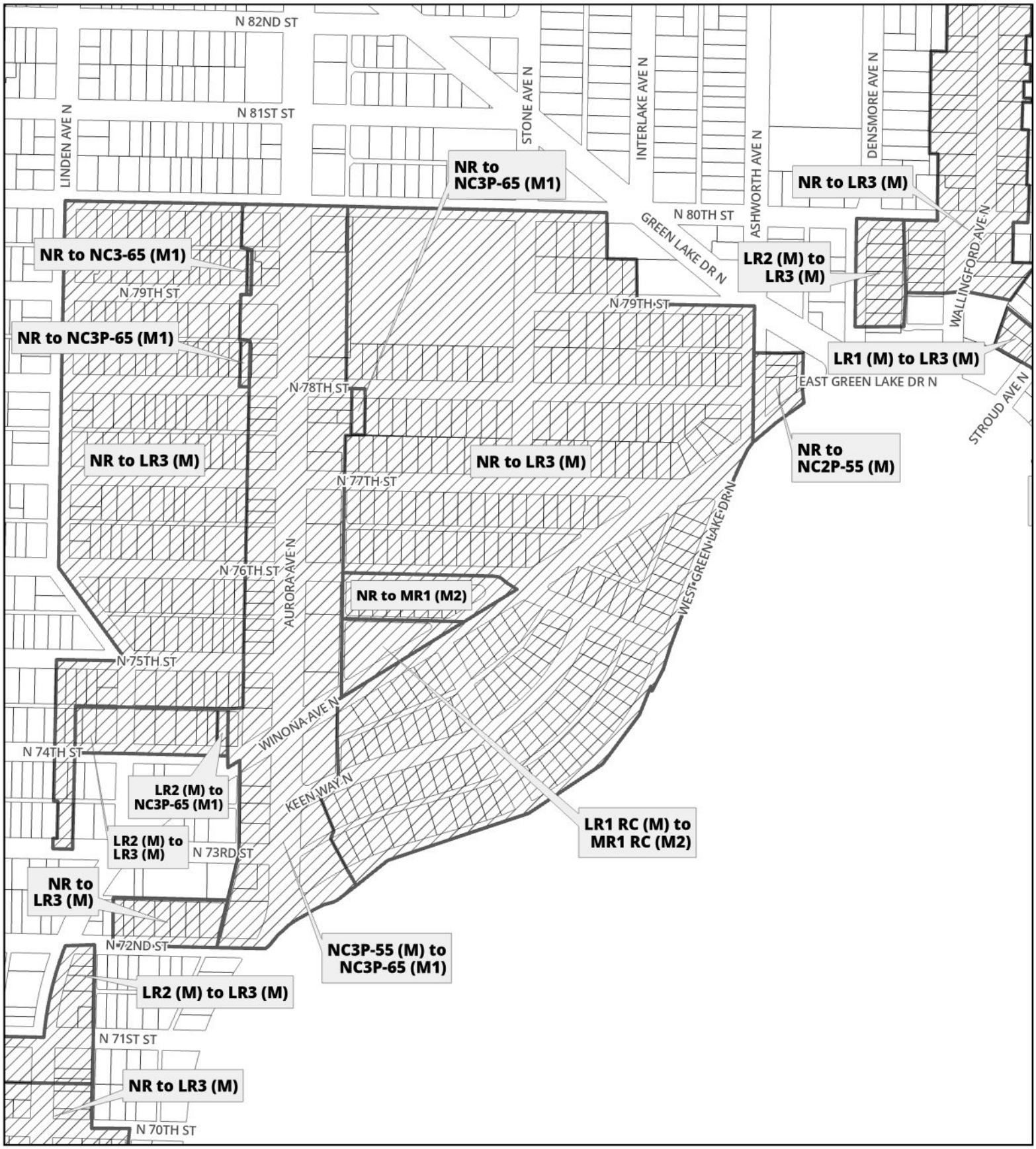
Map 005: Northwest Green Lake Neighborhood Center



Rezone area

Development site

0 205 410 820 Feet

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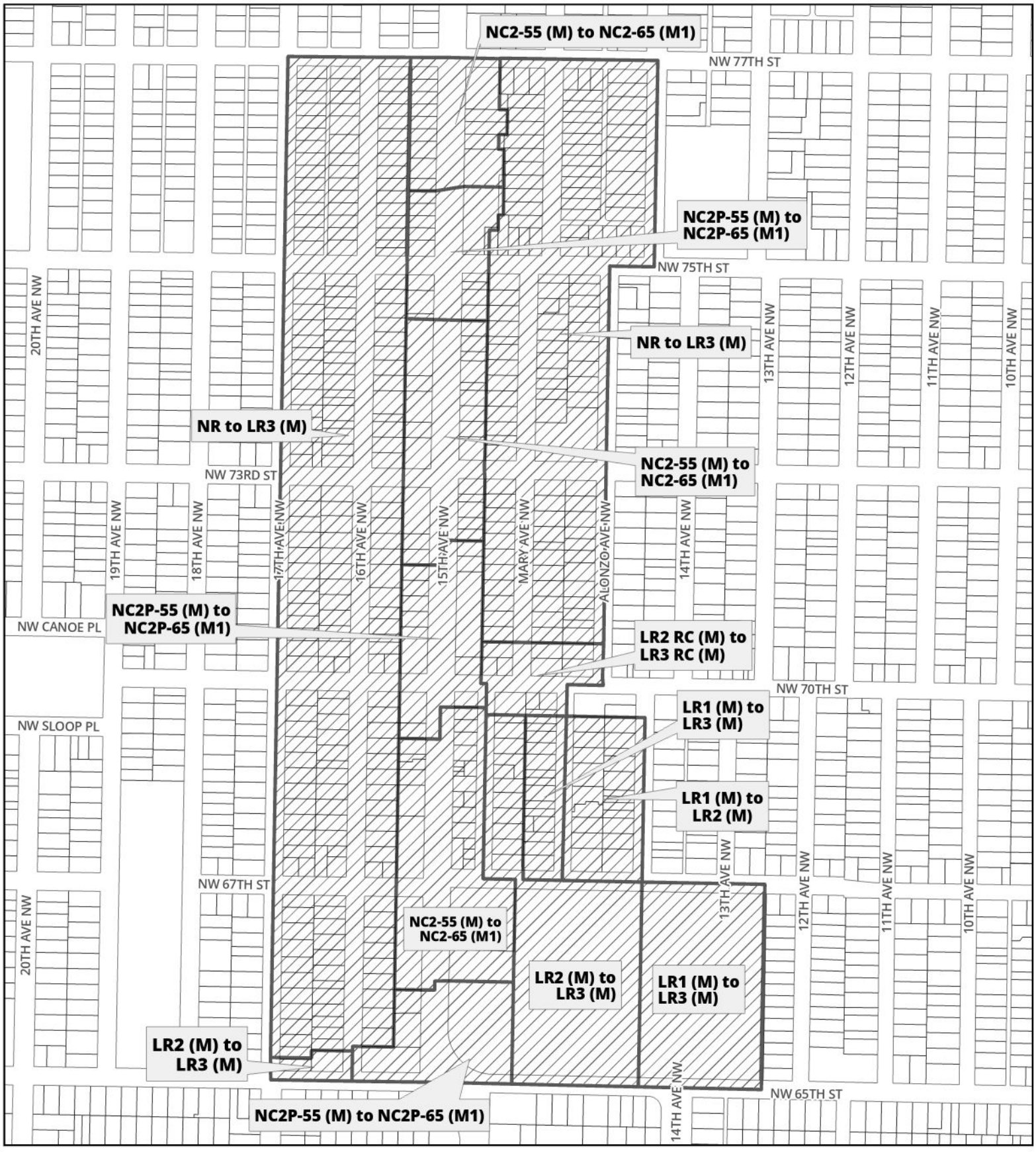
Map 006: Whittier Neighborhood Center



Rezone area

Development site

0 225 450 900 Feet

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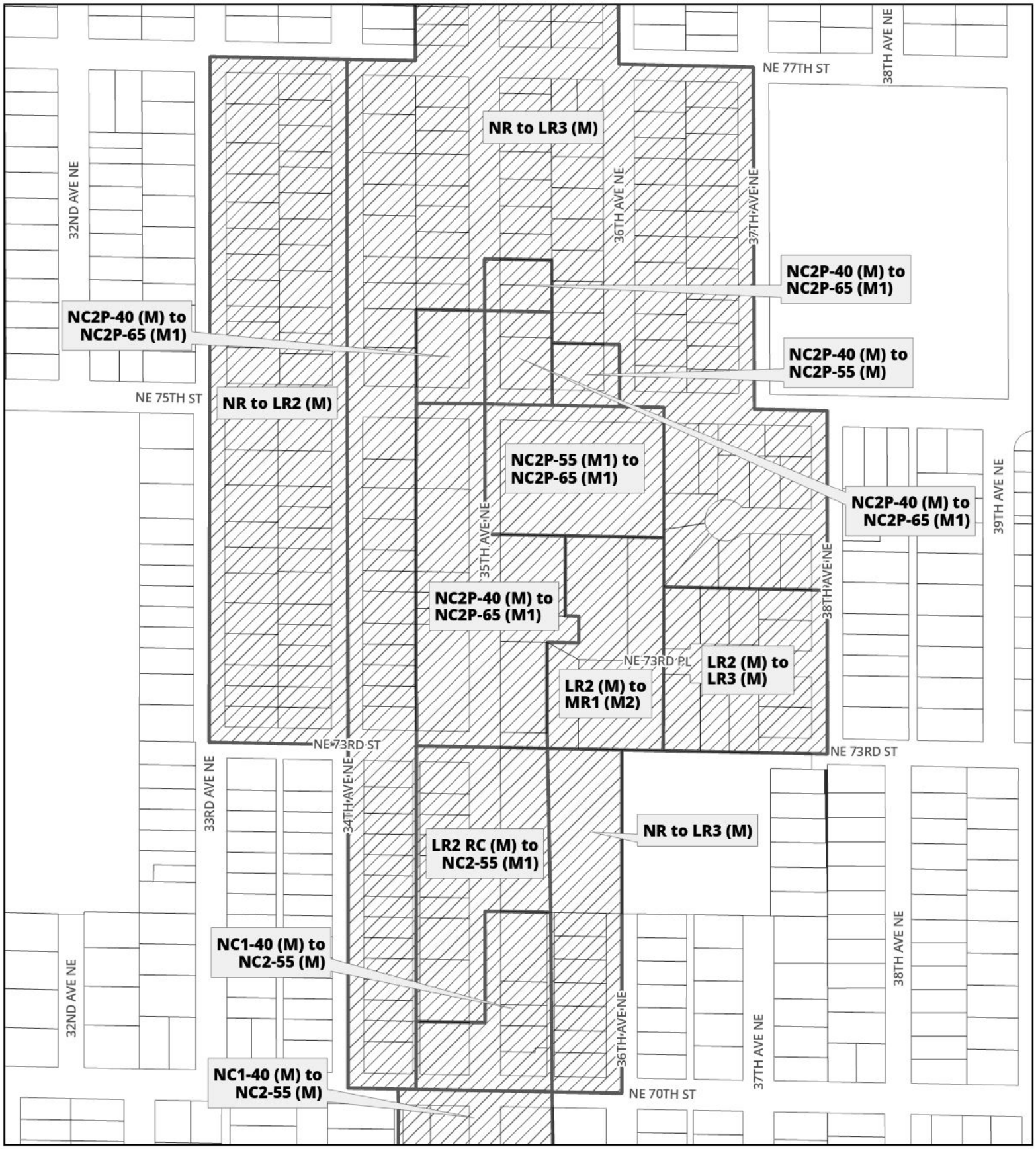
Map 007: Wedgwood Neighborhood Center



Rezone area

Development site

0 135 270 540 Feet

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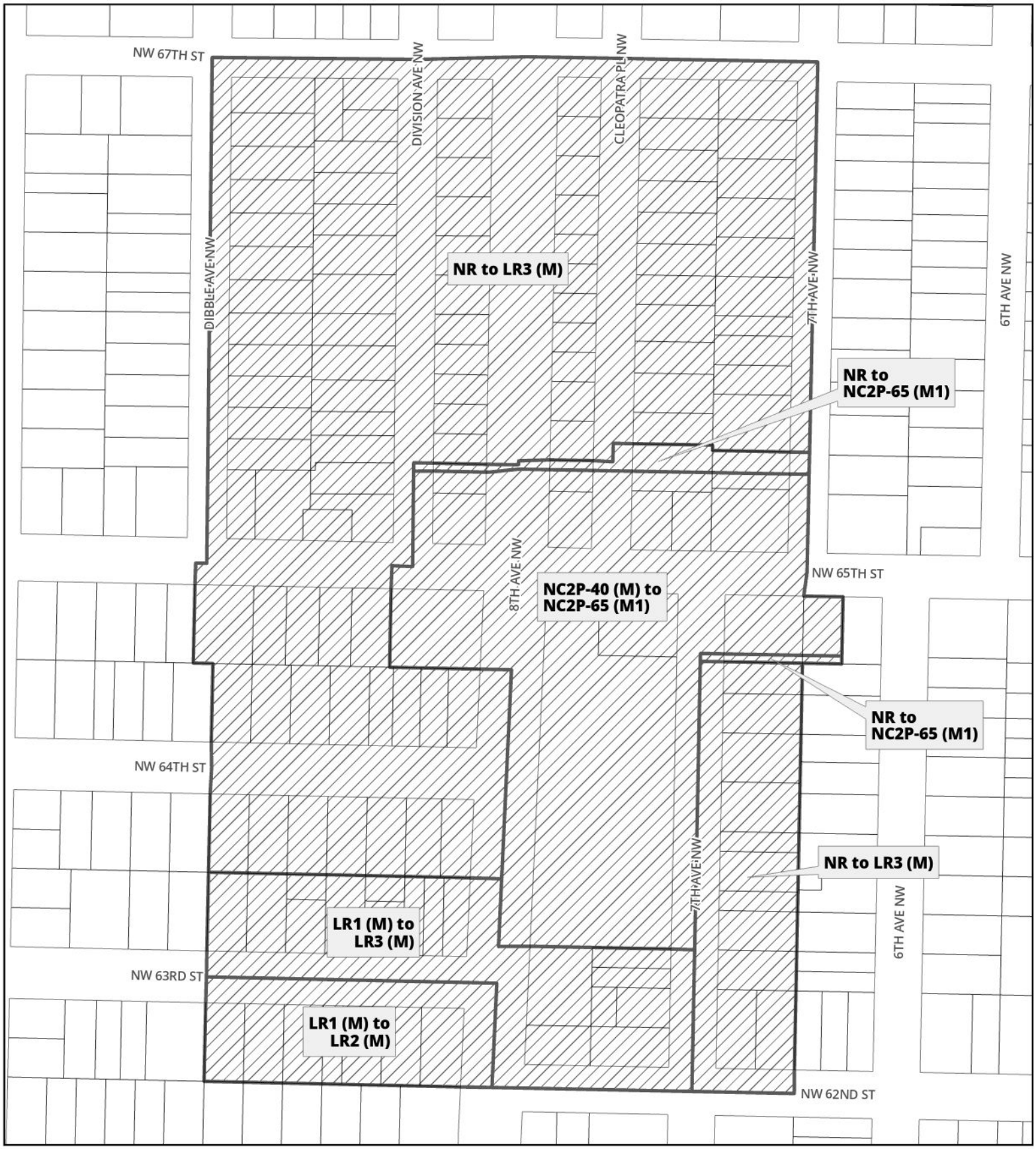
Map 008: East Ballard Neighborhood Center



Rezone area

Development site

0 90 180 360 Feet

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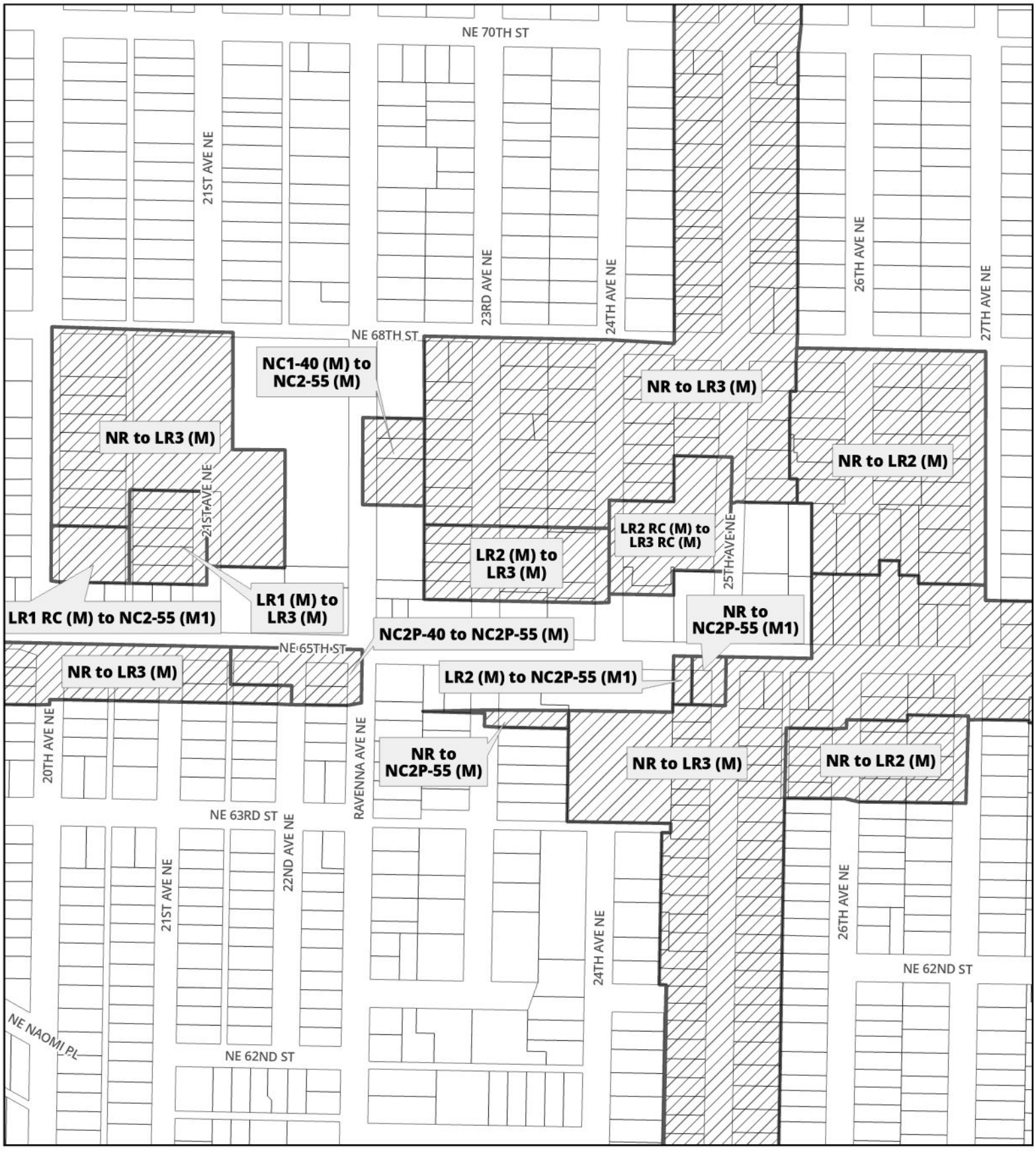
Map 009: Ravenna Neighborhood Center



Rezone area **Development site**

0 150 300 600 Feet

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Map 010: Tangletown Neighborhood Center

Rezone area

Development site

0 162.5 325 650 Feet

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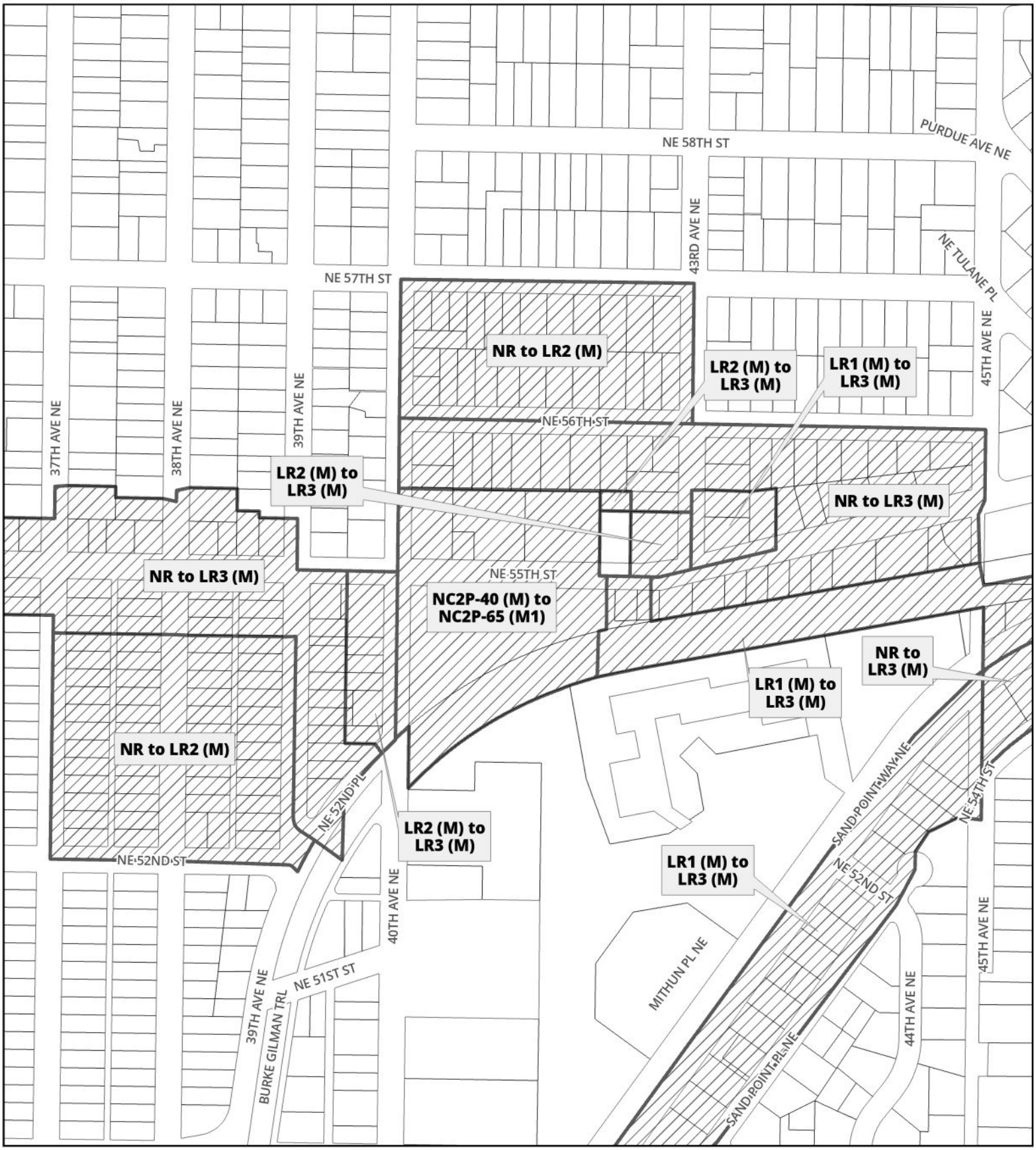
Map 011: Bryant Neighborhood Center



Rezone area **Development site**

0 160 320 640 Feet

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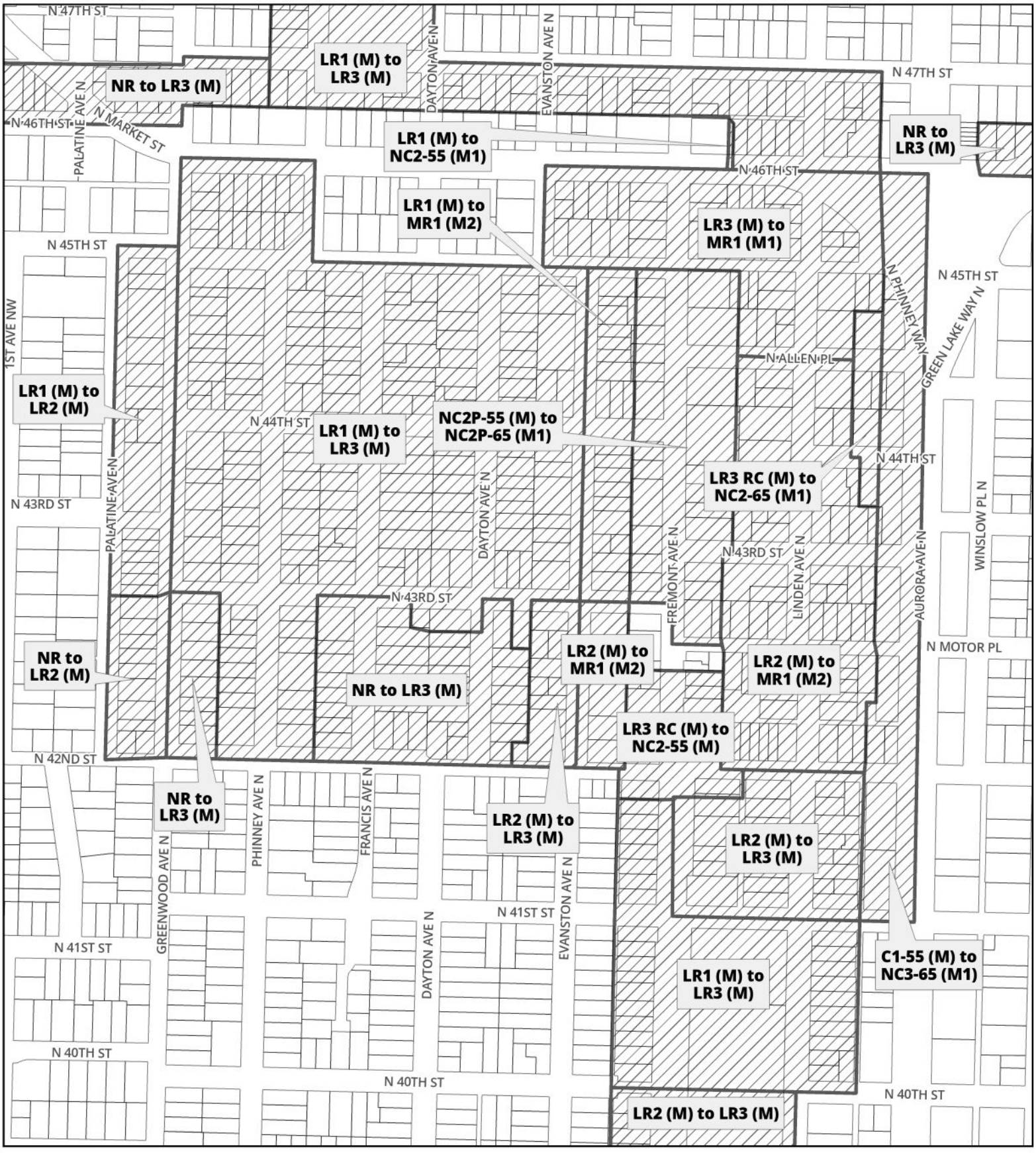
Map 012: Upper Fremont Neighborhood Center



Rezone area

Development site

0 187.5 375 750 Feet

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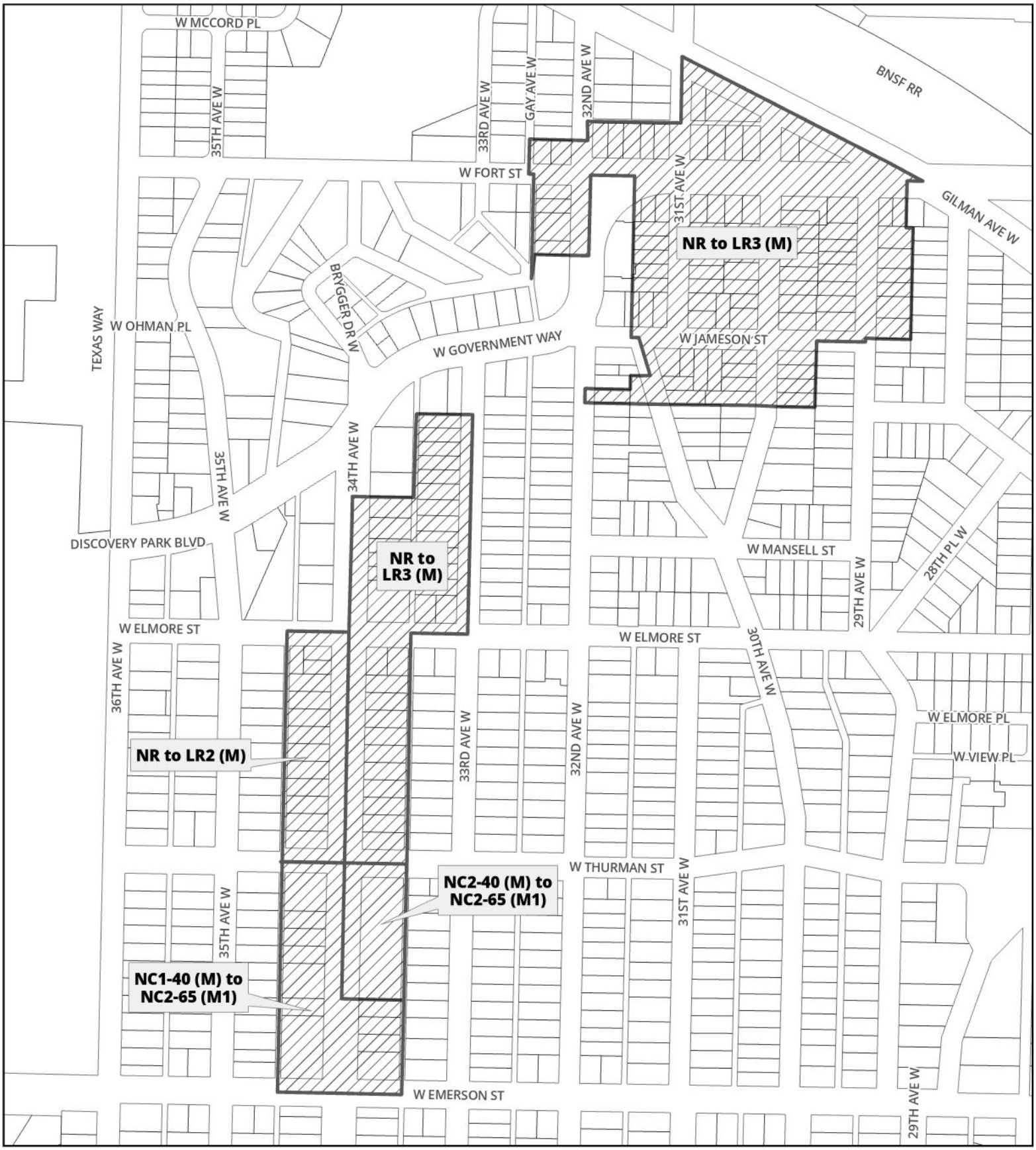
Map 013: North Magnolia Neighborhood Center



Rezone area **Development site**

0 200 400 800 Feet

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Map 014: Dravus Neighborhood Center

Rezone area

Development site

0 90 180 360 Feet

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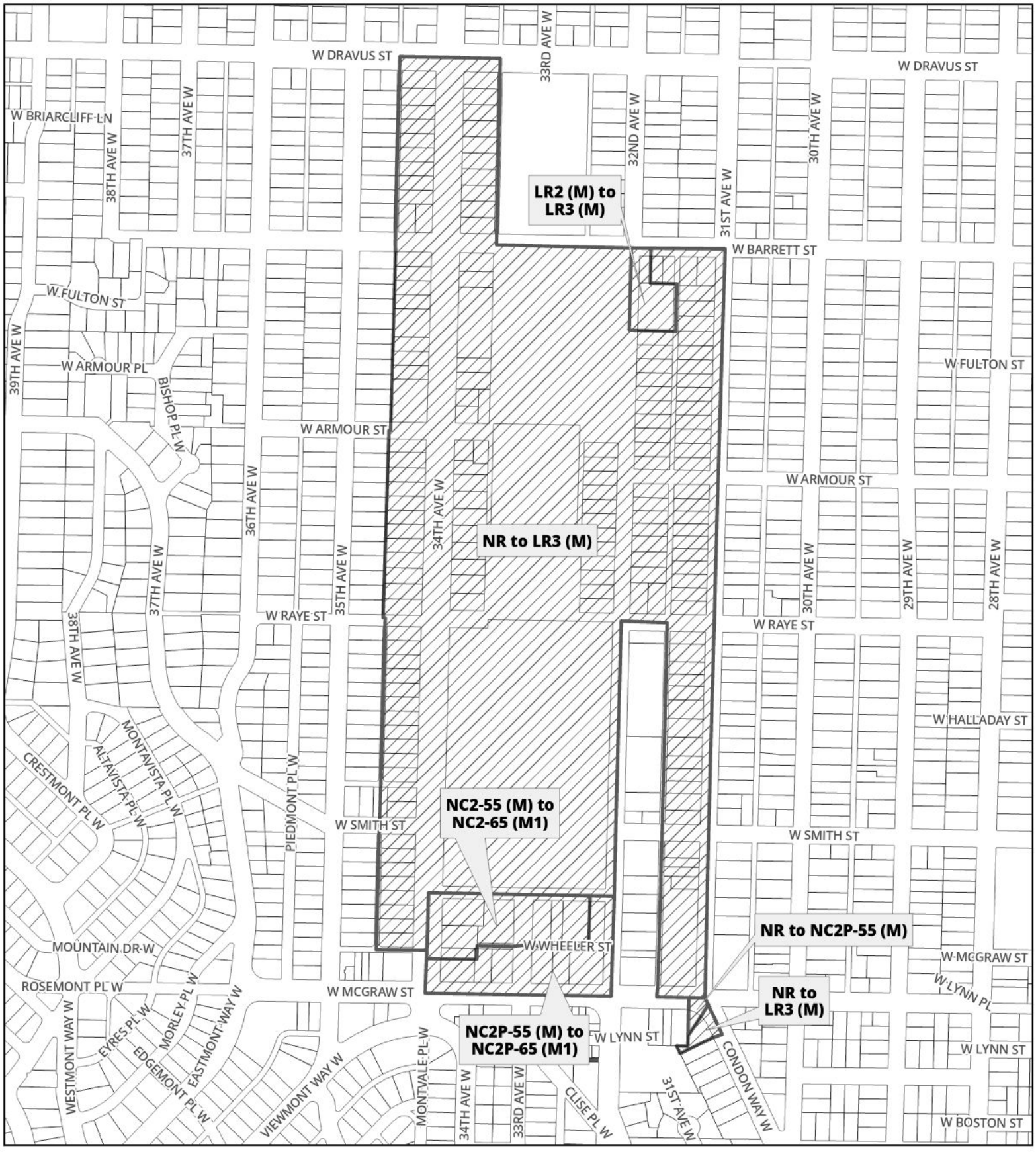
Map 015: Magnolia Village Neighborhood Center



Rezone area

Development site

0 250 500 1,000 Feet

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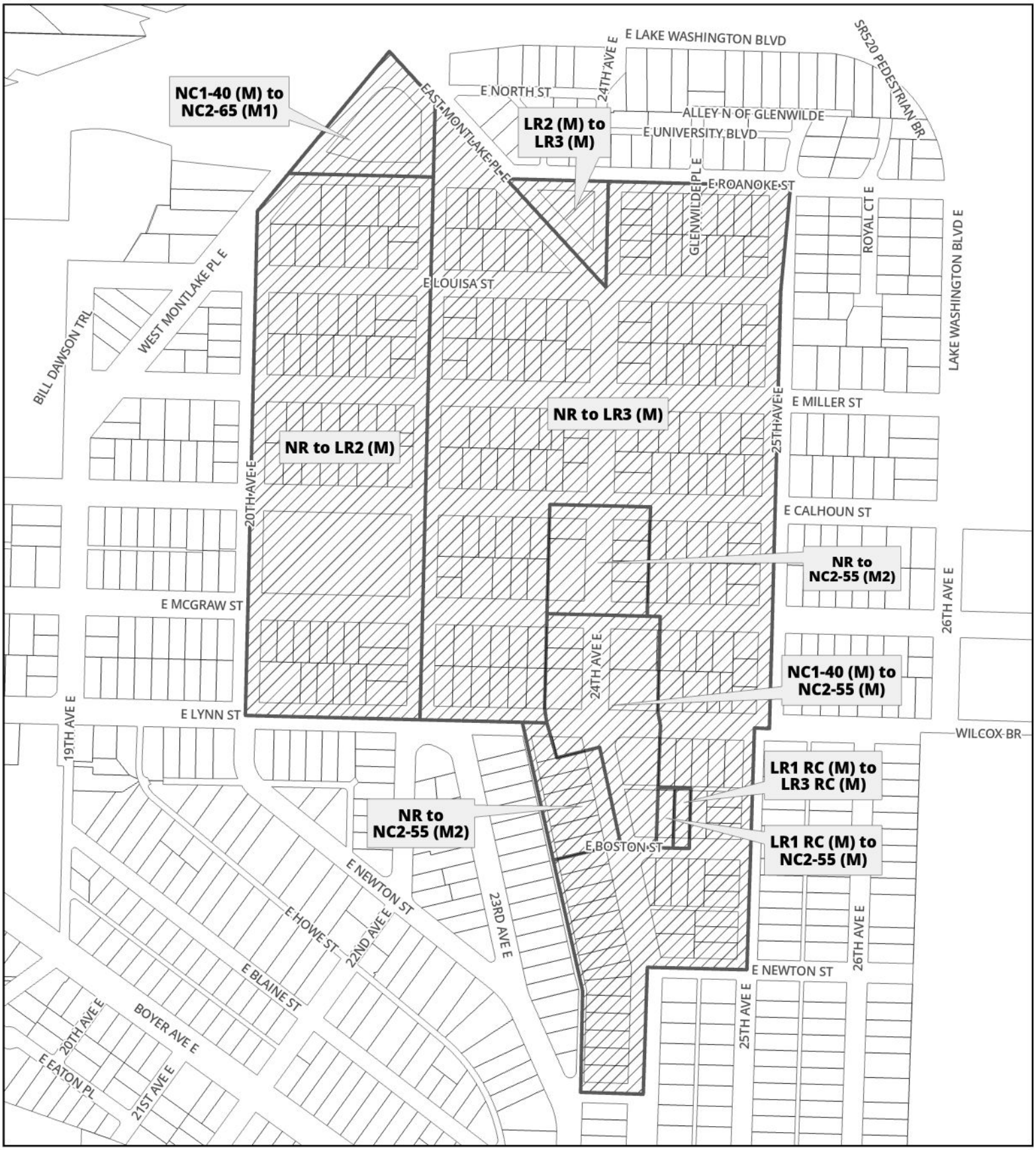
Prepared Wednesday, October 29, 2025, by OPCD.

Map 016: Montlake Neighborhood Center



Rezone area

Development site

0 170 340 680 Feet

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Map 017: Madison Park Neighborhood Center

Rezone area

Development site

0 140 280 560 Feet

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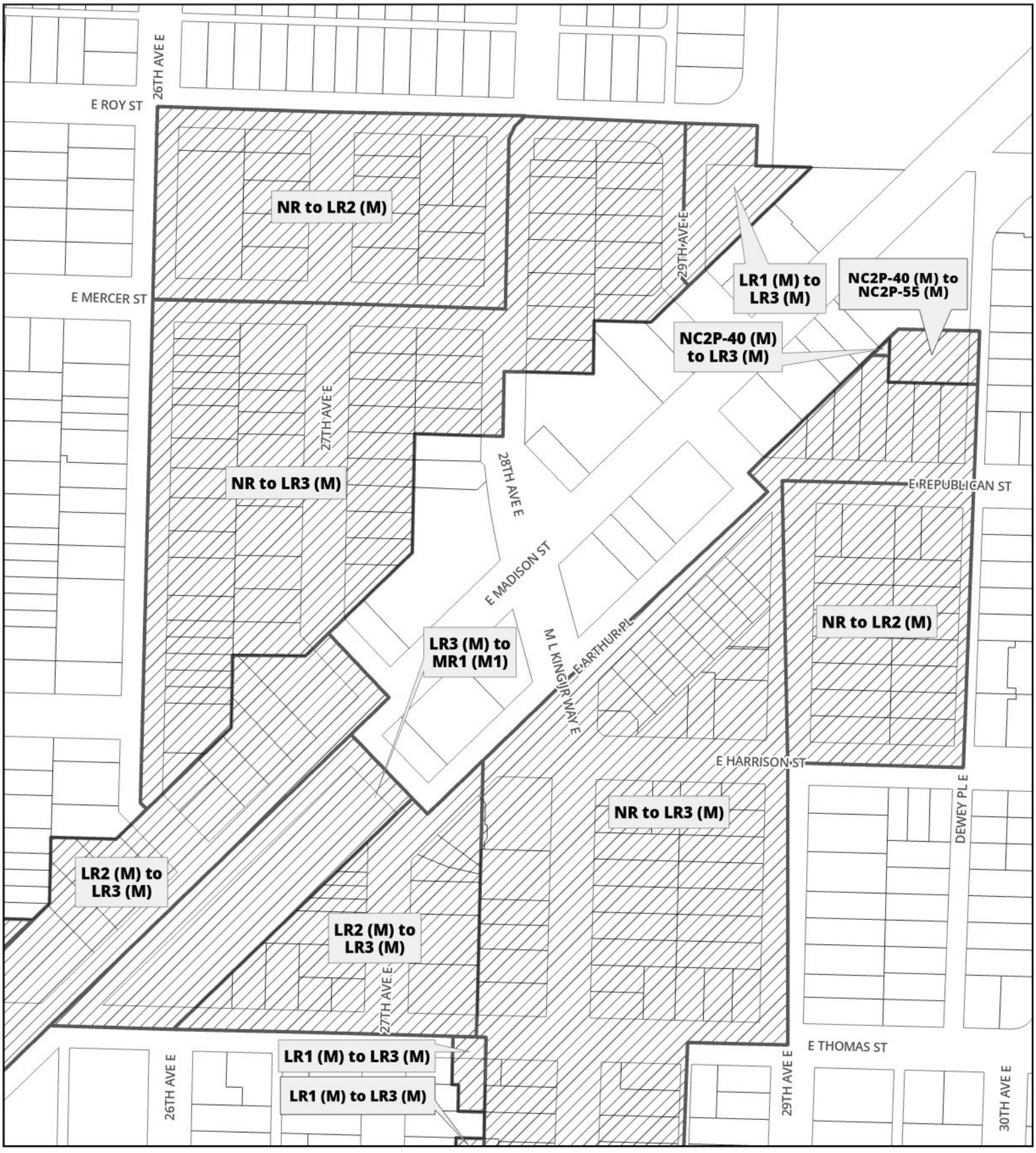
Map 018: Madison Valley Neighborhood Center



Rezone area

Development site

0 105 210 420 Feet

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Map 019: Madrona Neighborhood Center

Rezone area

Development site

0 120 240 480 Feet

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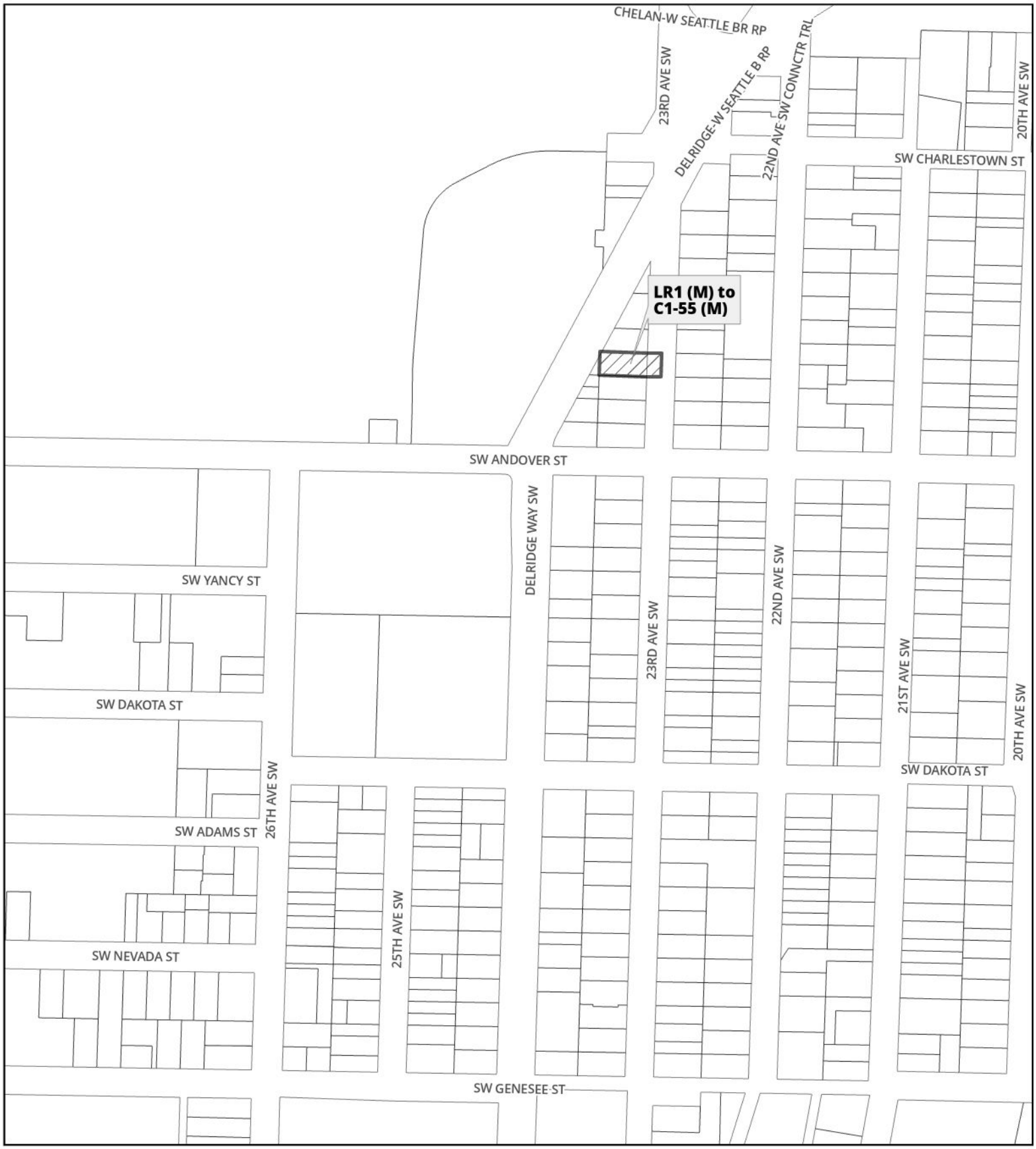
Map 020: Delridge Neighborhood Center



Rezone area **Development site**

0 145 290 580 Feet

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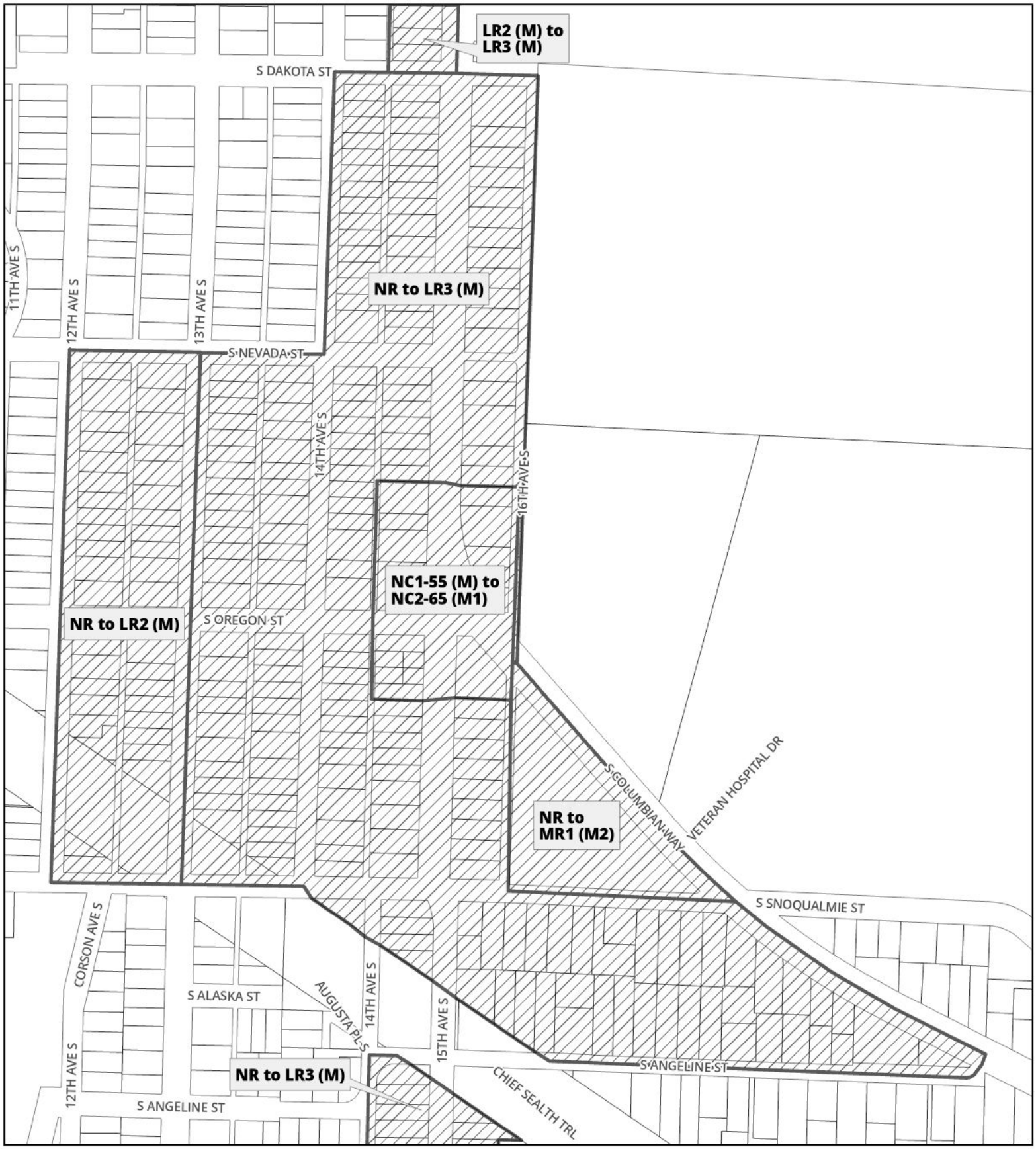
Prepared Wednesday, October 29, 2025, by OPCD.

Map 021: Mid Beacon Hill Neighborhood Center



Rezone area

Development site

0 175 350 700 Feet

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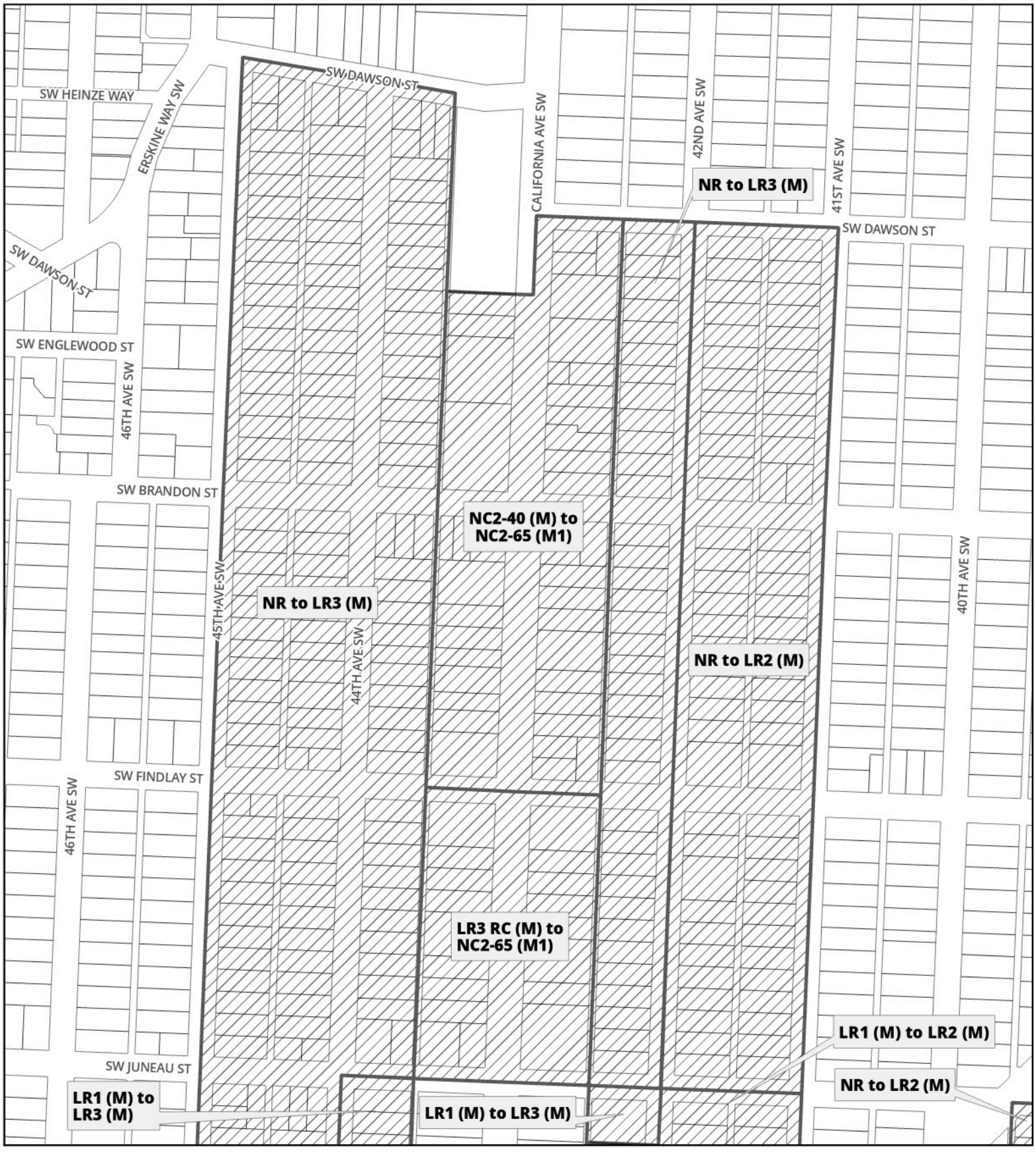
Prepared Wednesday, October 29, 2025, by OPCD.

Map 022: Fairmount Neighborhood Center



Rezone area

Development site

0 160 320 640 Feet

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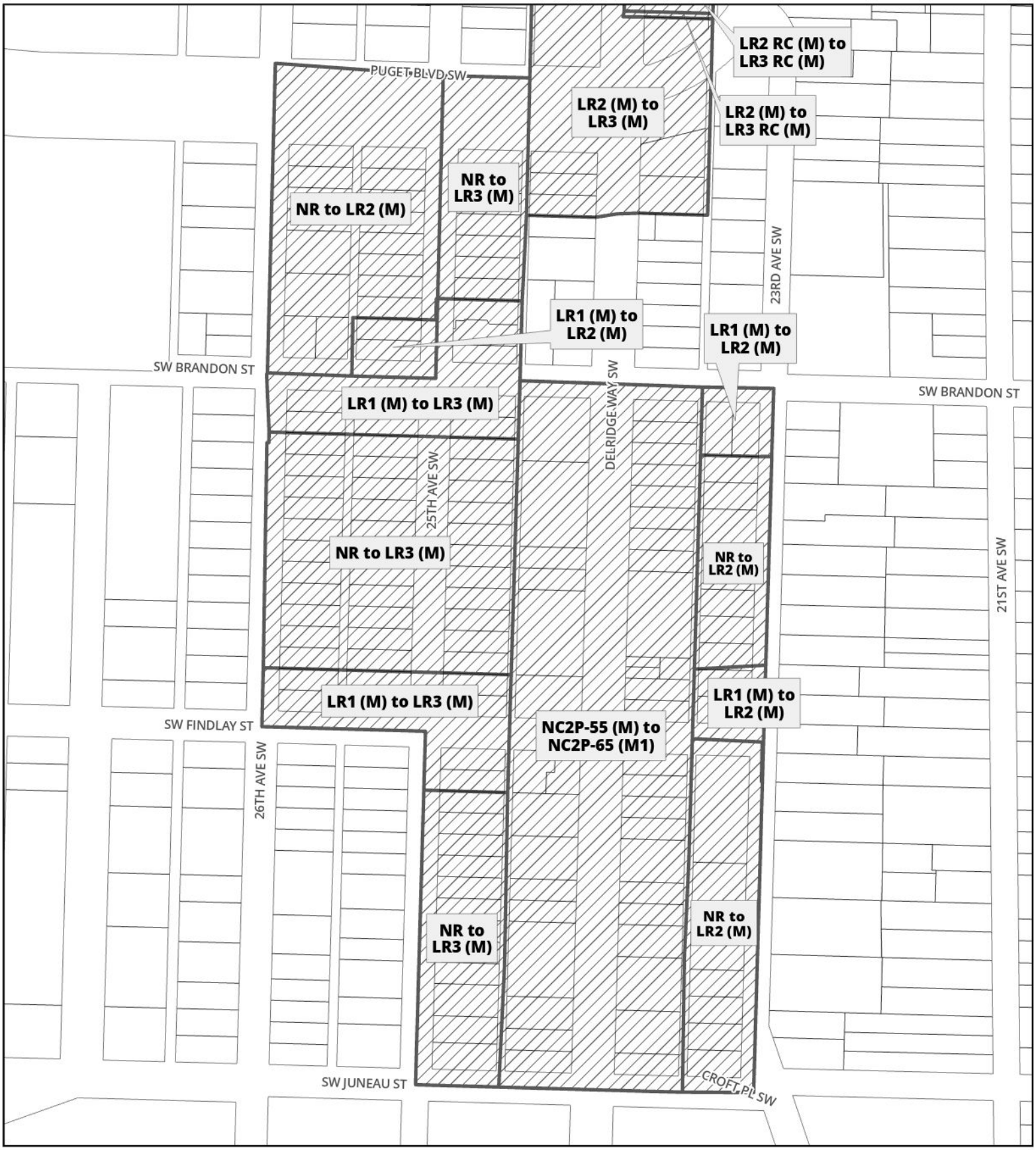
Prepared Wednesday, October 29, 2025, by OPCD.

Map 023: Brandon Junction Neighborhood Center



Rezone area

Development site

0 130 260 520 Feet

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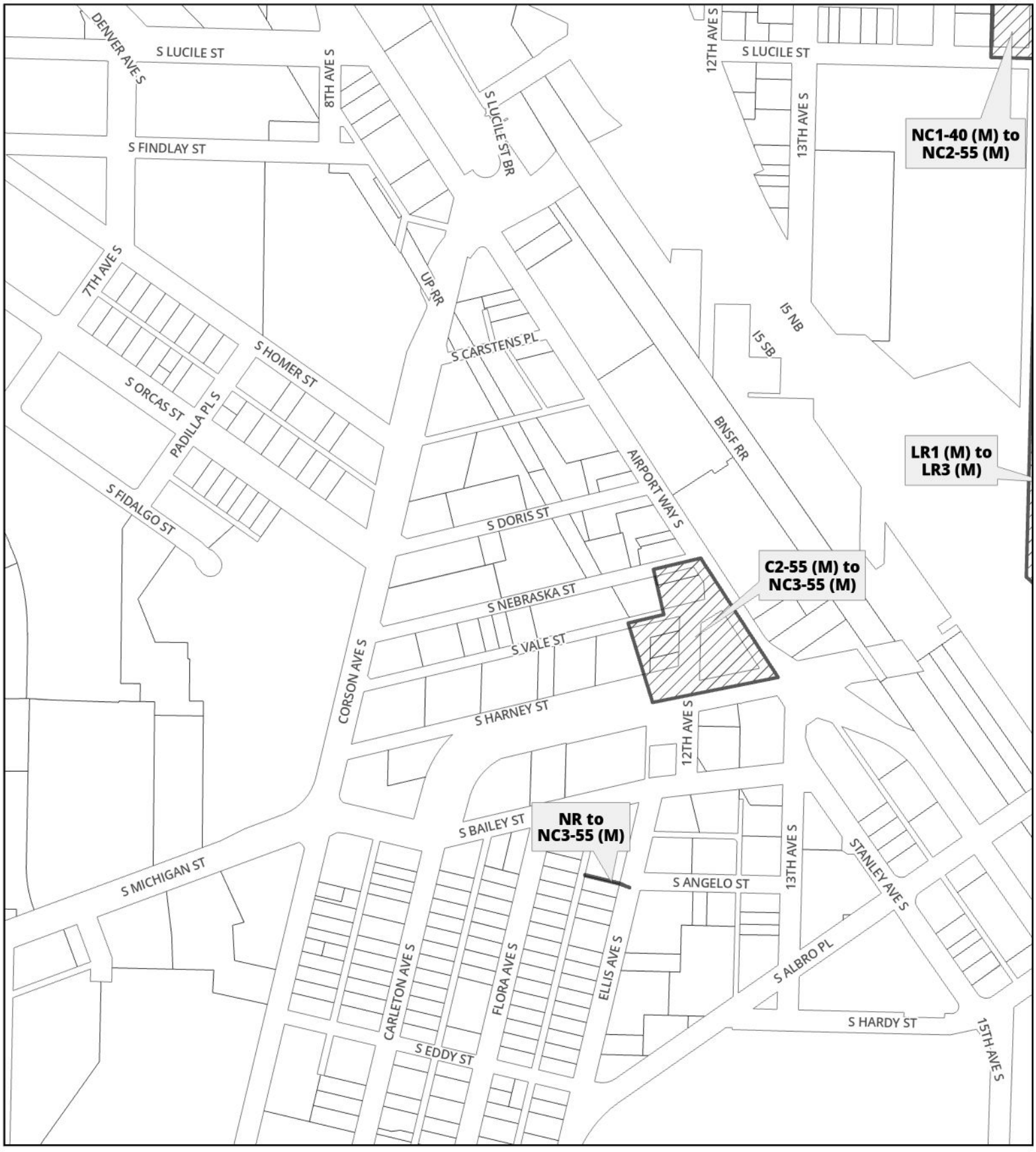
Map 024: Georgetown Neighborhood Center



Rezone area

Development site

0 195 390 780 Feet

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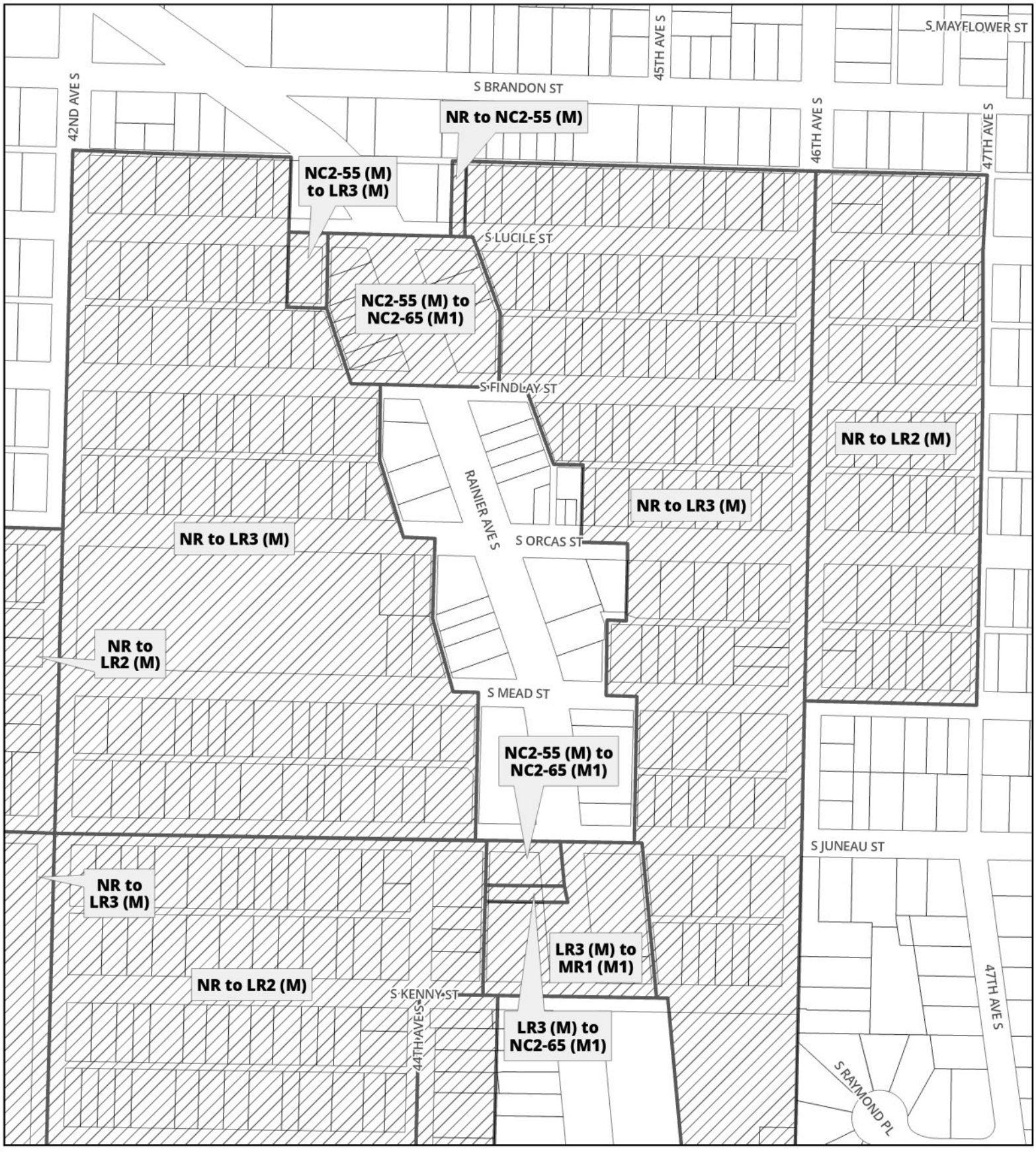
Prepared Wednesday, October 29, 2025, by OPCD.

Map 025: Hillman City Neighborhood Center



Rezone area

Development site

0 125 250 500 Feet

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Prepared Wednesday, October 29, 2025, by OPCD.

Map 026: High Point Neighborhood Center

Rezone area

Development site

0 137.5 275 550 Feet

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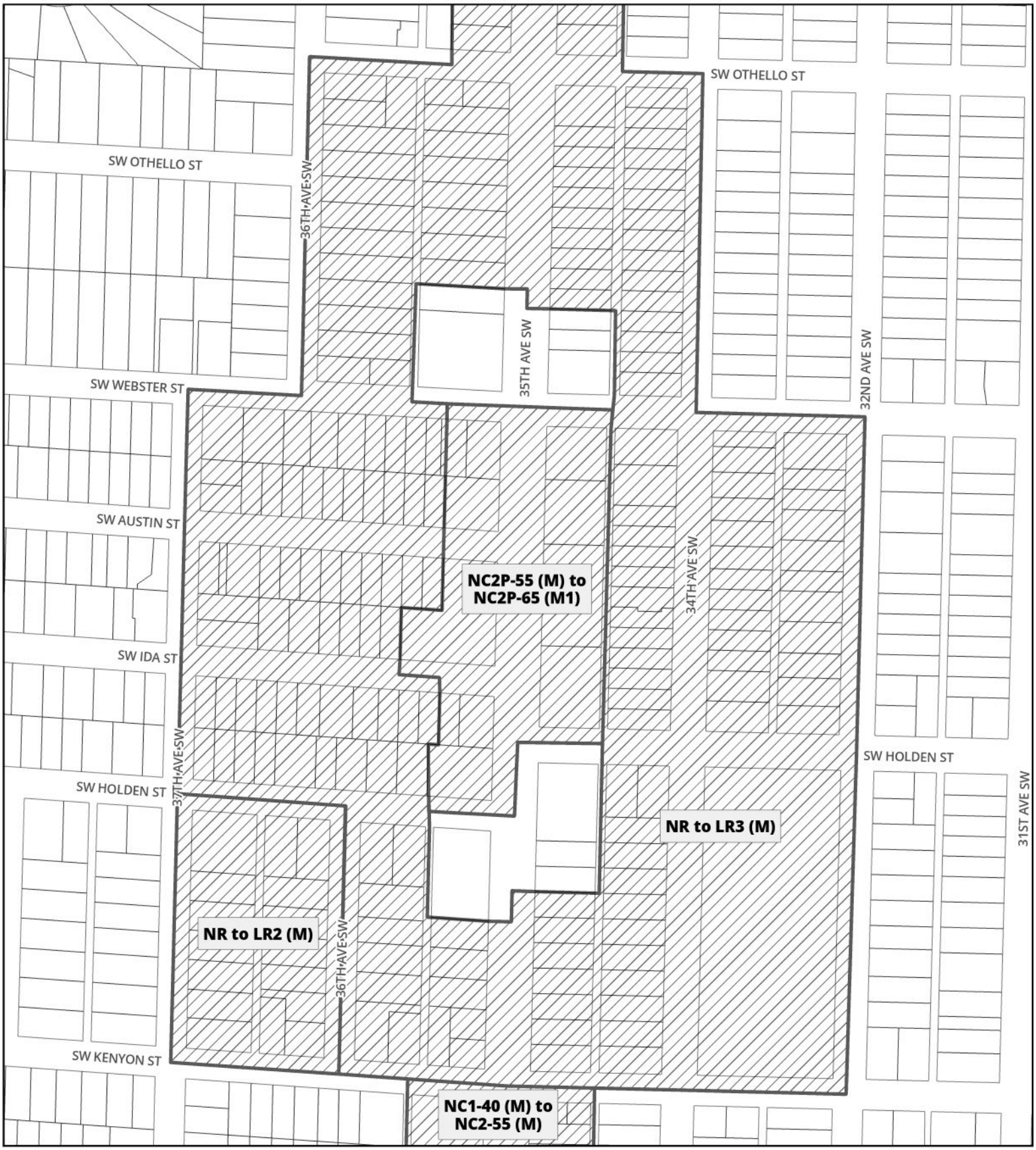
Map 027: Holden Neighborhood Center



Rezone area

Development site

0 137.5 275 550 Feet

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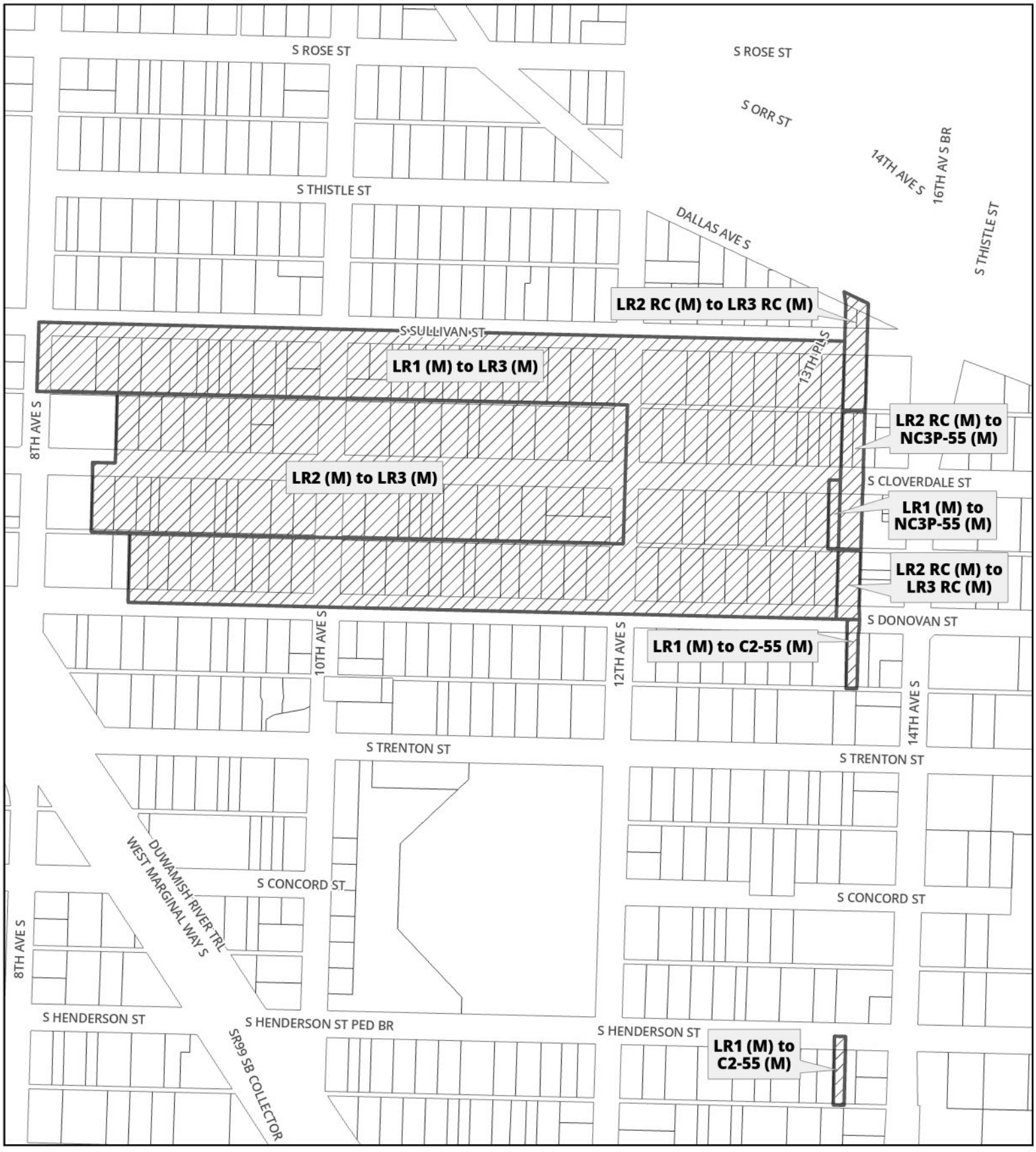
Prepared Wednesday, October 29, 2025, by OPCD.

Map 028: South Park Neighborhood Center



Rezone area **Development site**

0 155 310 620 Feet

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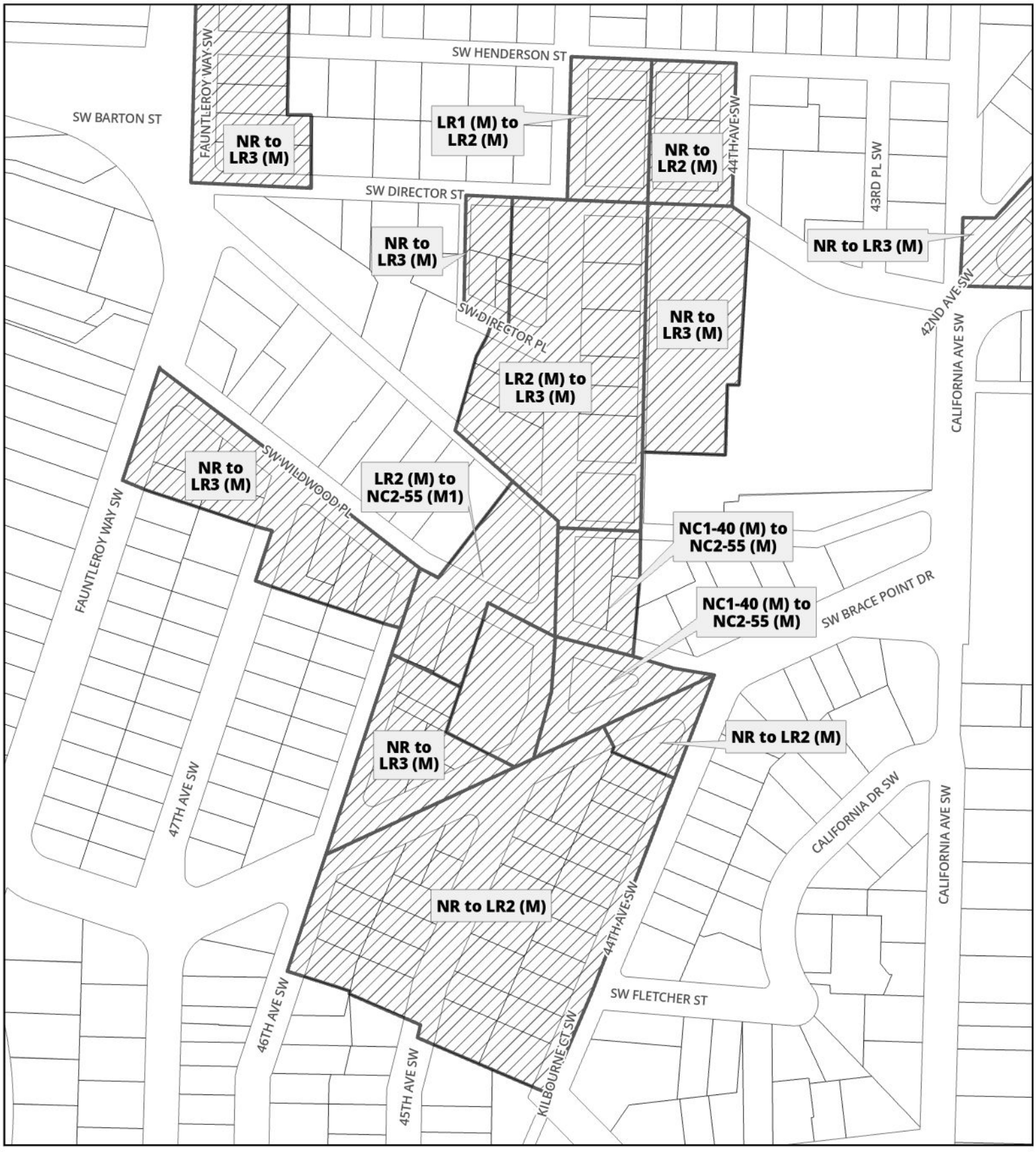
Prepared Wednesday, October 29, 2025, by OPCD.

Map 029: Fauntleroy Neighborhood Center



Rezone area

Development site

0 120 240 480 Feet

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Prepared Wednesday, October 29, 2025, by OPCD.

Map 030: Upper Fauntleroy Neighborhood Center

Rezone area

Development site

0 135 270 540 Feet

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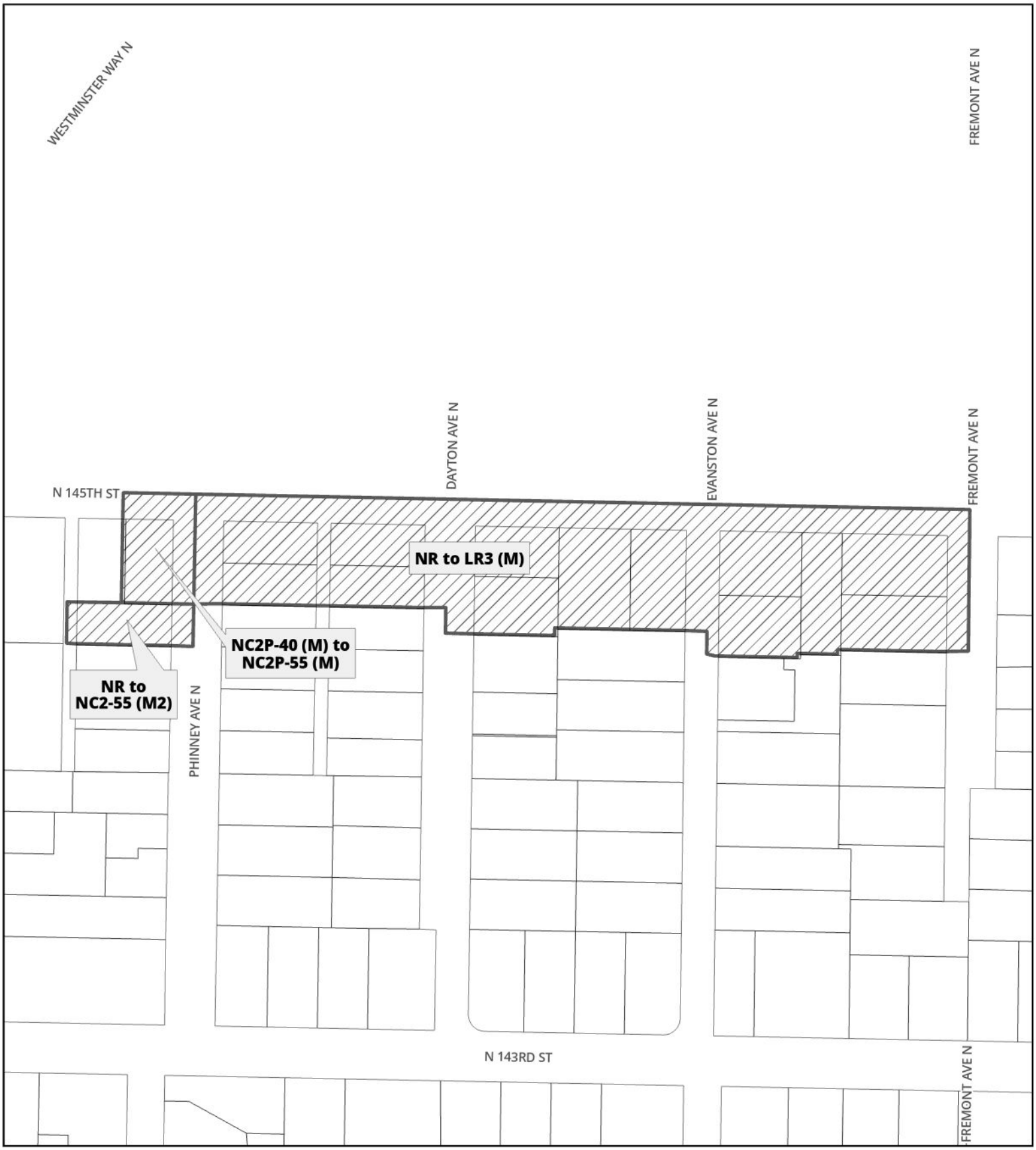
Map 031



Rezone area

Development site

0 80 160 320 Feet

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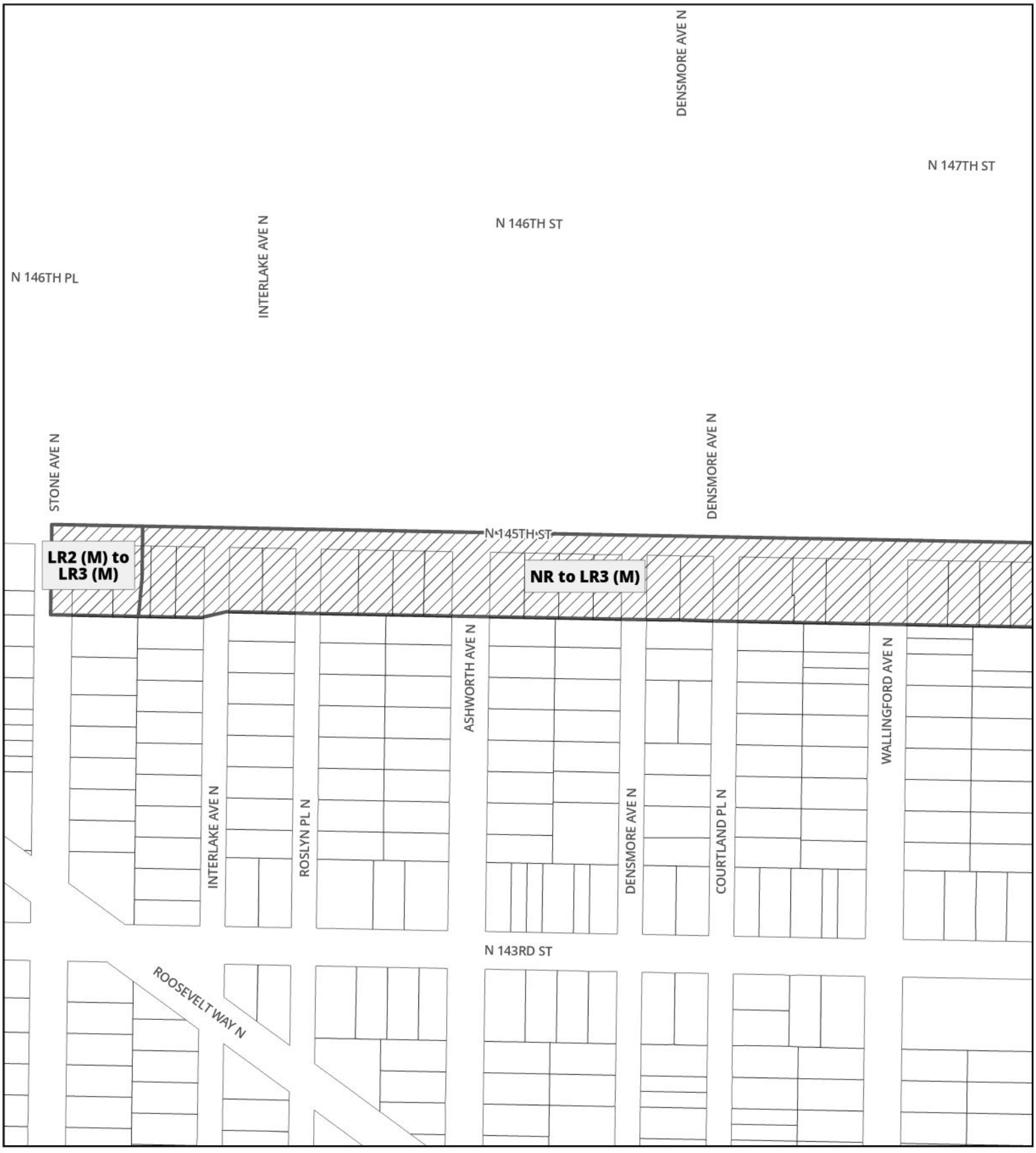
Prepared Wednesday, October 29, 2025, by OPCD.

Map 032



Rezone area **Development site**

0 112.5 225 450 Feet

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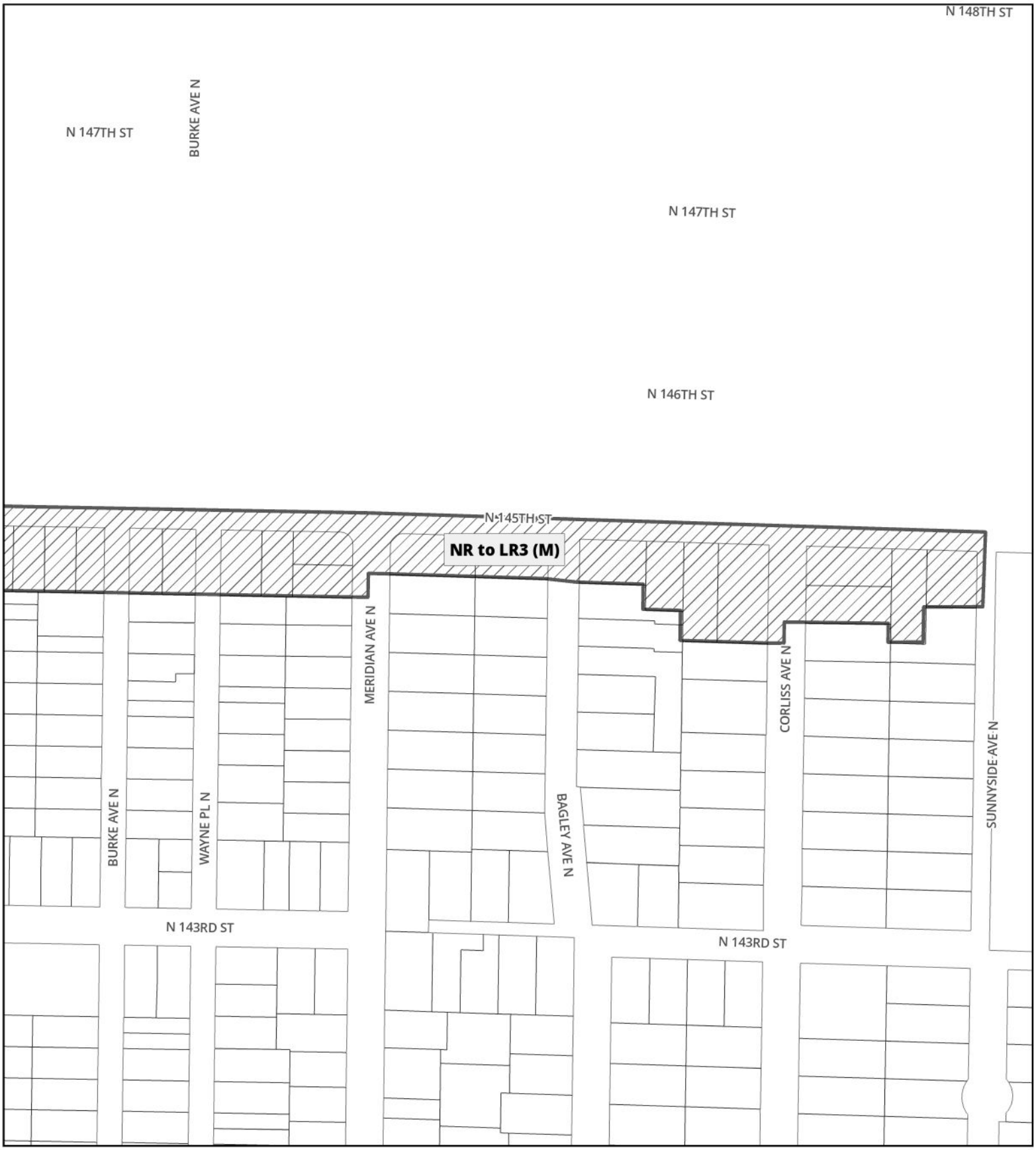
Prepared Wednesday, October 29, 2025, by OPCD.

Map 033



Rezone area **Development site**

0 112.5 225 450 Feet

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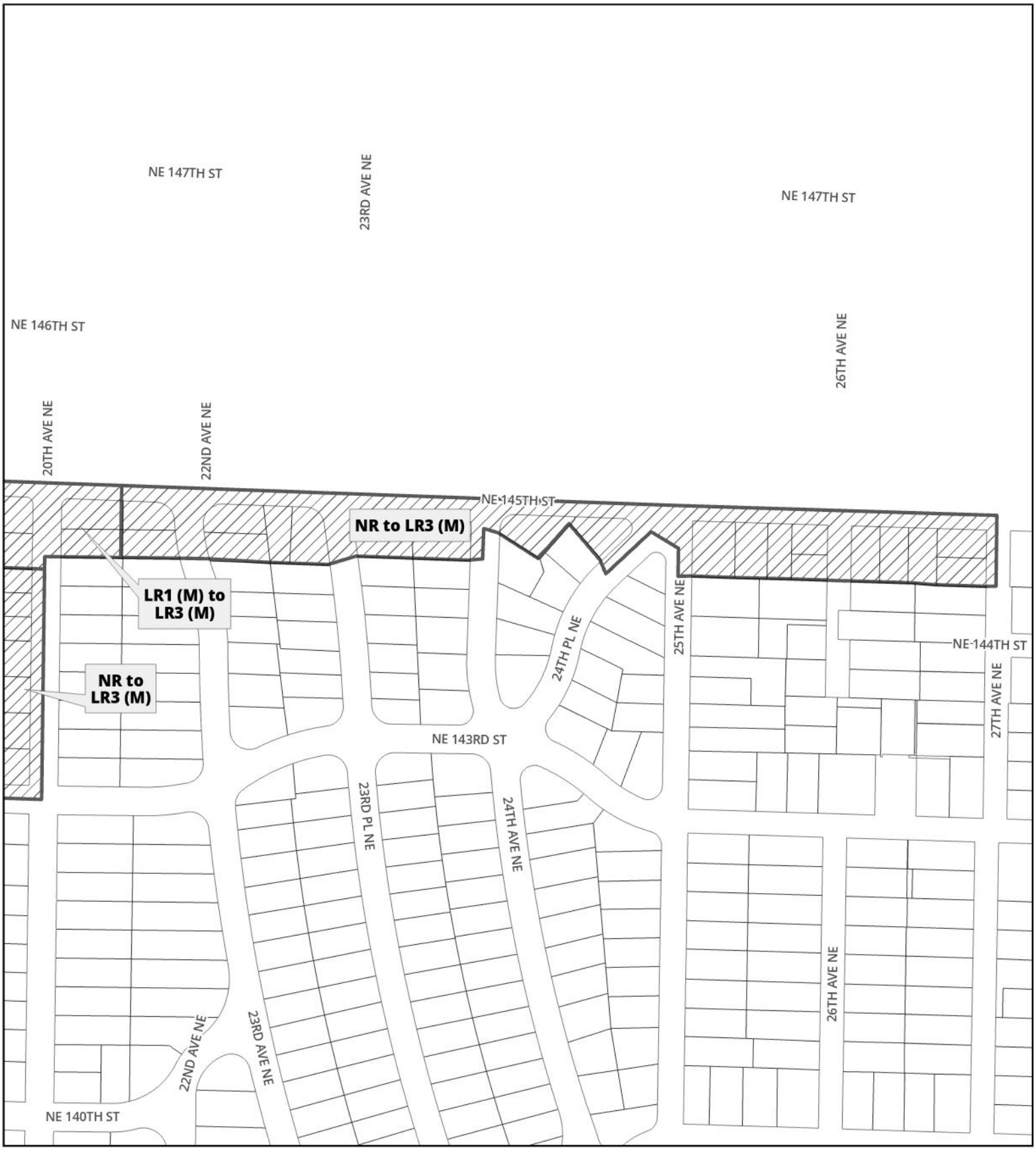
Prepared Wednesday, October 29, 2025, by OPCD.

Map 034



Rezone area

Development site

0 145 290 580 Feet

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Map 035

Rezone area

Development site

0 130 260 520 Feet

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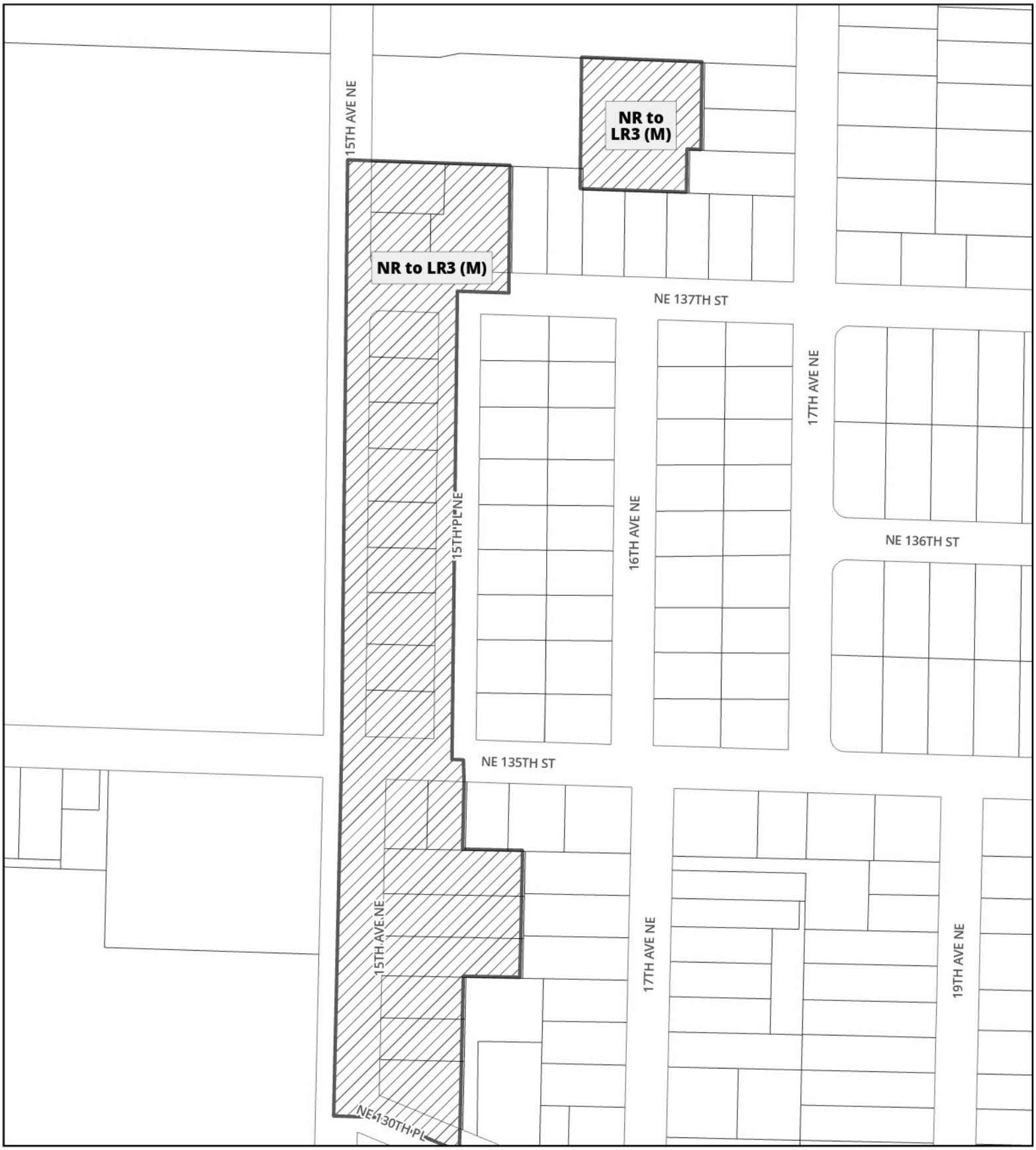
Map 036



Rezone area

Development site

0 100 200 400 Feet

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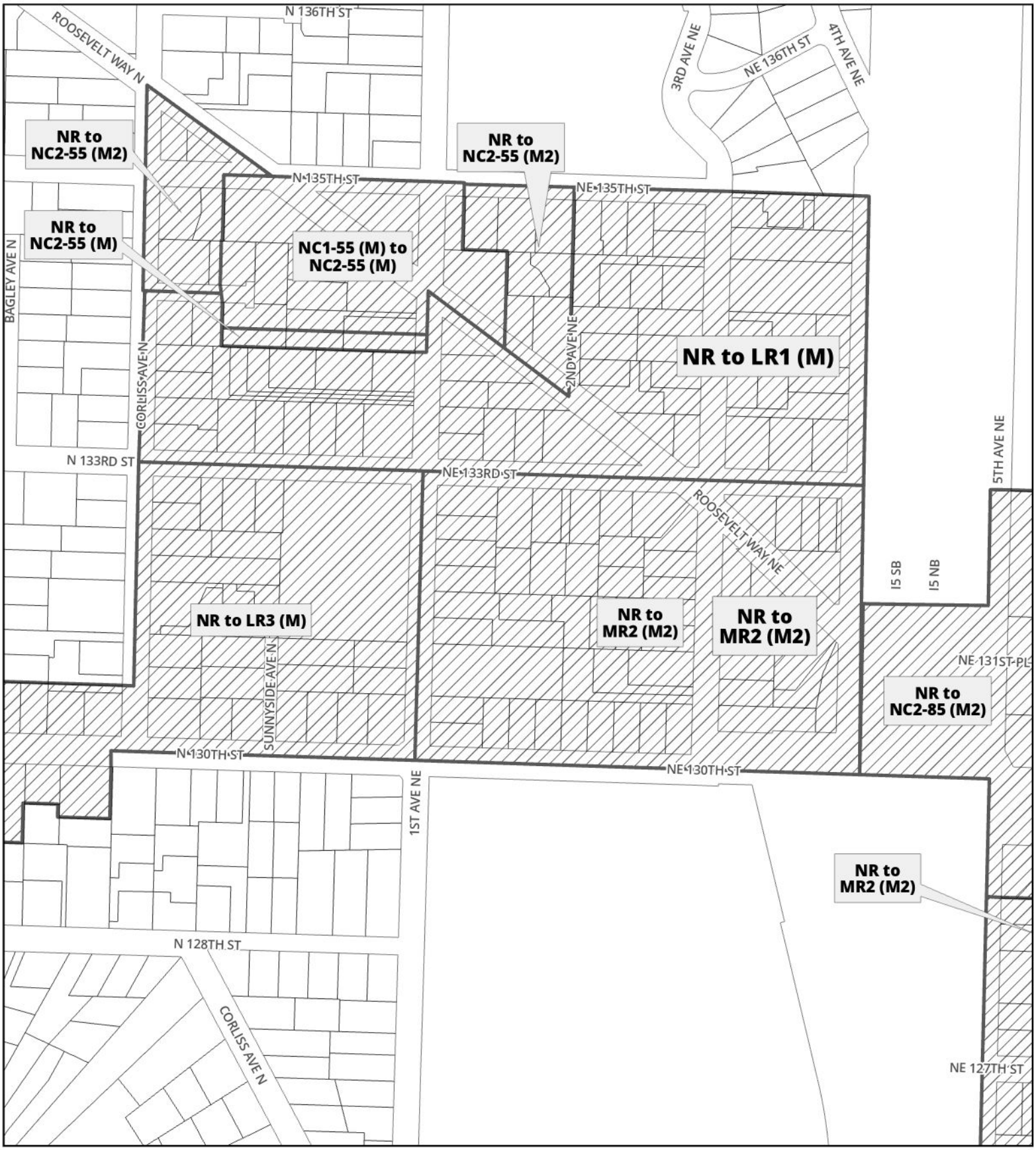
Prepared Wednesday, October 29, 2025, by OPCD.

Map 037



Rezone area

Development site

0 162.5 325 650 Feet

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Map 038

Rezone area

Development site

0 75 150 300 Feet

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Map 039

Rezone area

Development site

0 65 130 260 Feet

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Map 040

Rezone area

Development site

0 45 90 180 Feet

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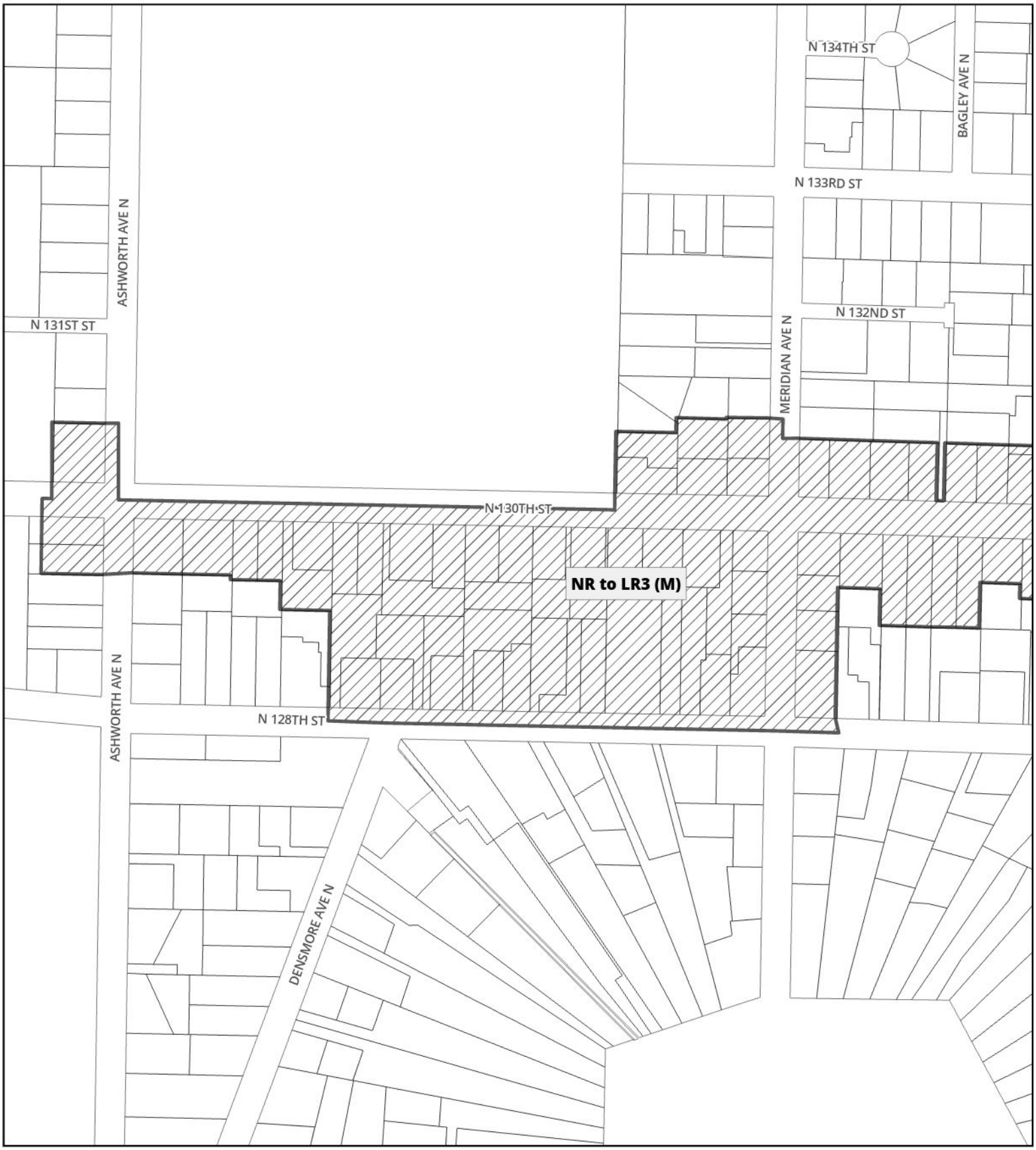
Prepared Wednesday, October 29, 2025, by OPCD.

Map 041



Rezone area **Development site**

0 140 280 560 Feet

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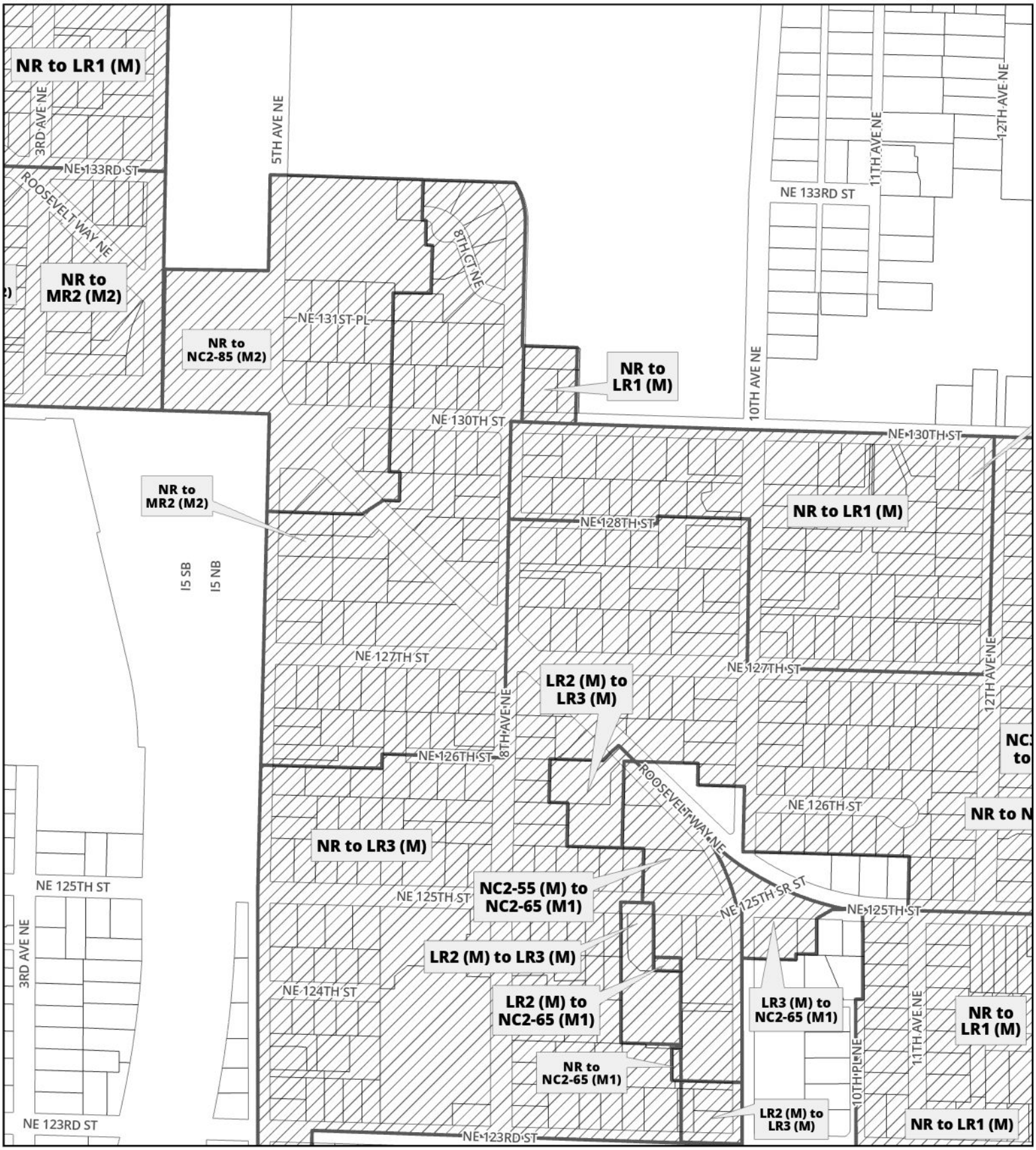
Prepared Wednesday, October 29, 2025, by OPCD.

Map 042



Rezone area **Development site**

0 195 390 780 Feet

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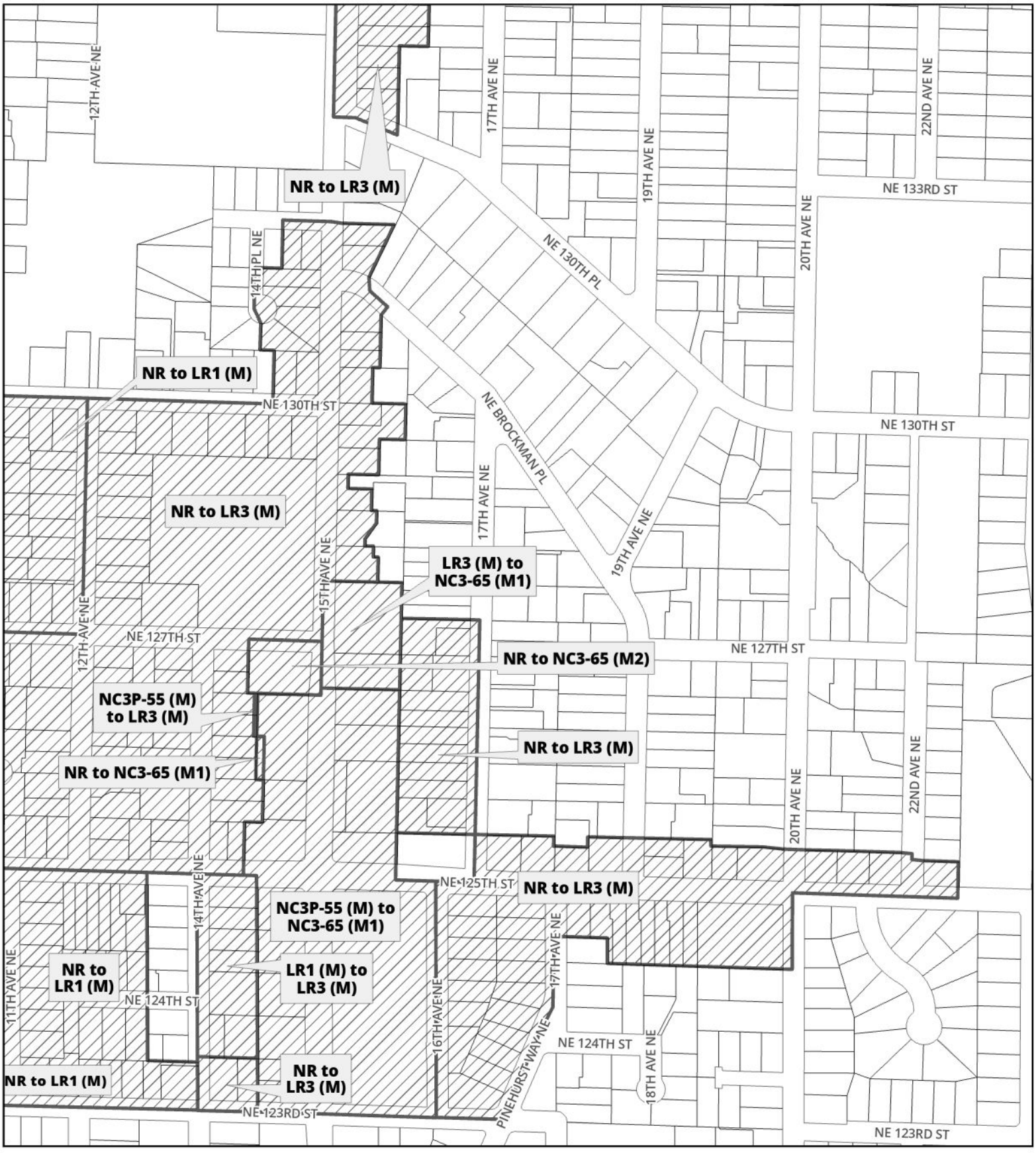
Prepared Wednesday, October 29, 2025, by OPCD.

Map 043



Rezone area

Development site

0 195 390 780 Feet

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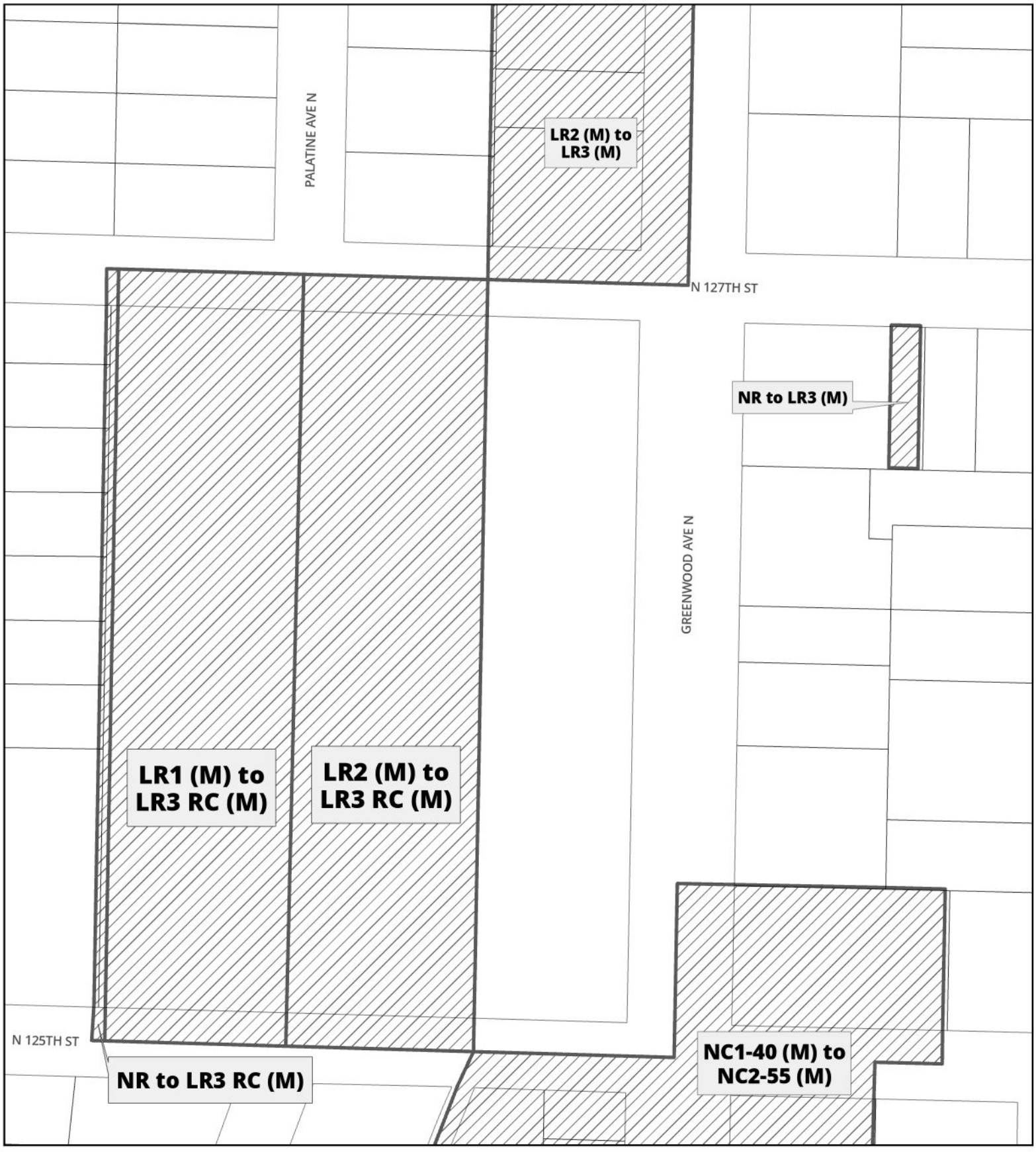
Prepared Wednesday, October 29, 2025, by OPCD.

Map 044



Rezone area

Development site

0 60 120 240 Feet

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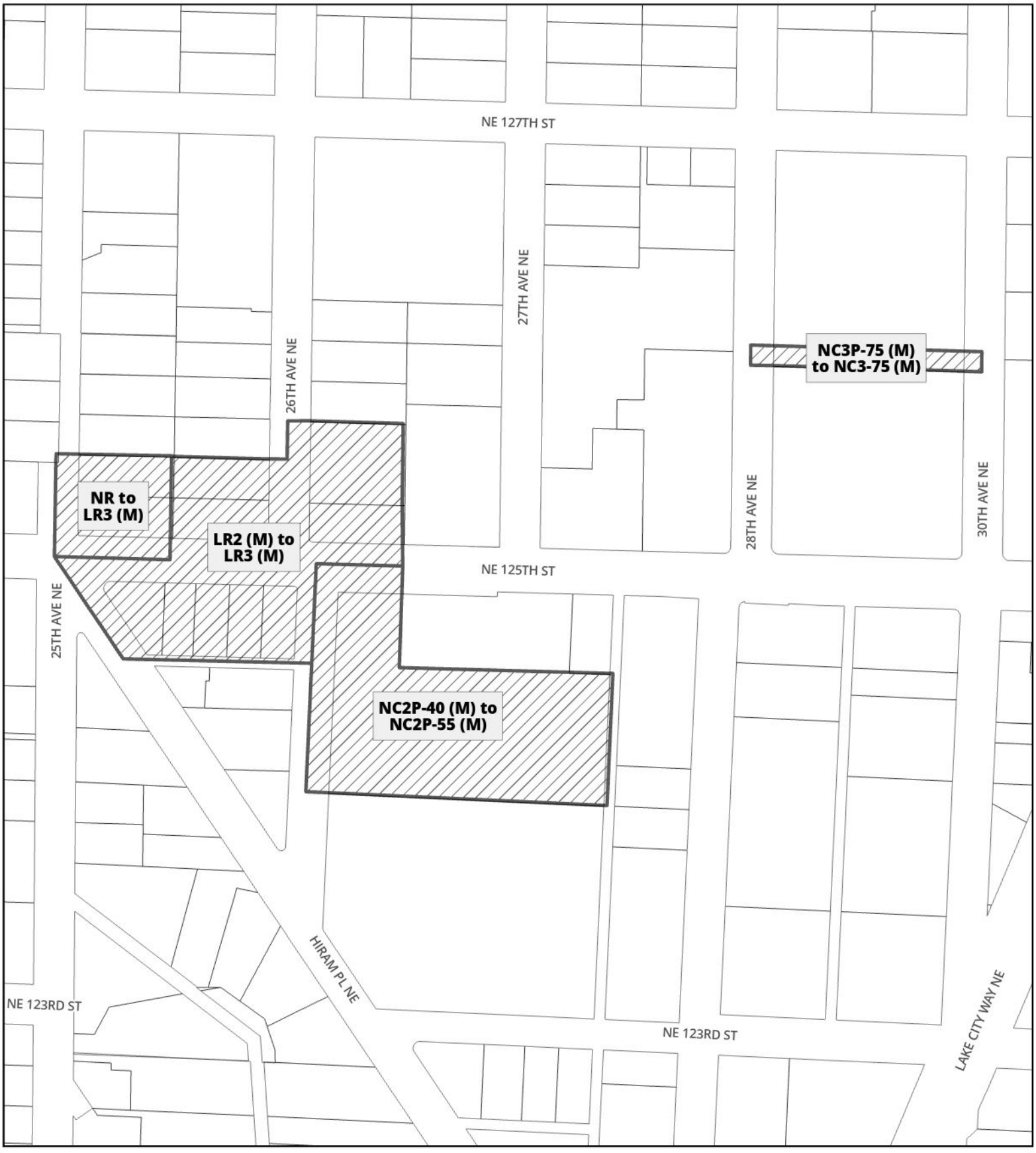
Prepared Wednesday, October 29, 2025, by OPCD.

Map 045



Rezone area

Development site

0 105 210 420 Feet

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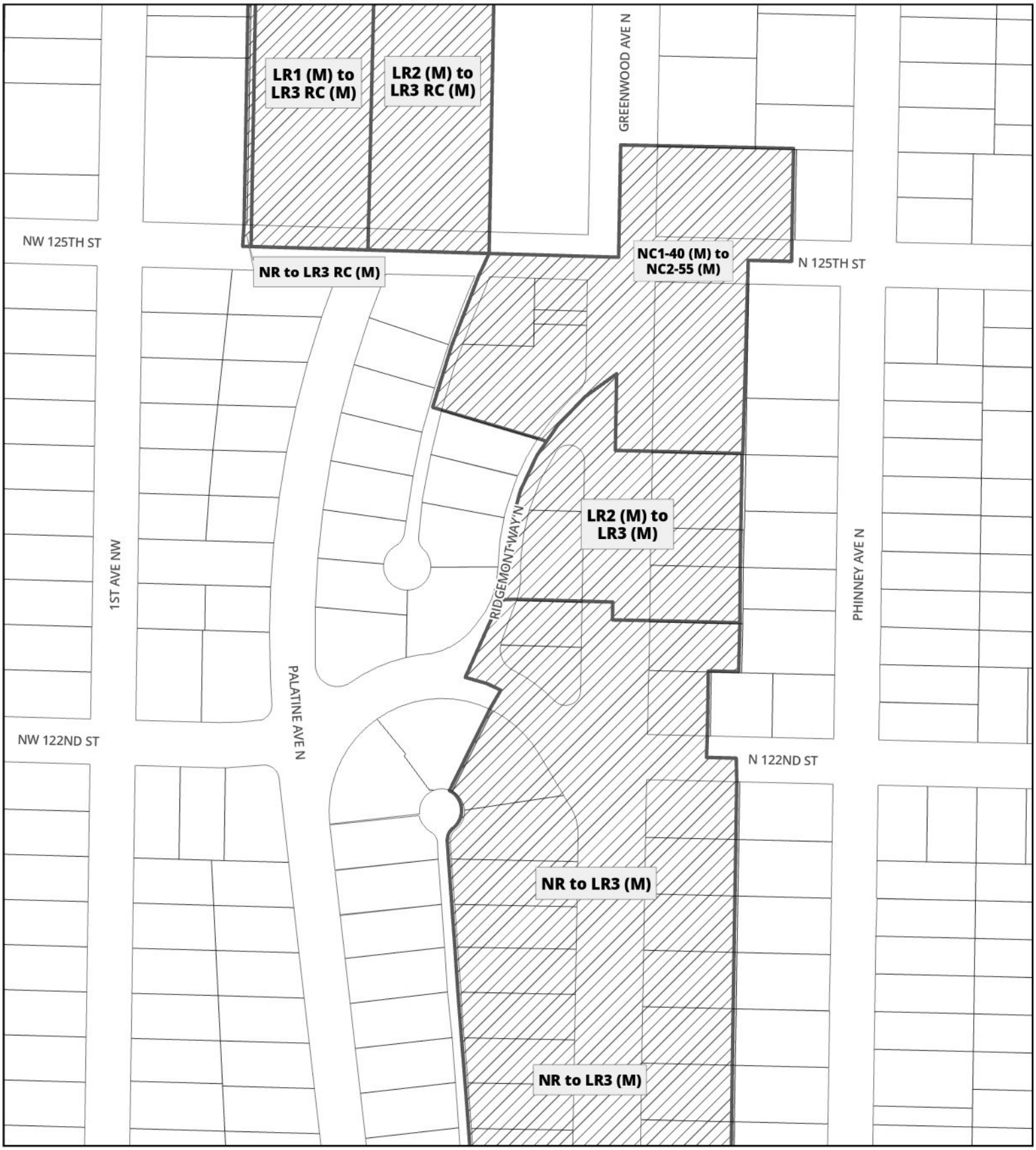
Prepared Wednesday, October 29, 2025, by OPCD.

Map 046



Rezone area

Development site

0 90 180 360 Feet

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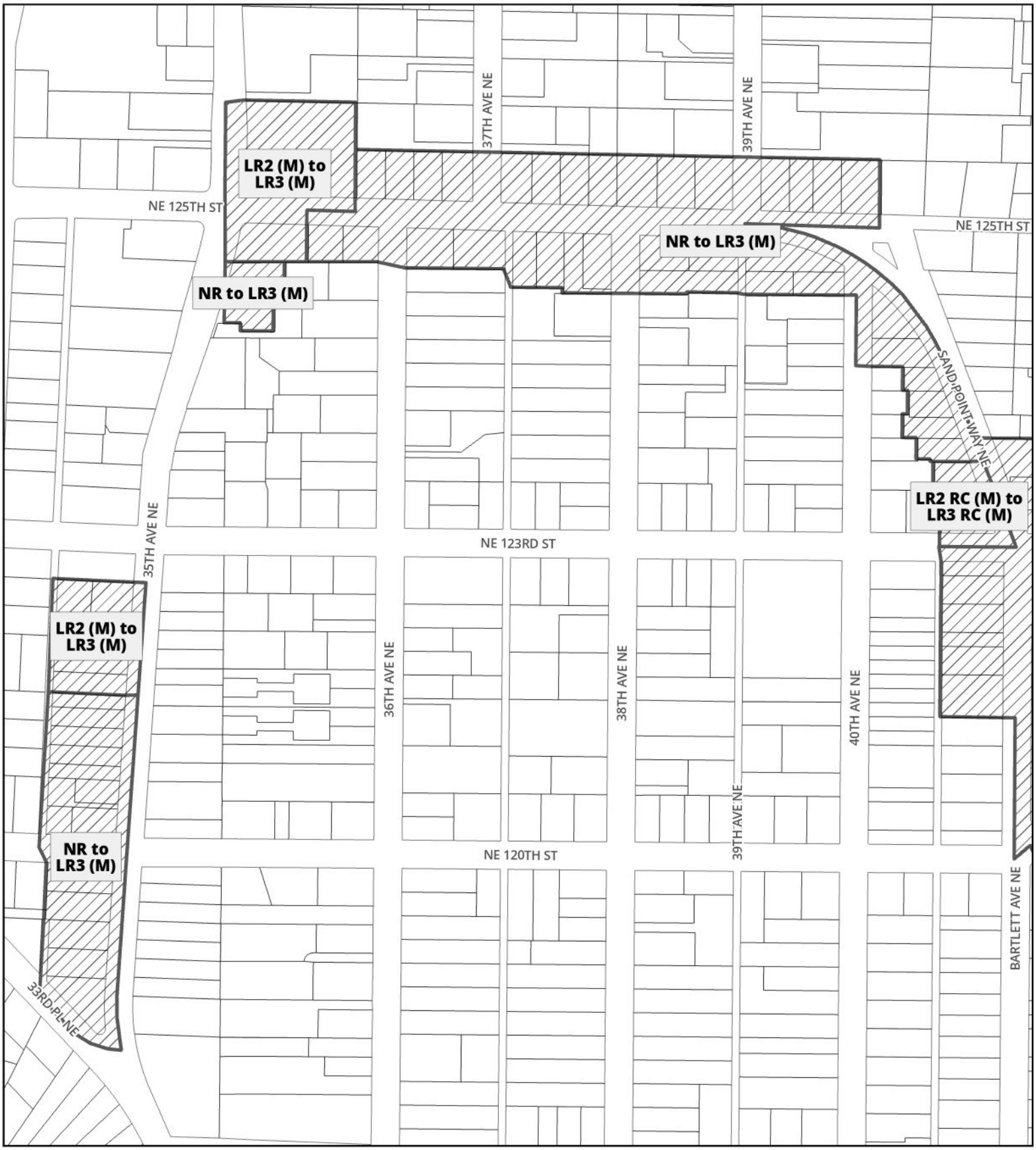
Prepared Wednesday, October 29, 2025, by OPCD.

Map 047



Rezone area **Development site**

0 150 300 600 Feet

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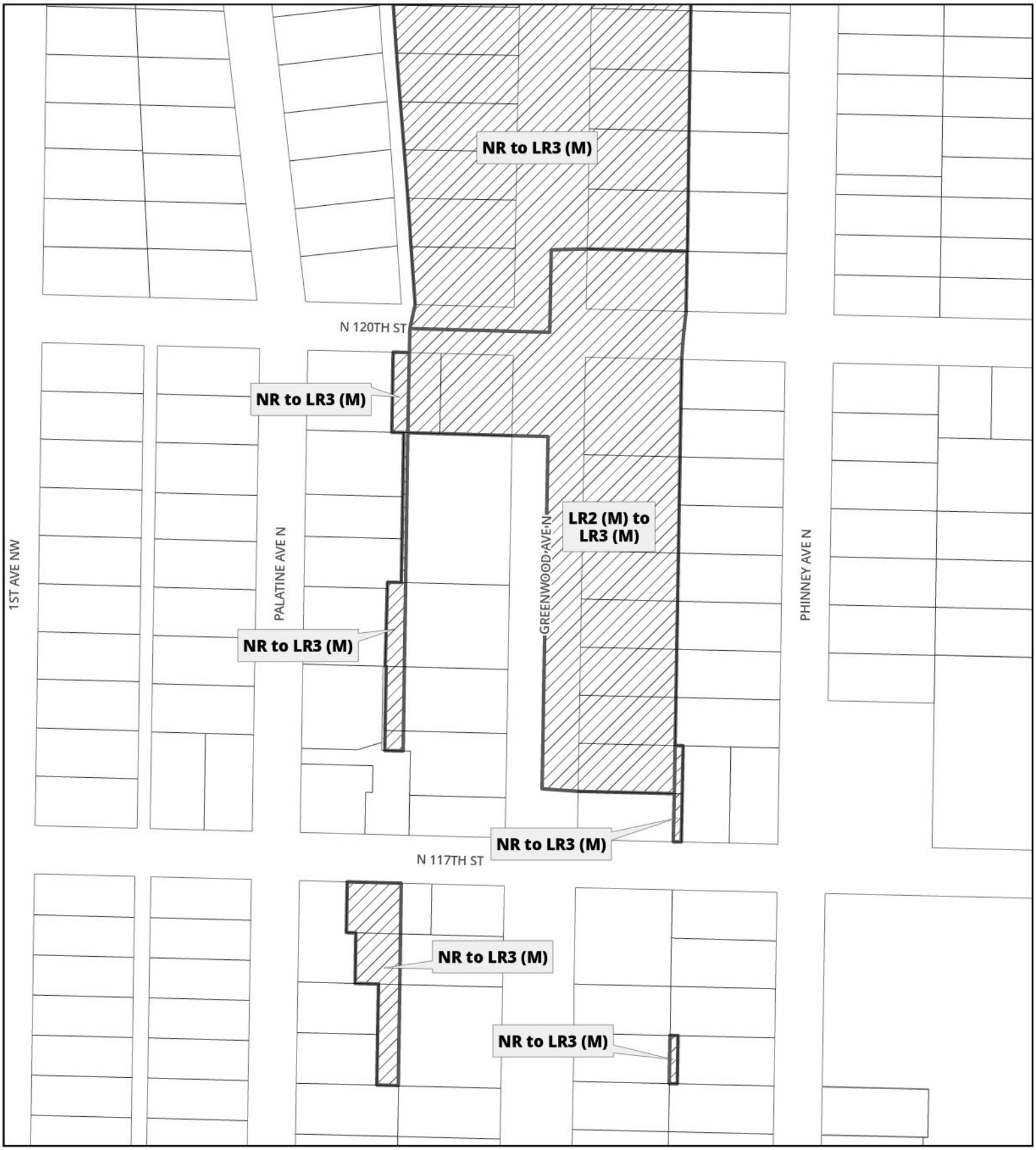
Prepared Wednesday, October 29, 2025, by OPCD.

Map 048



Rezone area

Development site

0 87.5 175 350 Feet

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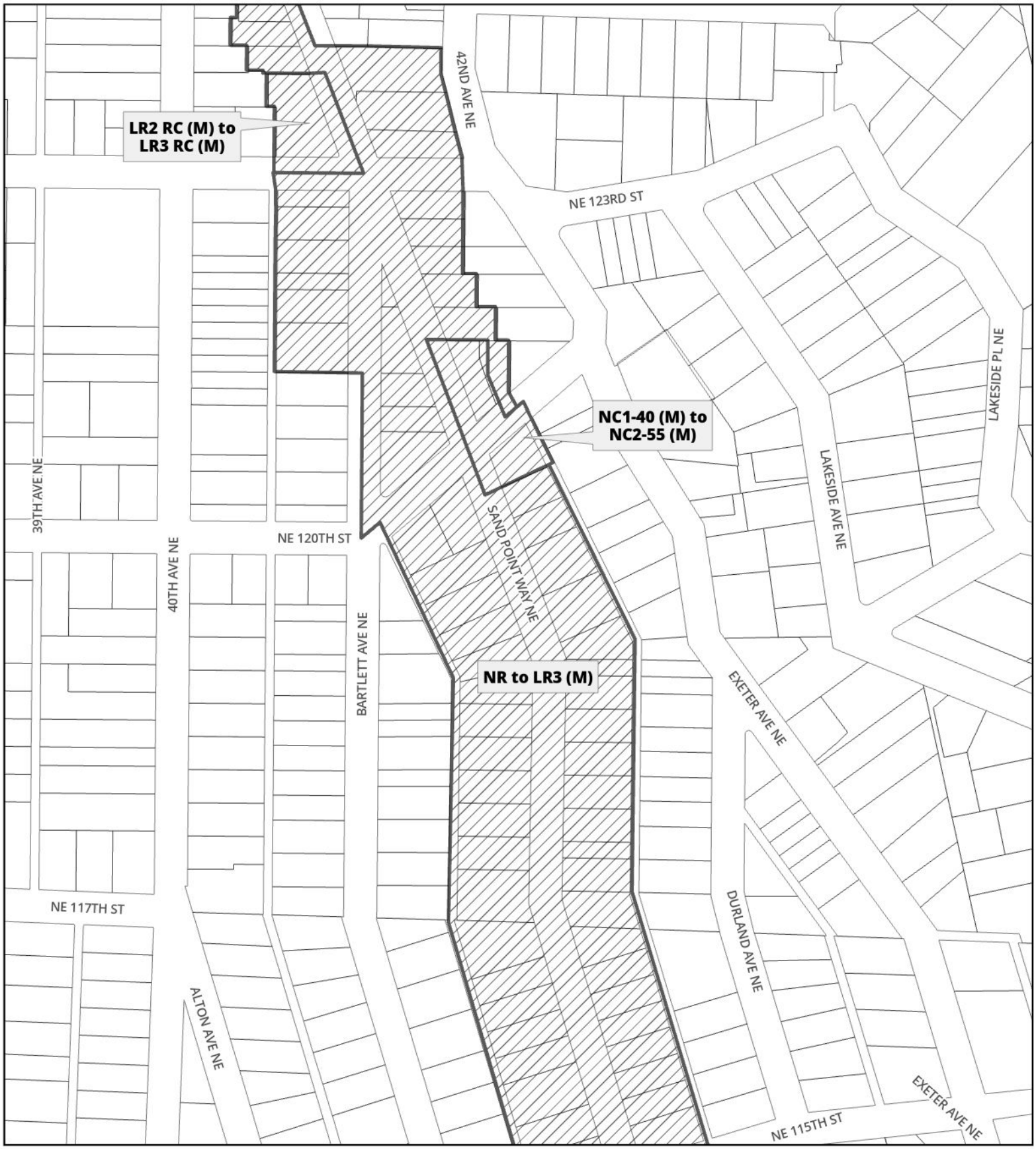
Prepared Wednesday, October 29, 2025, by OPCD.

Map 049



Rezone area **Development site**

0 125 250 500 Feet

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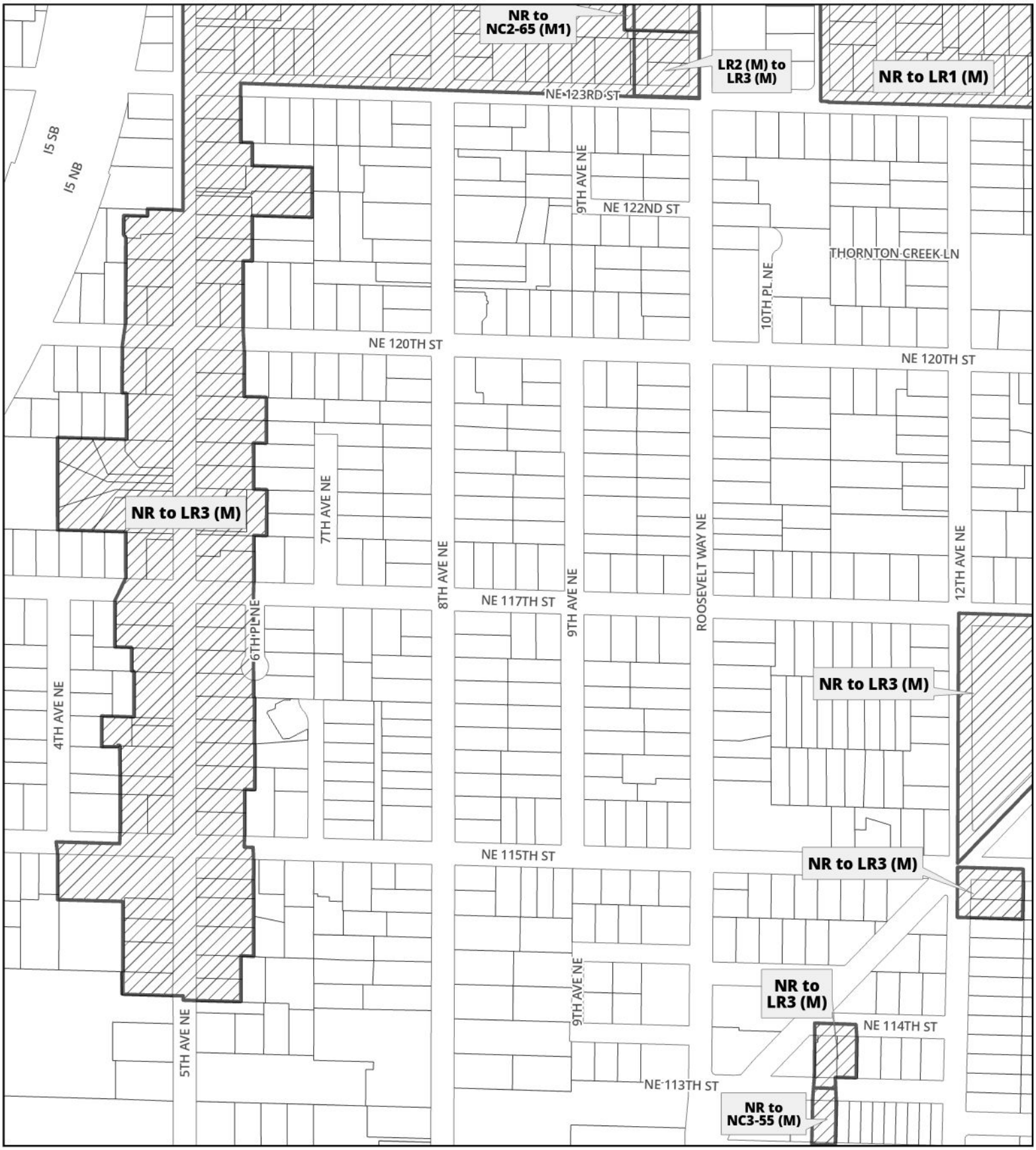
Prepared Wednesday, October 29, 2025, by OPCD.

Map 050



Rezone area **Development site**

0 180 360 720 Feet

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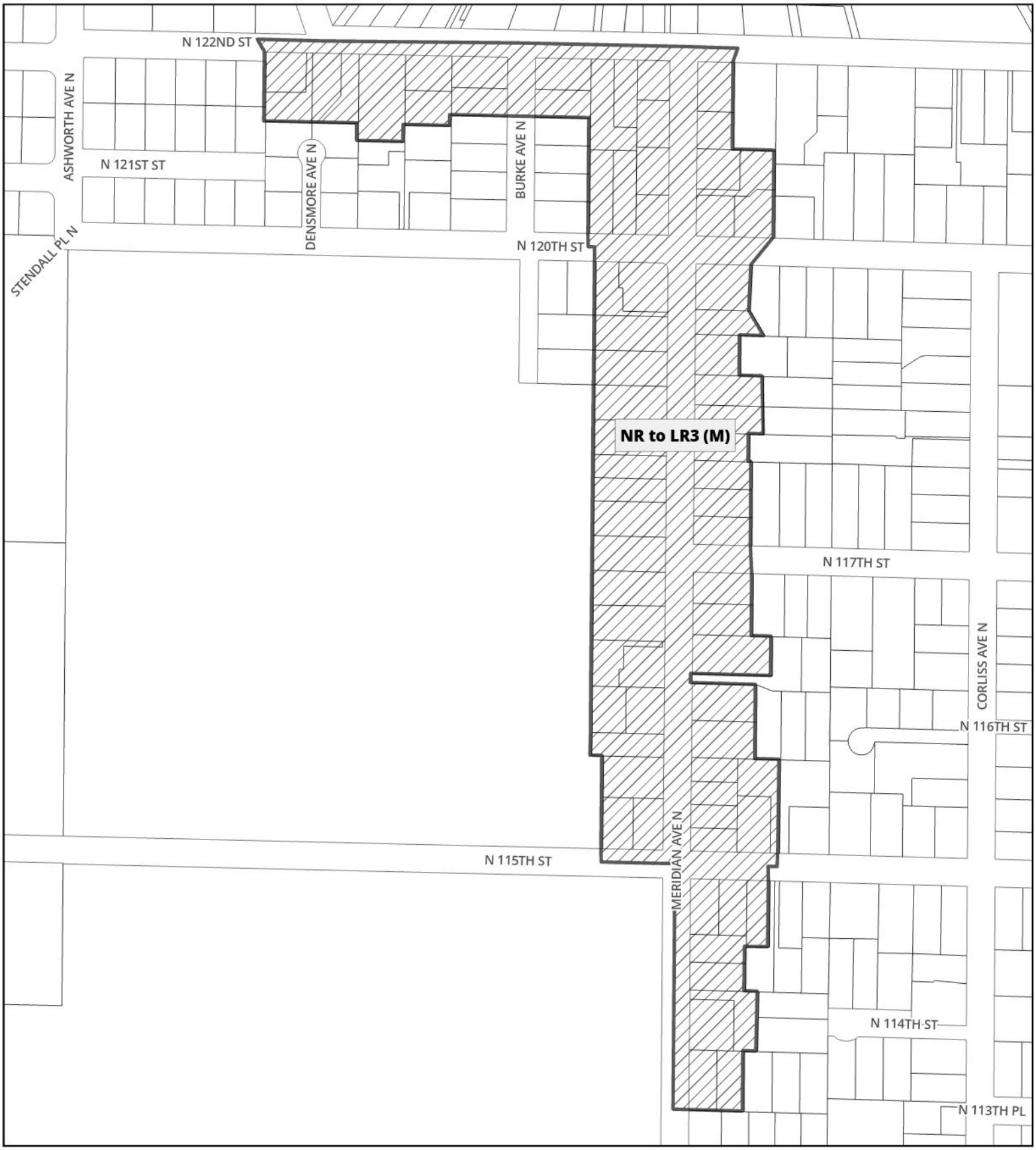
Prepared Wednesday, October 29, 2025, by OPCD.

Map 051



Rezone area **Development site**

0 150 300 600 Feet

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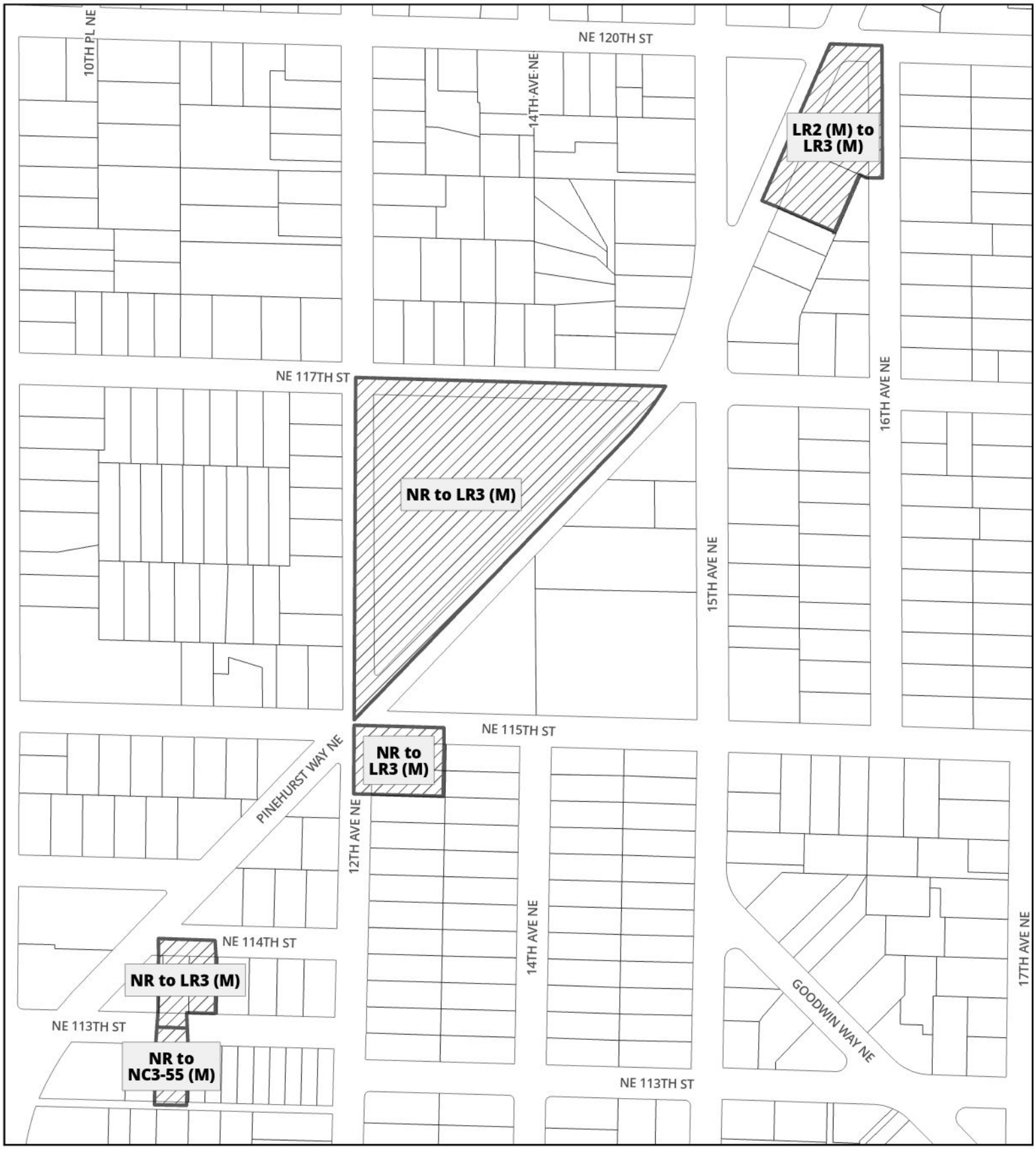
Prepared Wednesday, October 29, 2025, by OPCD.

Map 052



Rezone area **Development site**

0 130 260 520 Feet

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Prepared Wednesday, October 29, 2025, by OPCD.

Map 053

Rezone area

Development site

0 70 140 280 Feet

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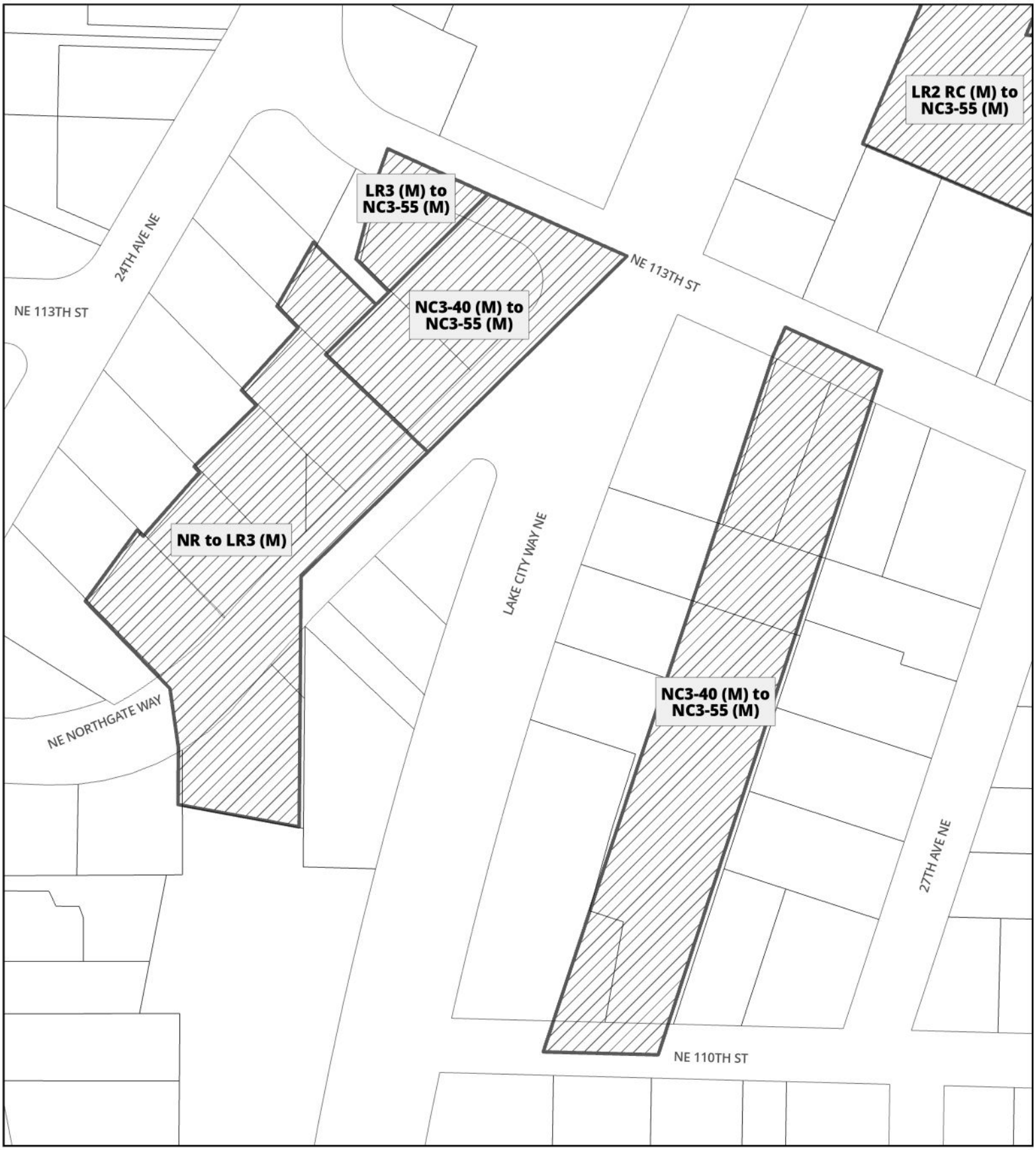
Prepared Wednesday, October 29, 2025, by OPCD.

Map 054



Rezone area

Development site

0 65 130 260 Feet

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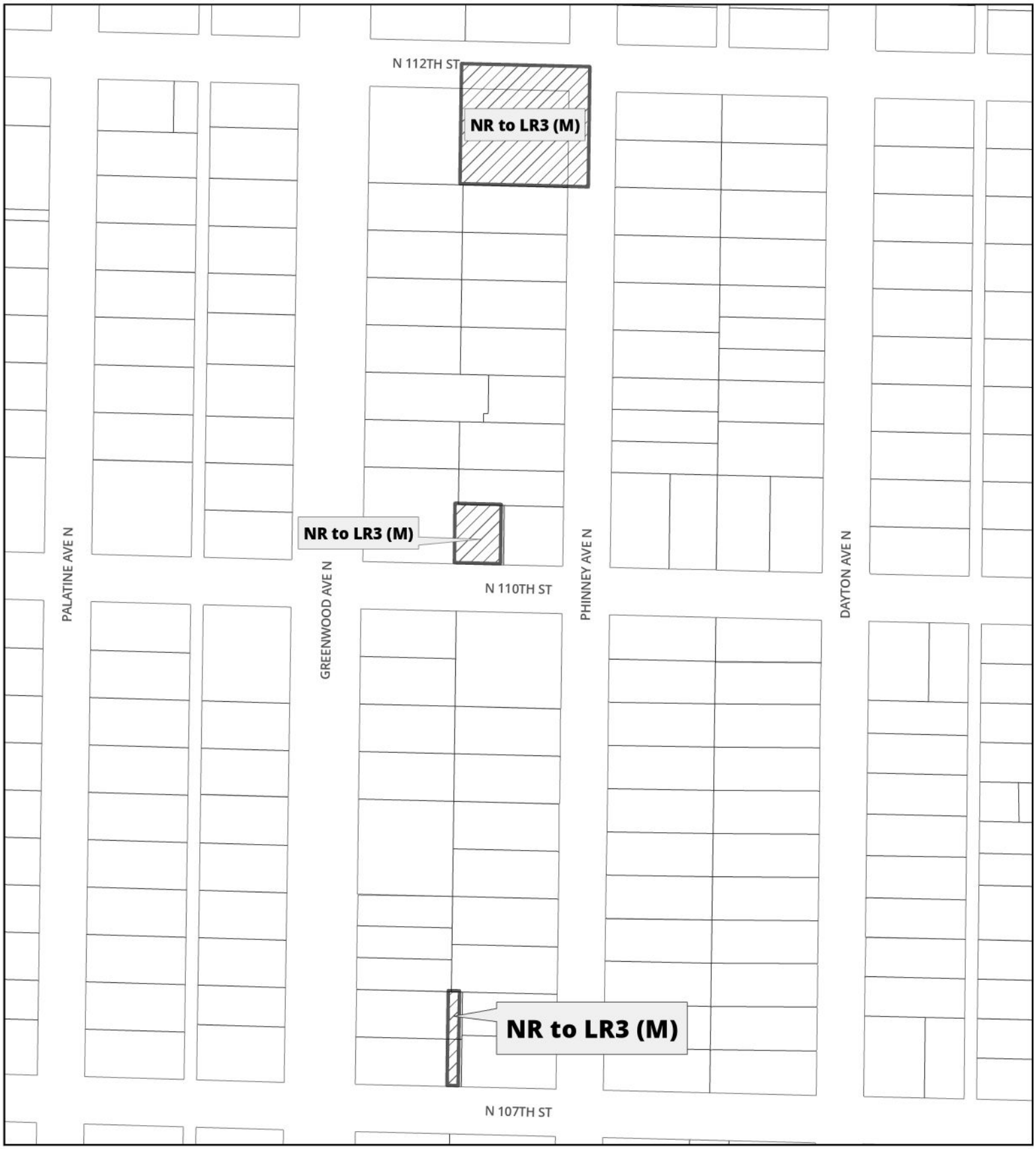
Prepared Wednesday, October 29, 2025, by OPCD.

Map 055



Rezone area

Development site

0 87.5 175 350 Feet

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Map 056

Rezone area

Development site

0 95 190 380 Feet

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Map 057

Rezone area **Development site**

0 95 190 380 Feet

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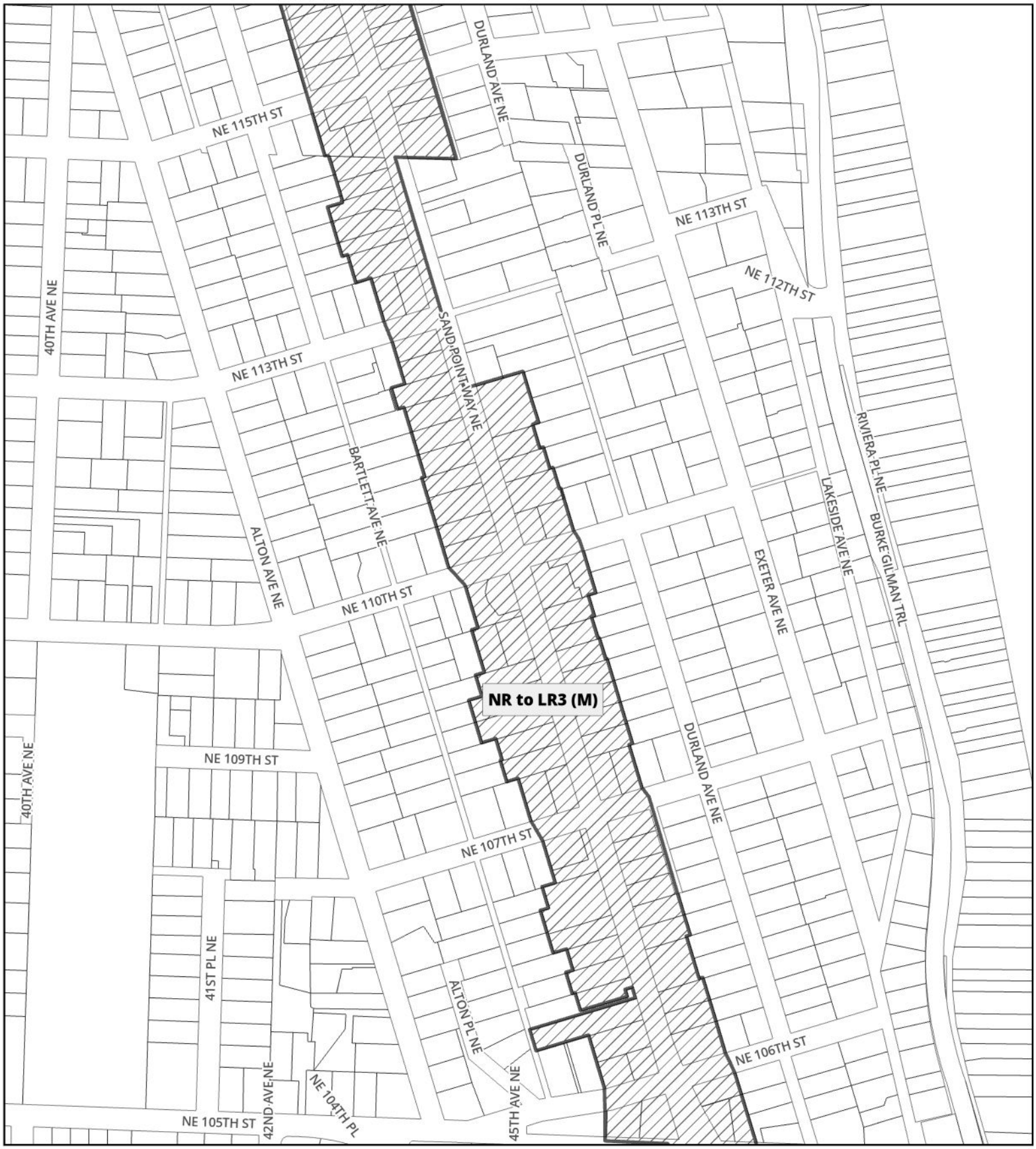
Prepared Wednesday, October 29, 2025, by OPCD.

Map 058



Rezone area **Development site**

0 190 380 760 Feet

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Prepared Wednesday, October 29, 2025, by OPCD.

Map 059

Rezone area

Development site

0 170 340 680 Feet

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Map 060

Rezone area

Development site

0 45 90 180 Feet

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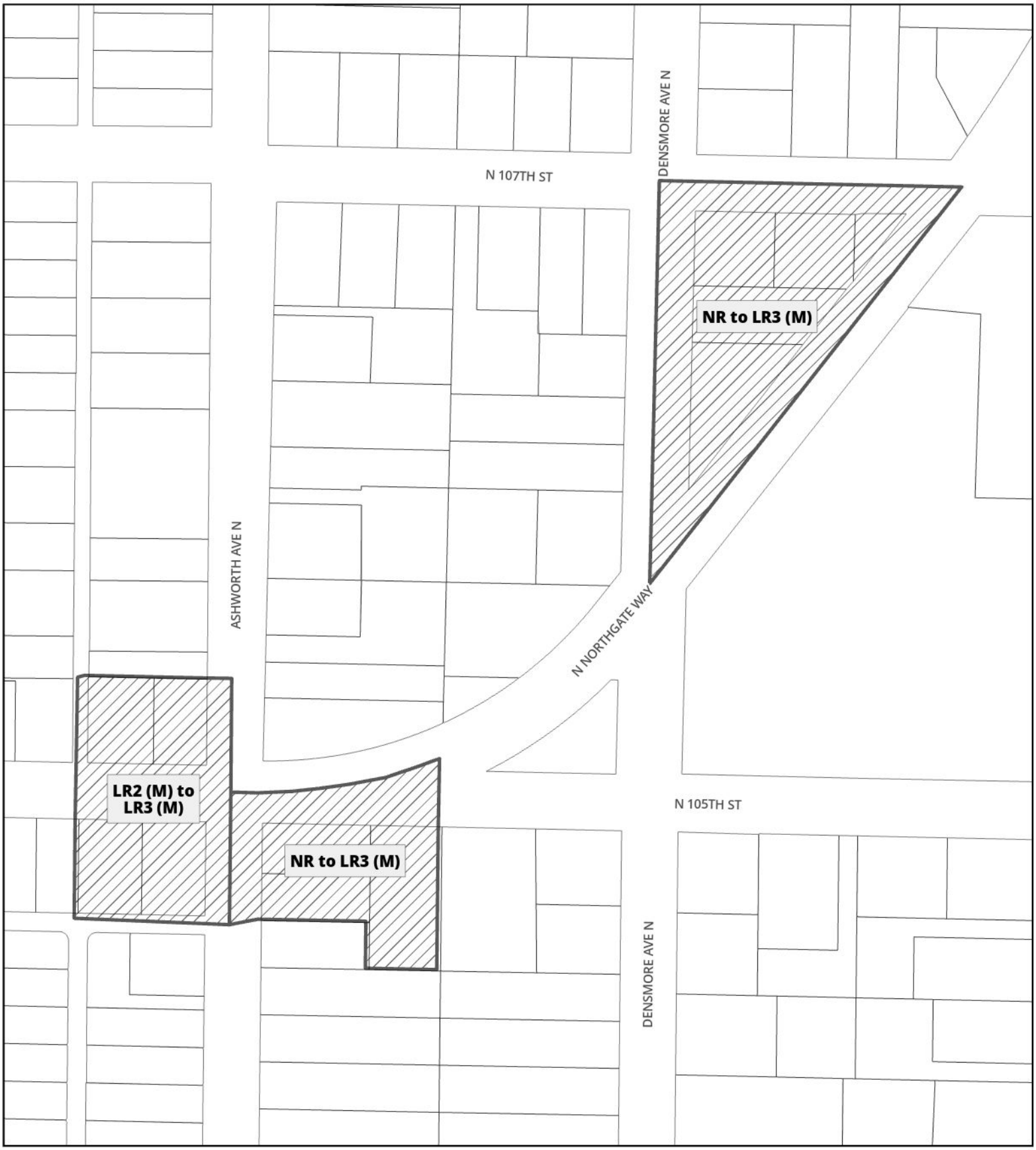
Map 061



Rezone area

Development site

0 75 150 300 Feet

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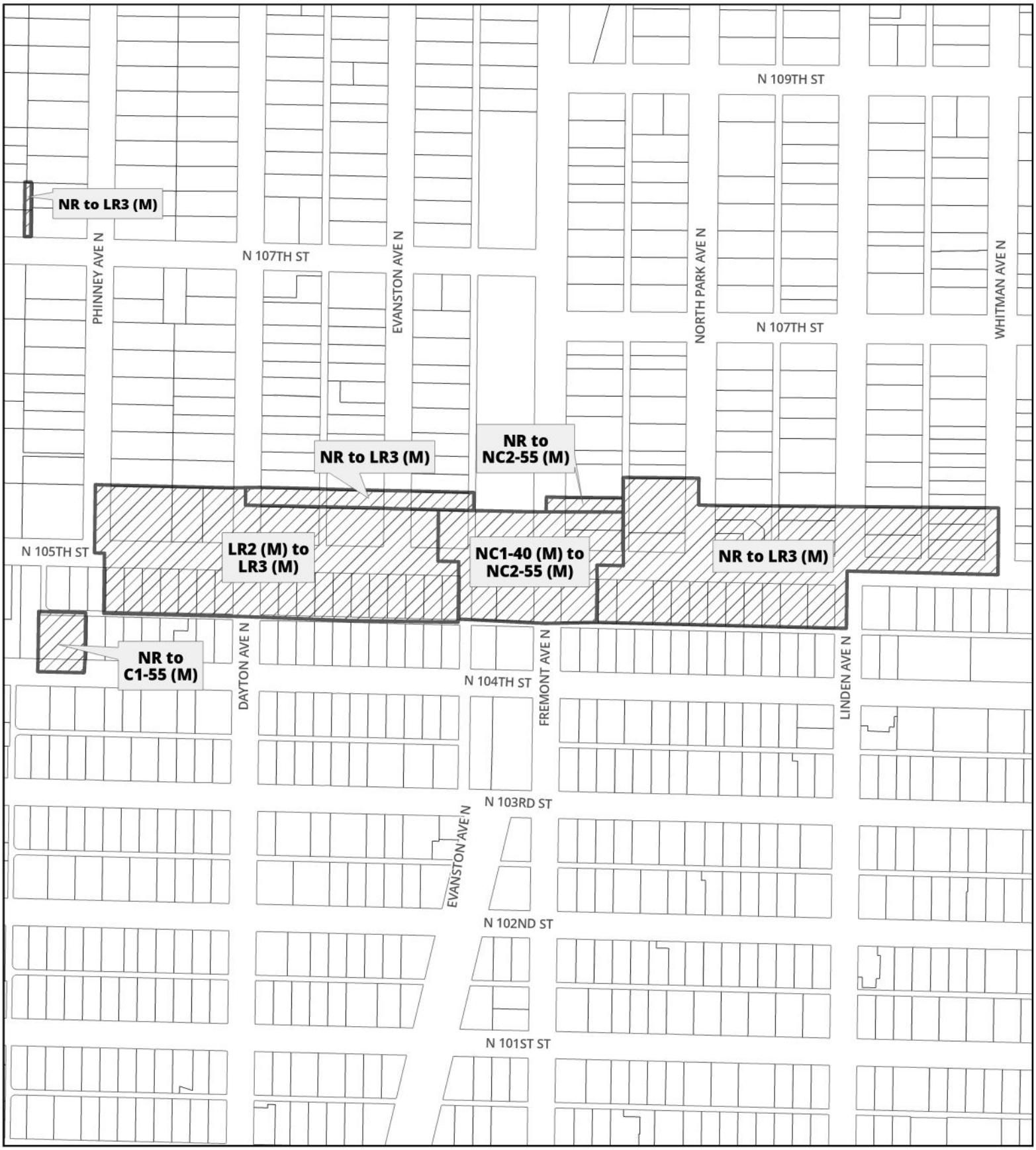
Prepared Wednesday, October 29, 2025, by OPCD.

Map 062



Rezone area Development site

0 155 310 620 Feet

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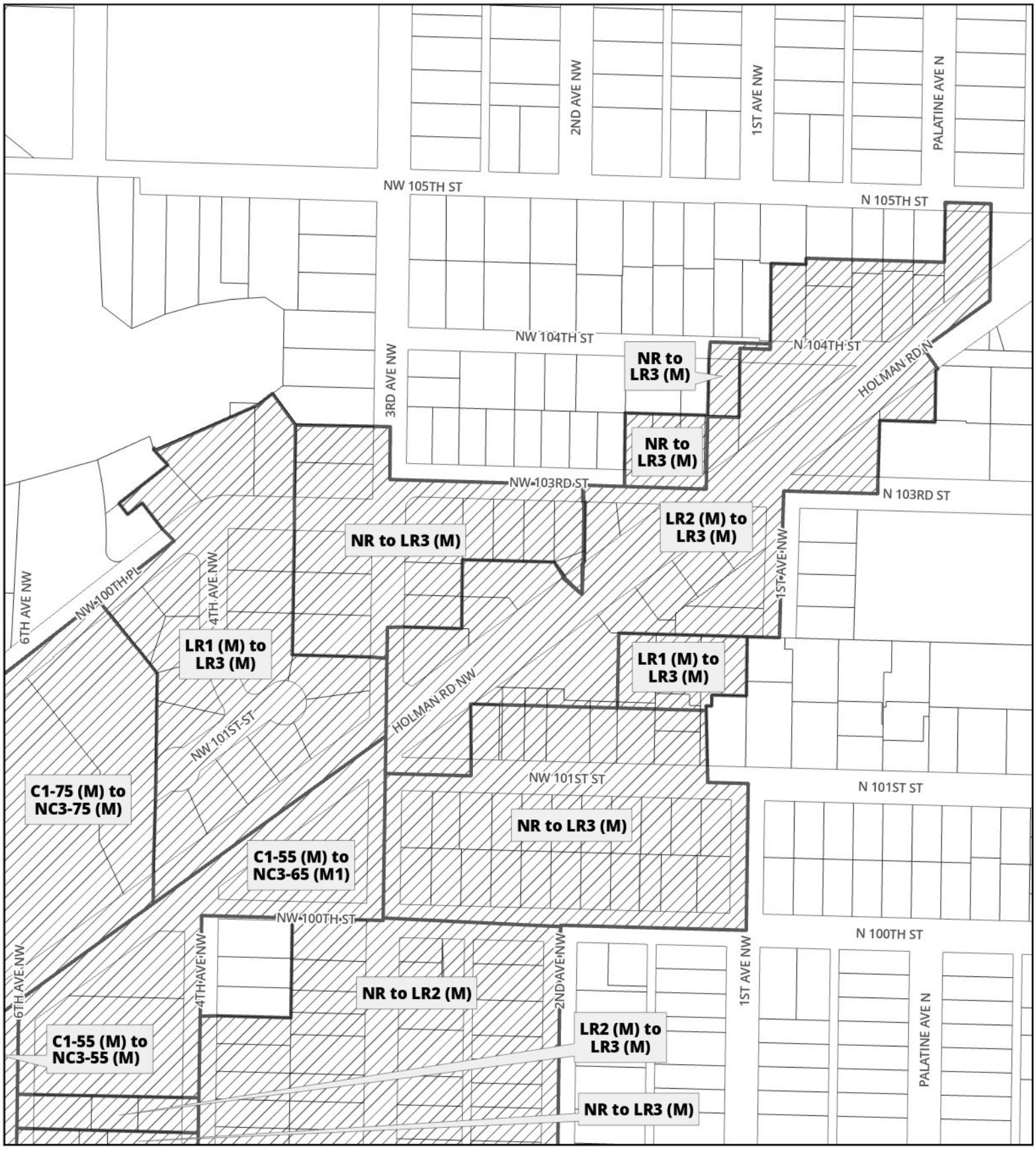
Prepared Wednesday, October 29, 2025, by OPCD.

Map 063



Rezone area

Development site

0 125 250 500 Feet

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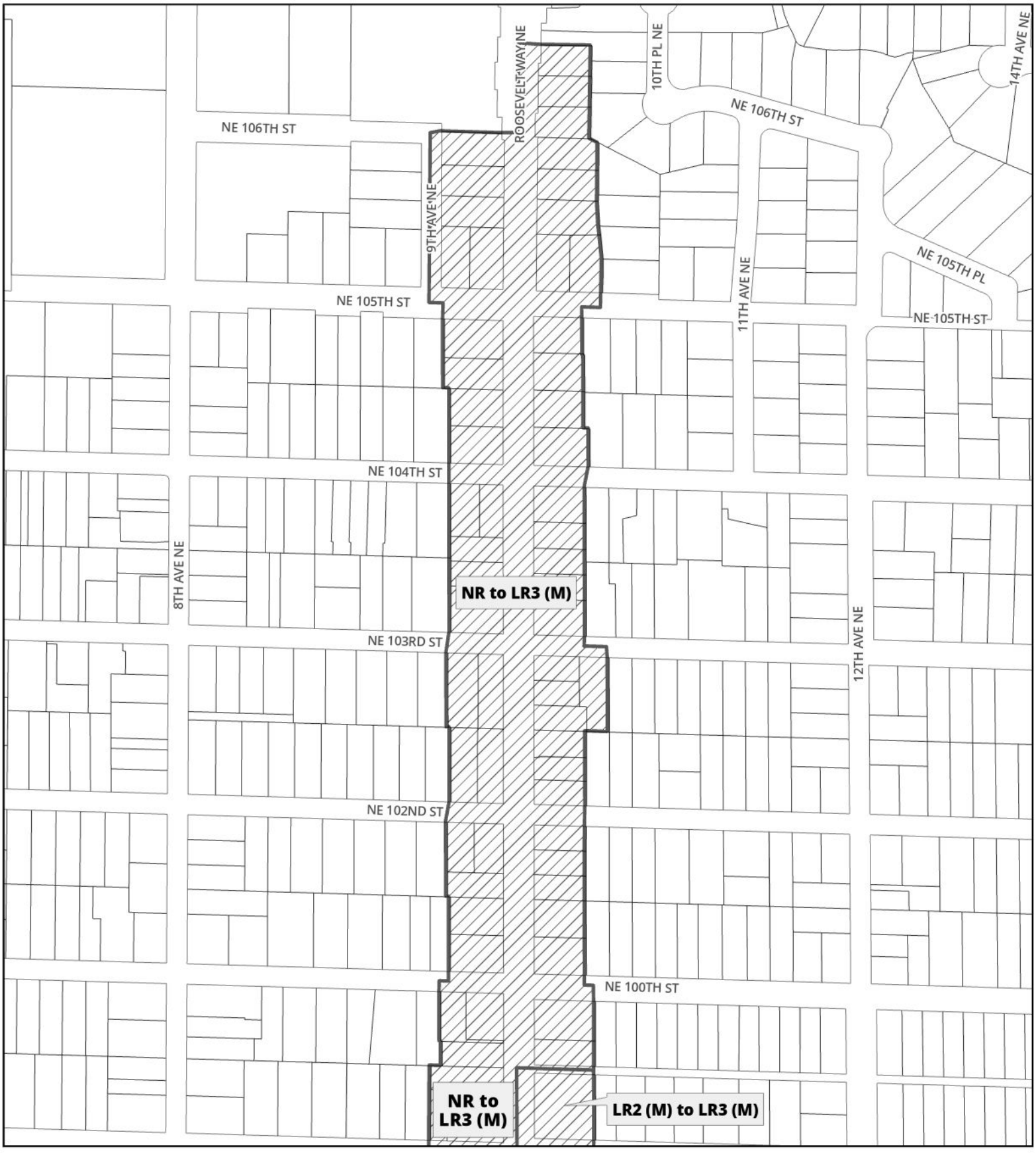
Prepared Wednesday, October 29, 2025, by OPCD.

Map 064



Rezone area

Development site

0 137.5 275 550 Feet

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Map 065

Rezone area

Development site

0 130 260 520 Feet

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Map 066

Rezone area

Development site

0 115 230 460 Feet

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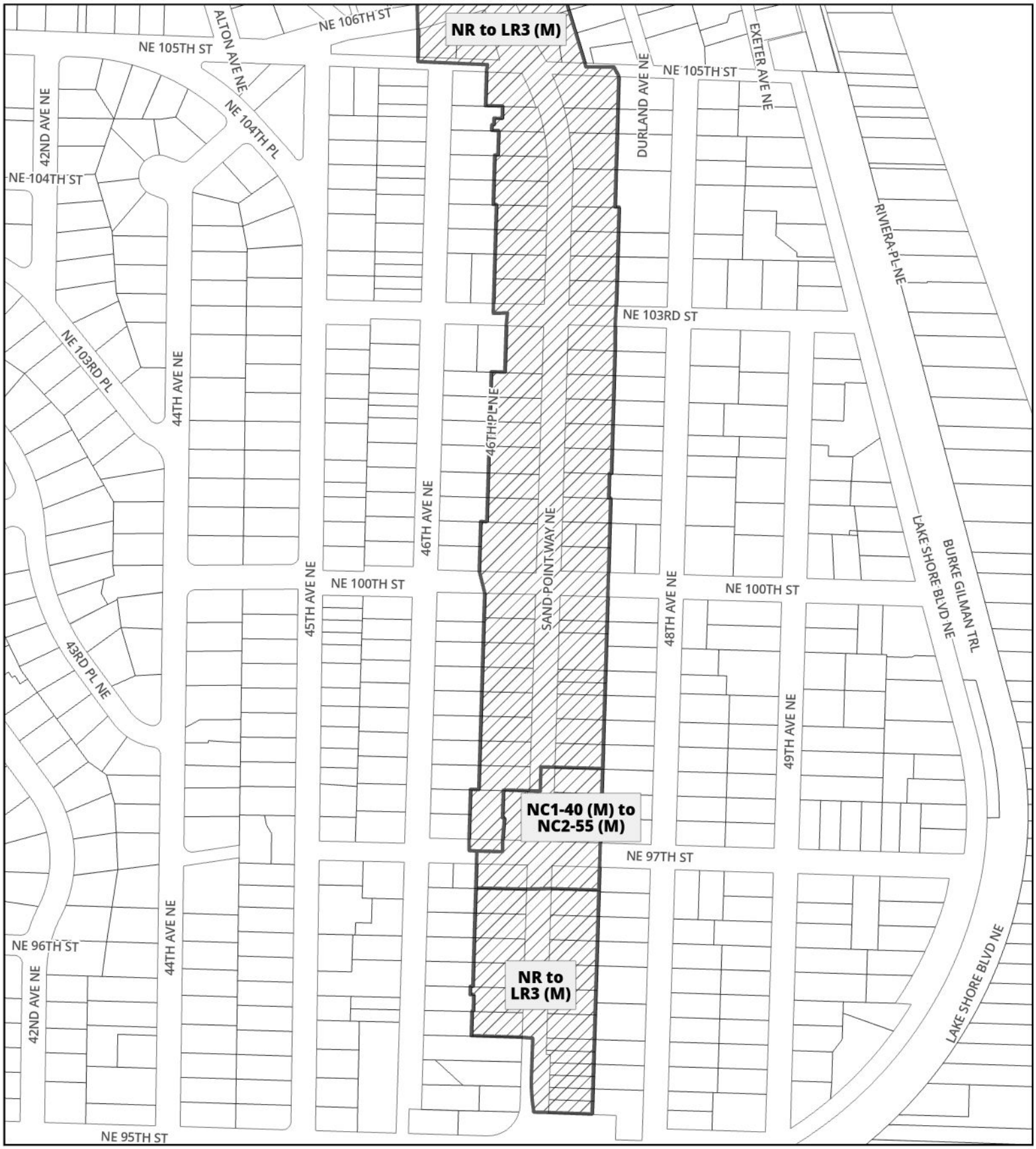
Map 067



Rezone area **Development site**

0 170 340 680 Feet

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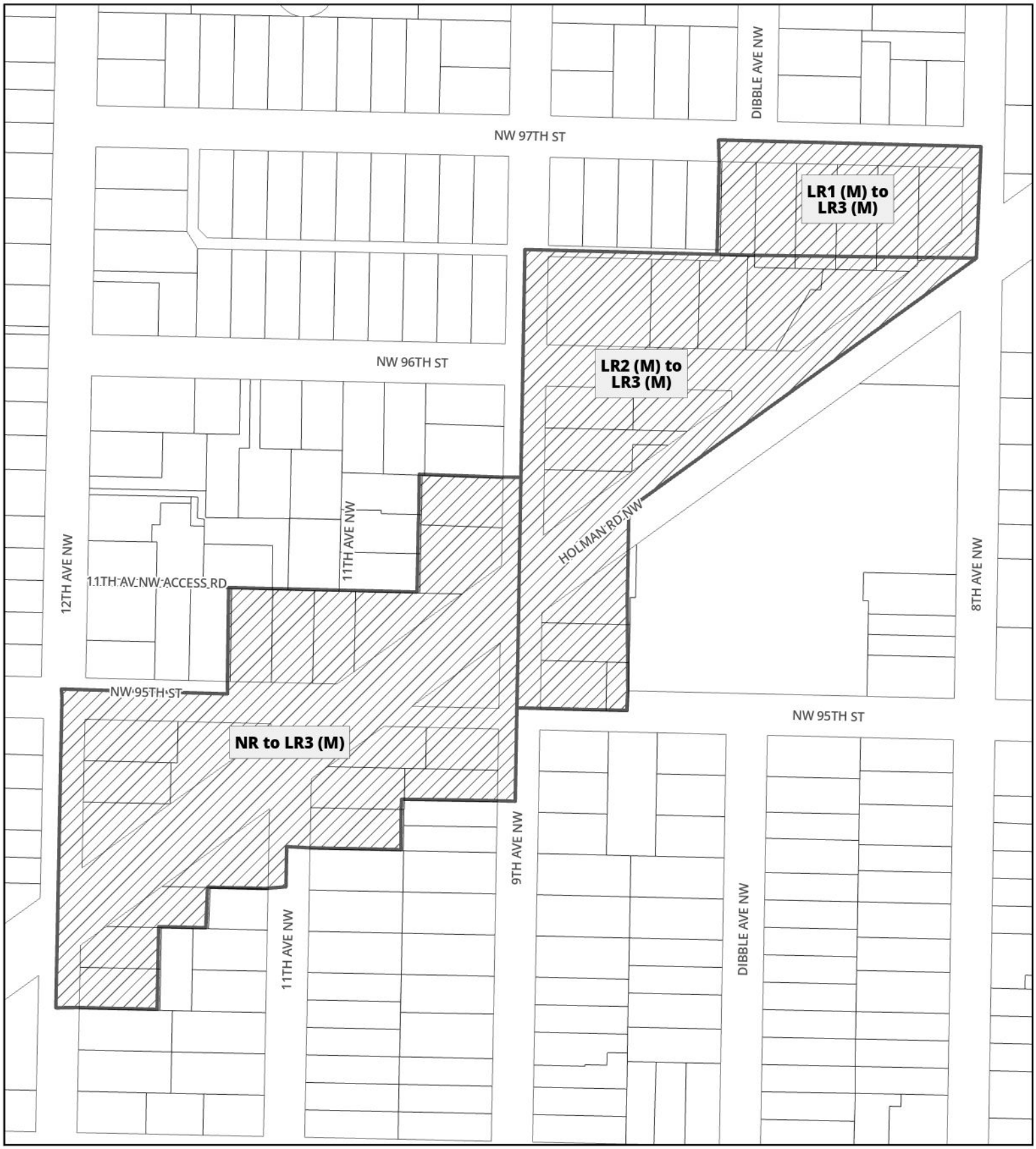
Prepared Wednesday, October 29, 2025, by OPCD.

Map 068



Rezone area

Development site

0 100 200 400 Feet

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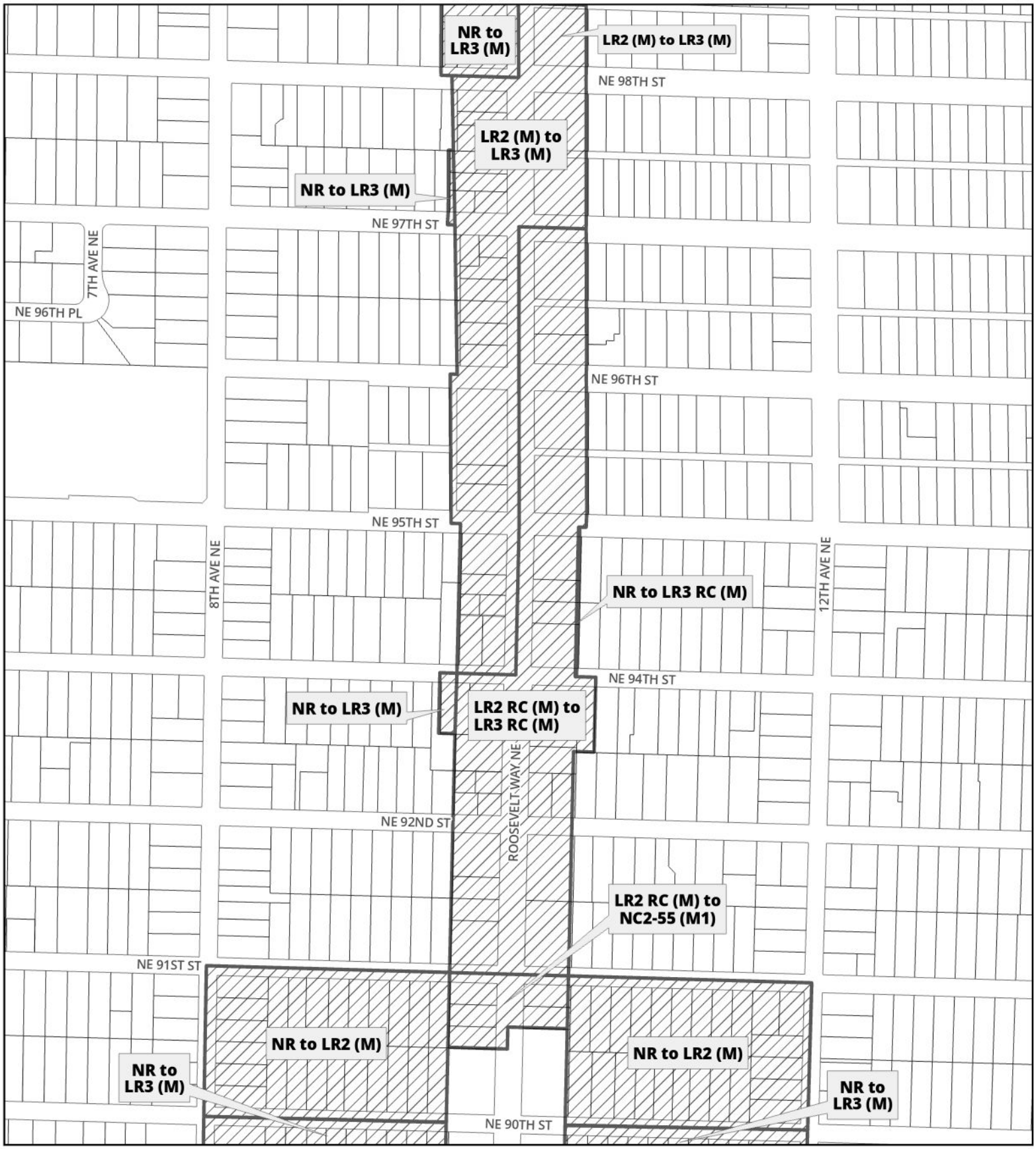
Prepared Wednesday, October 29, 2025, by OPCD.

Att 1: Maps of Specific Rezone Areas
v1

Map 069



Rezone area

Development site

0 155 310 620 Feet

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Prepared Wednesday, October 29, 2025, by OPCD.

100

Map 070

Rezone area **Development site**

0 120 240 480 Feet

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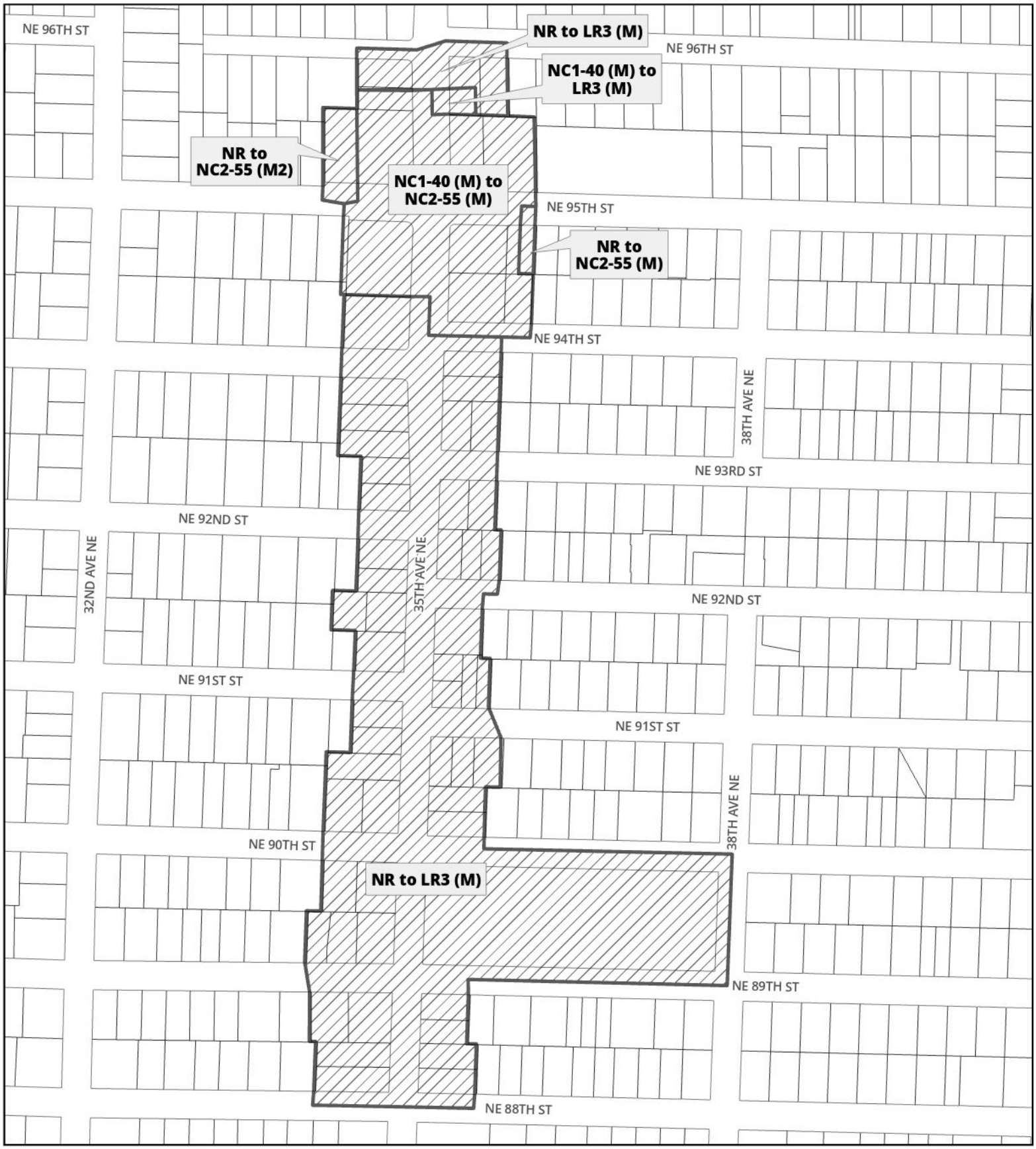
Map 071



Rezone area **Development site**

0 145 290 580 Feet

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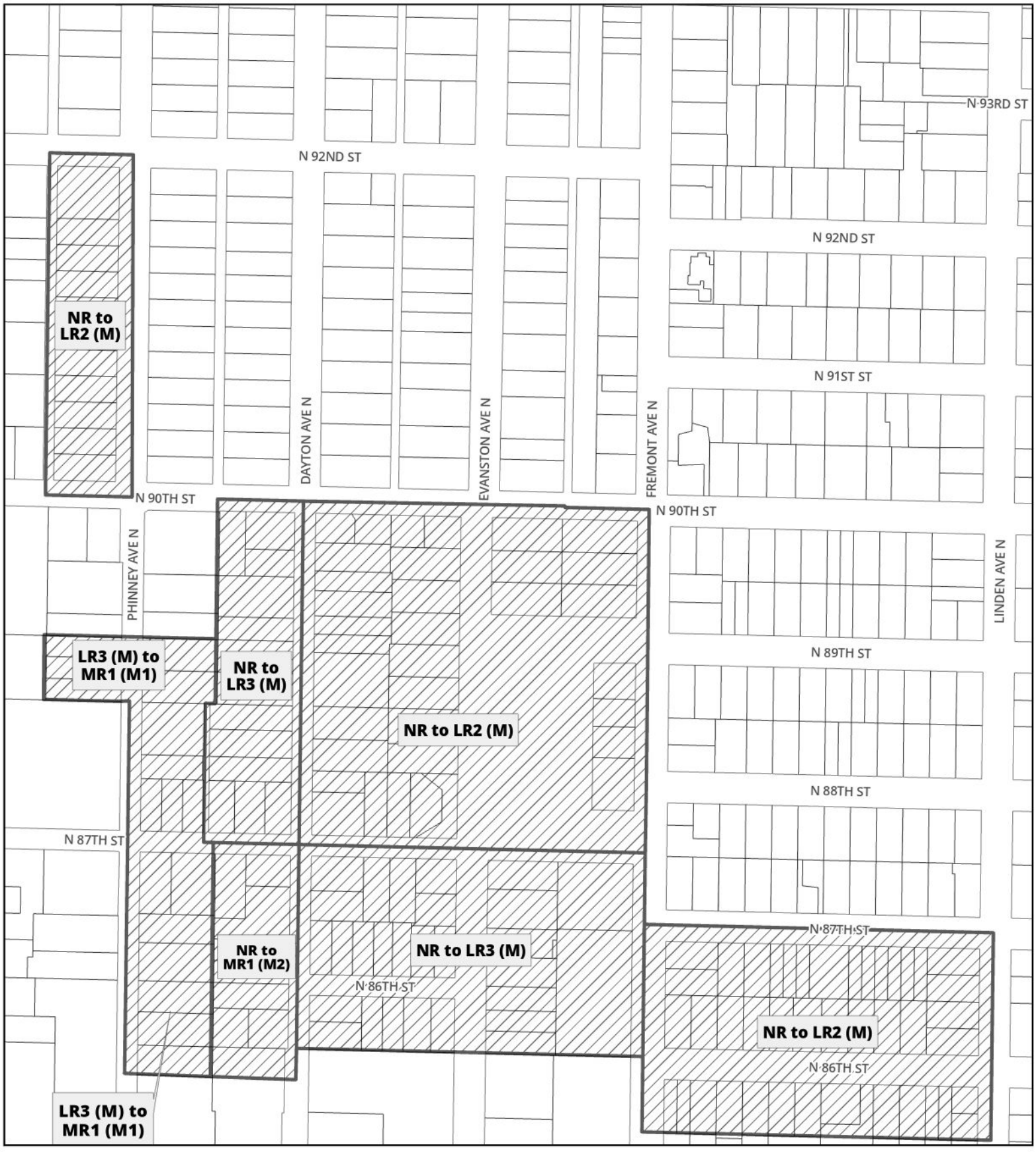
Prepared Wednesday, October 29, 2025, by OPCD.

Map 072



Rezone area

Development site

0 135 270 540 Feet

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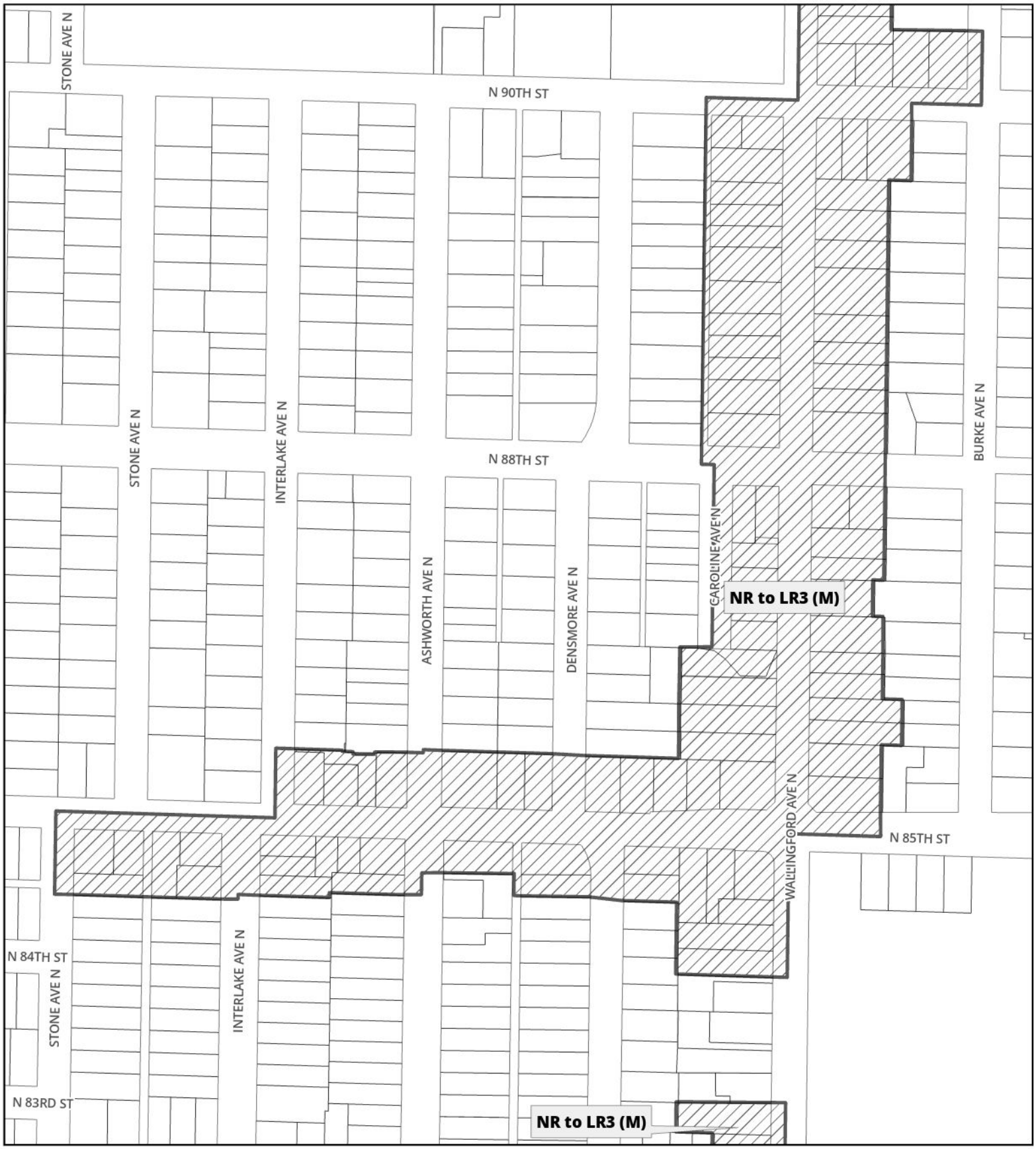
Prepared Wednesday, October 29, 2025, by OPCD.

Map 073



Rezone area

Development site

0 125 250 500 Feet

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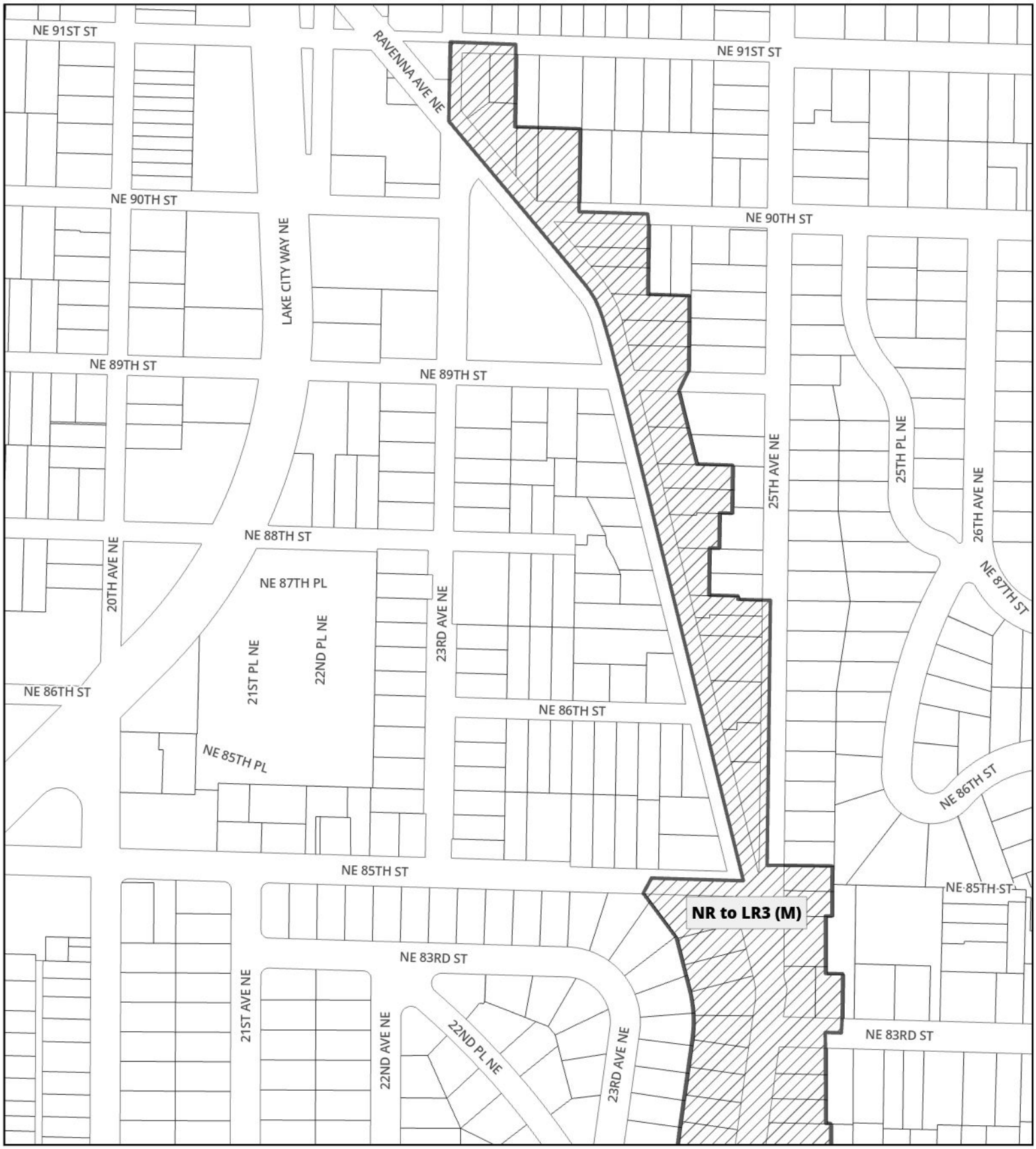
Prepared Wednesday, October 29, 2025, by OPCD.

Map 074



Rezone area **Development site**

0 140 280 560 Feet

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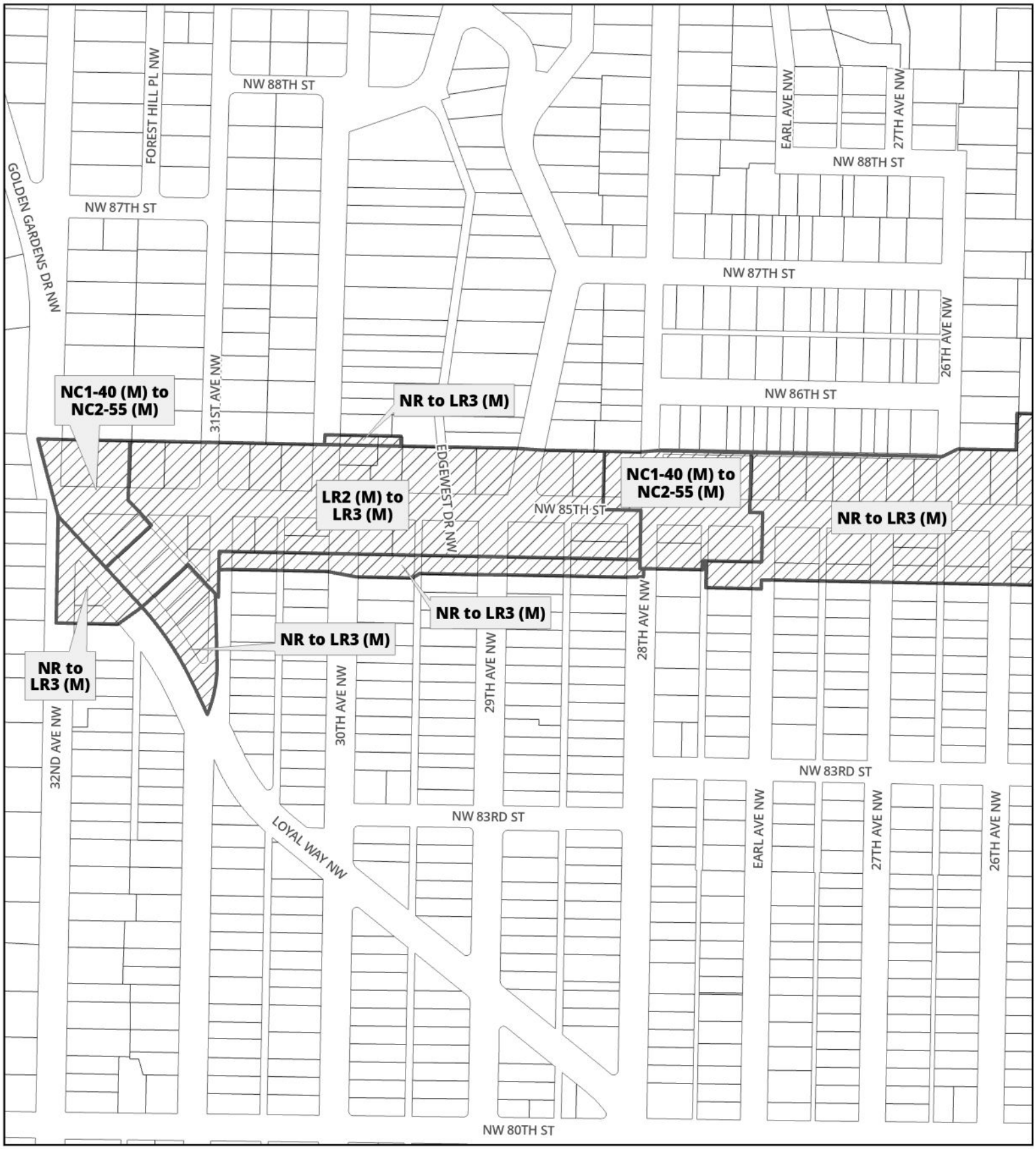
Prepared Wednesday, October 29, 2025, by OPCD.

Map 075



Rezone area

Development site

0 155 310 620 Feet

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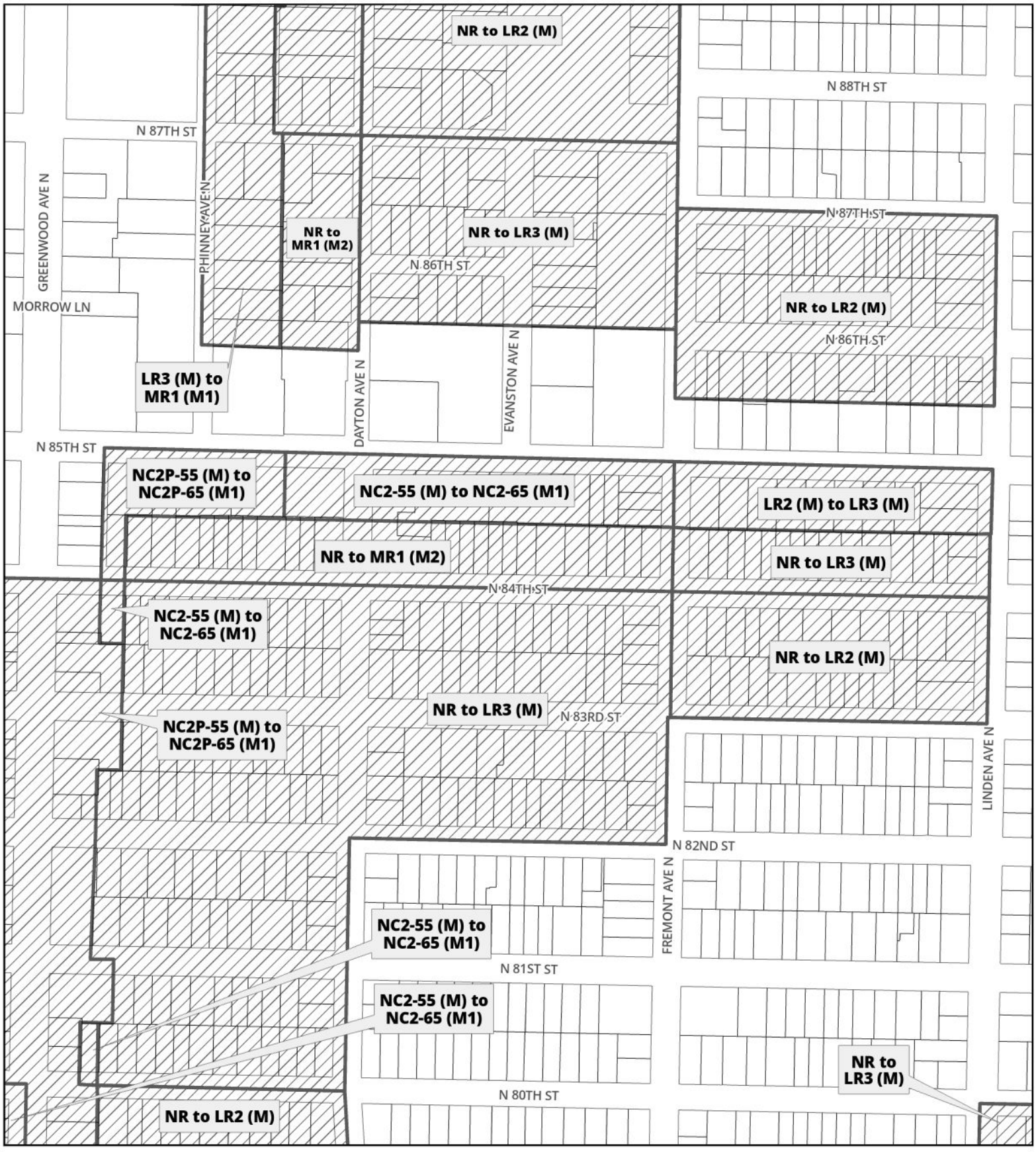
Prepared Wednesday, October 29, 2025, by OPCD.

Map 076



Rezone area

Development site

0 145 290 580 Feet

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Map 077

Rezone area **Development site**

0 155 310 620 Feet

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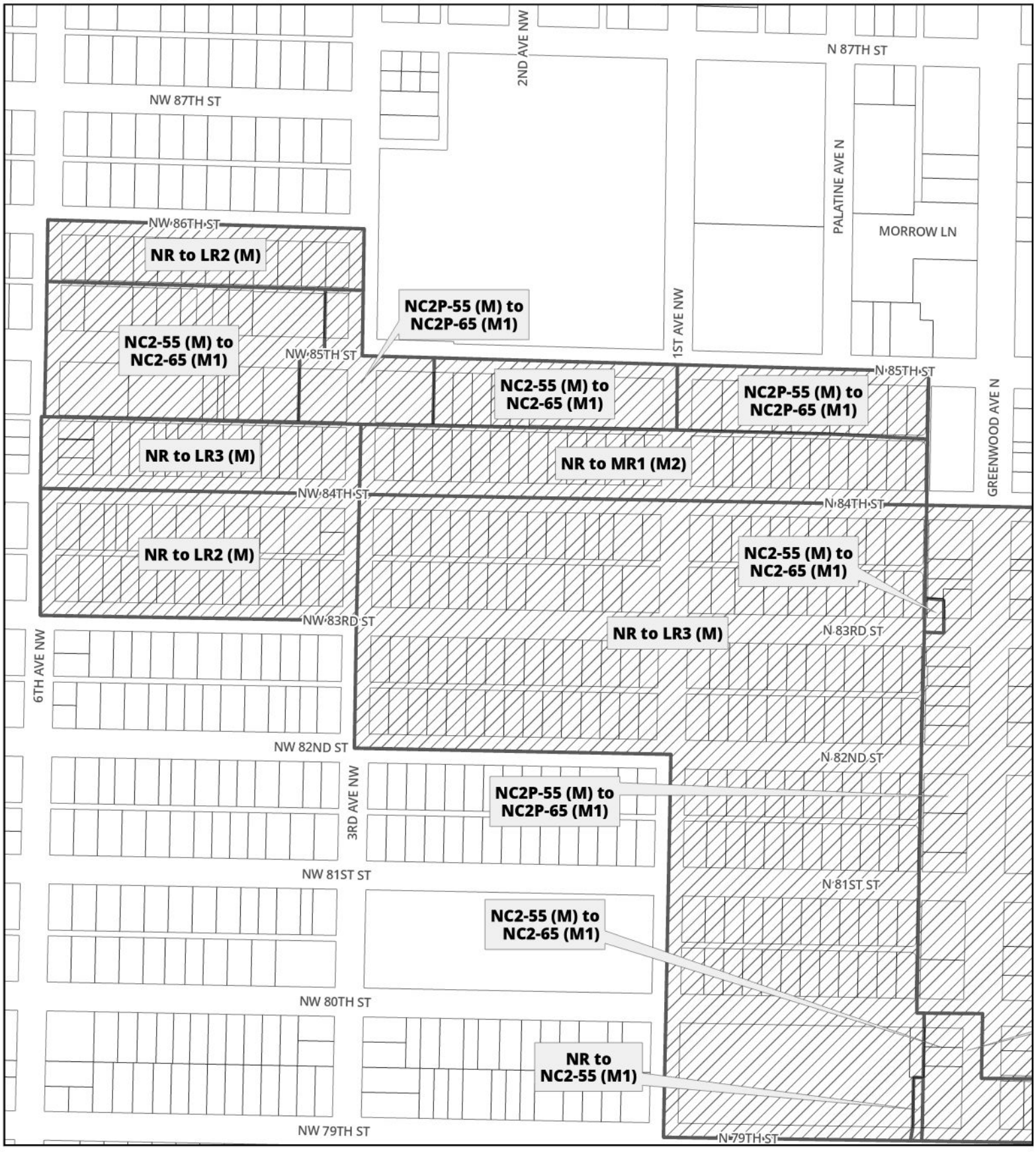
Map 078



Rezone area

Development site

0 145 290 580 Feet

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Map 079

Rezone area

Development site

0 100 200 400 Feet

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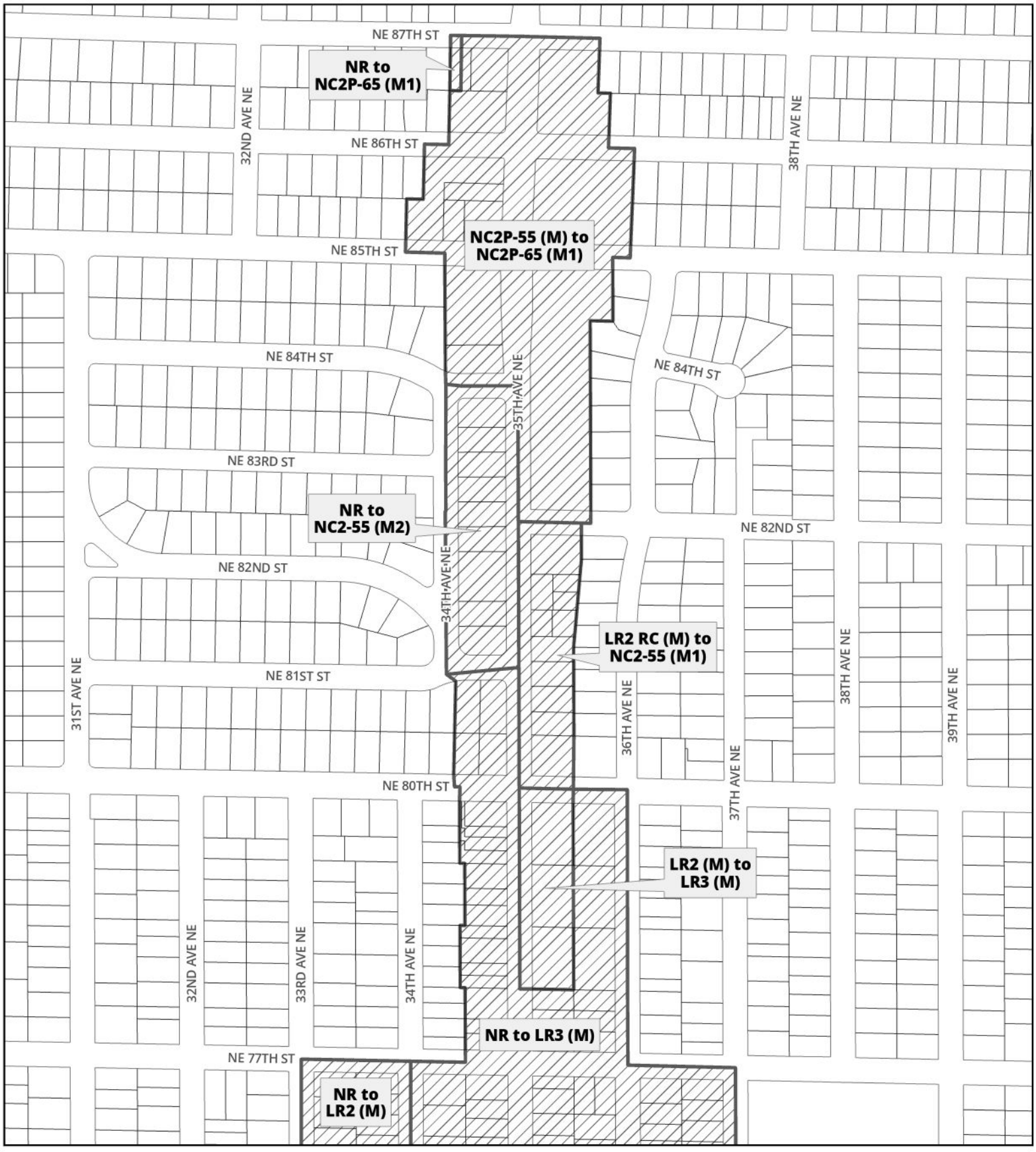
Map 080



Rezone area

Development site

0 170 340 680 Feet

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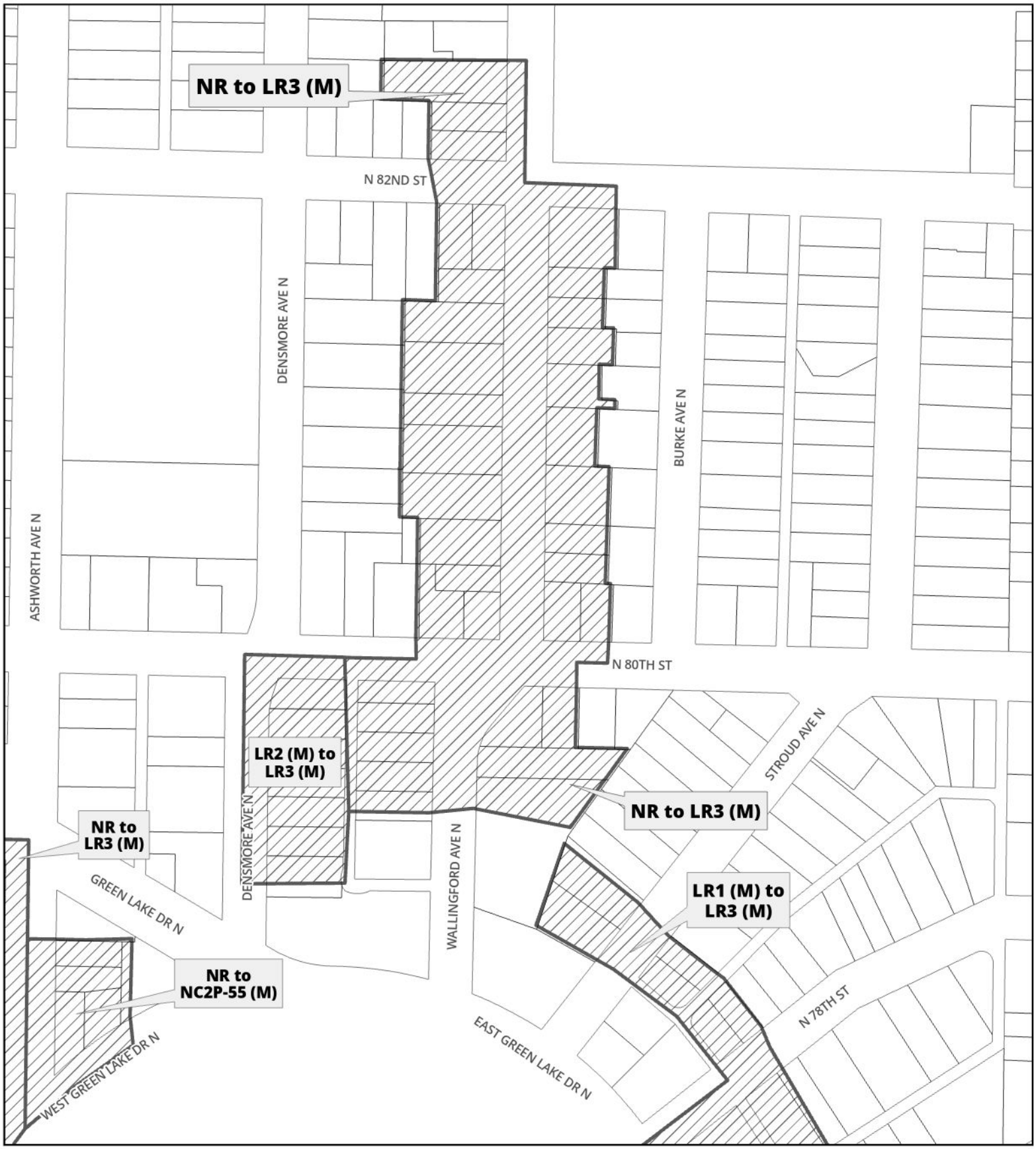
Prepared Wednesday, October 29, 2025, by OPCD.

Map 081



Rezone area

Development site

0 95 190 380 Feet

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Map 082

Rezone area

Development site

0 40 80 160 Feet

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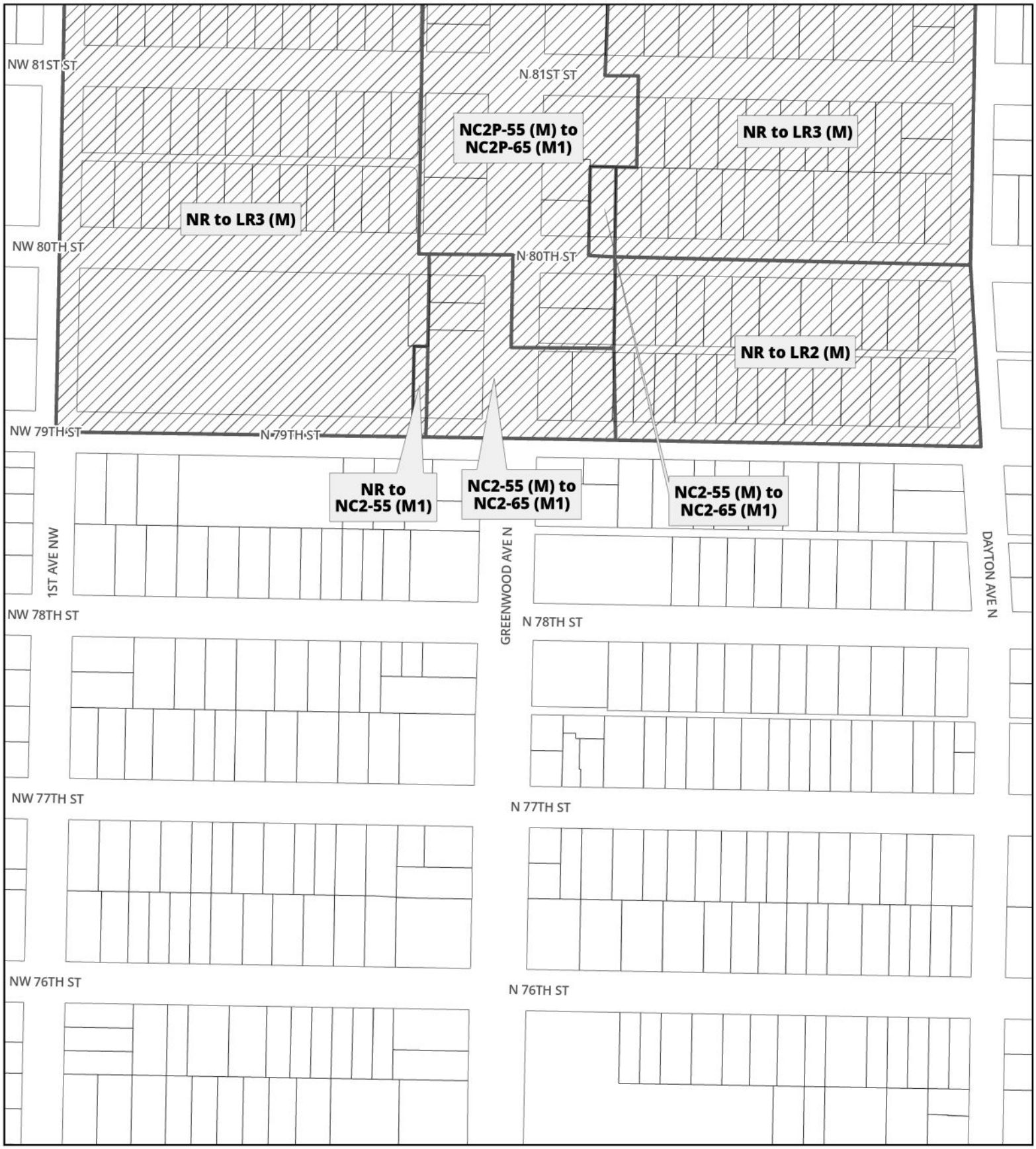
Map 083



Rezone area **Development site**

0 100 200 400 Feet

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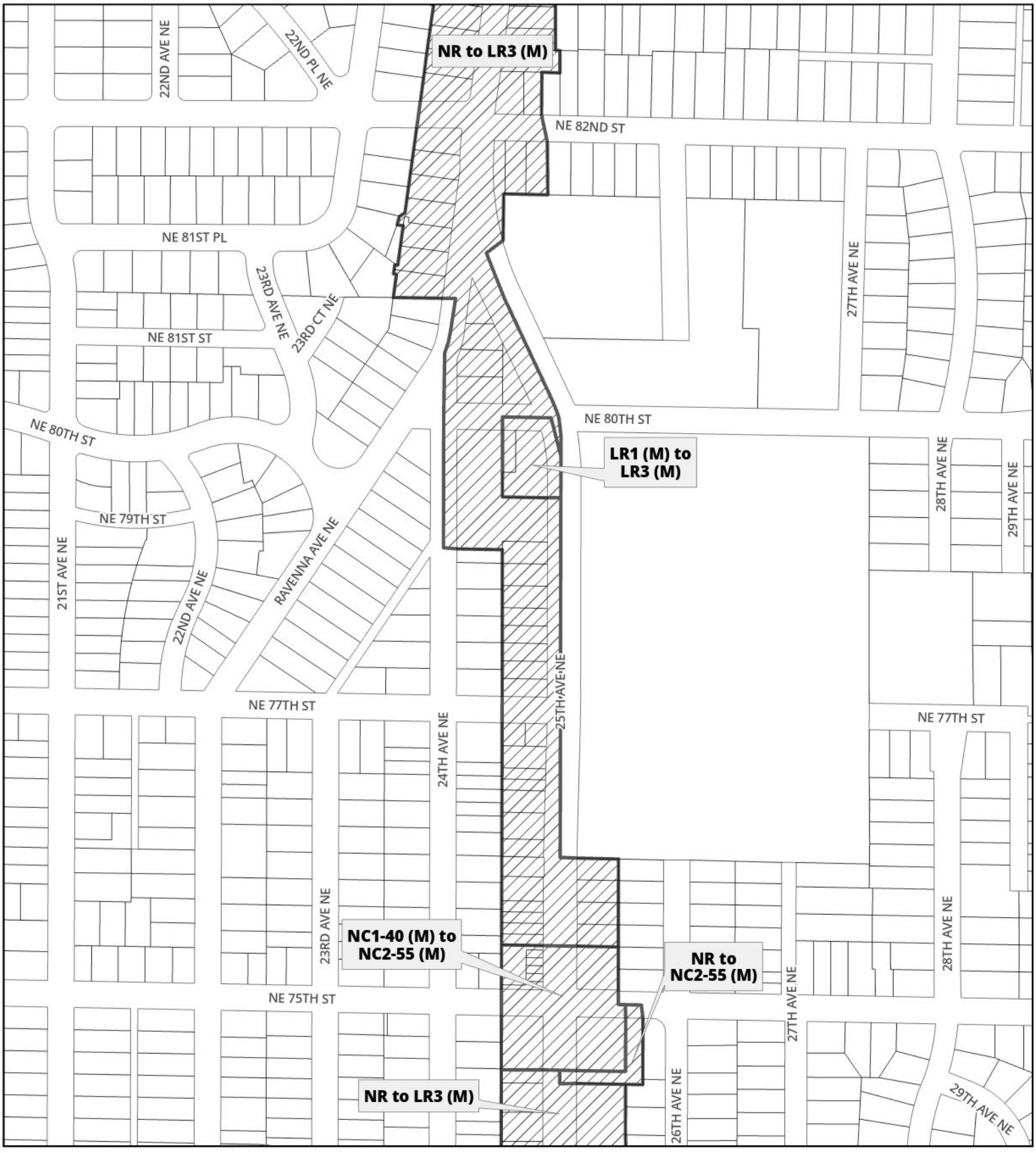
Prepared Wednesday, October 29, 2025, by OPCD.

Map 084



Rezone area

Development site

0 160 320 640 Feet

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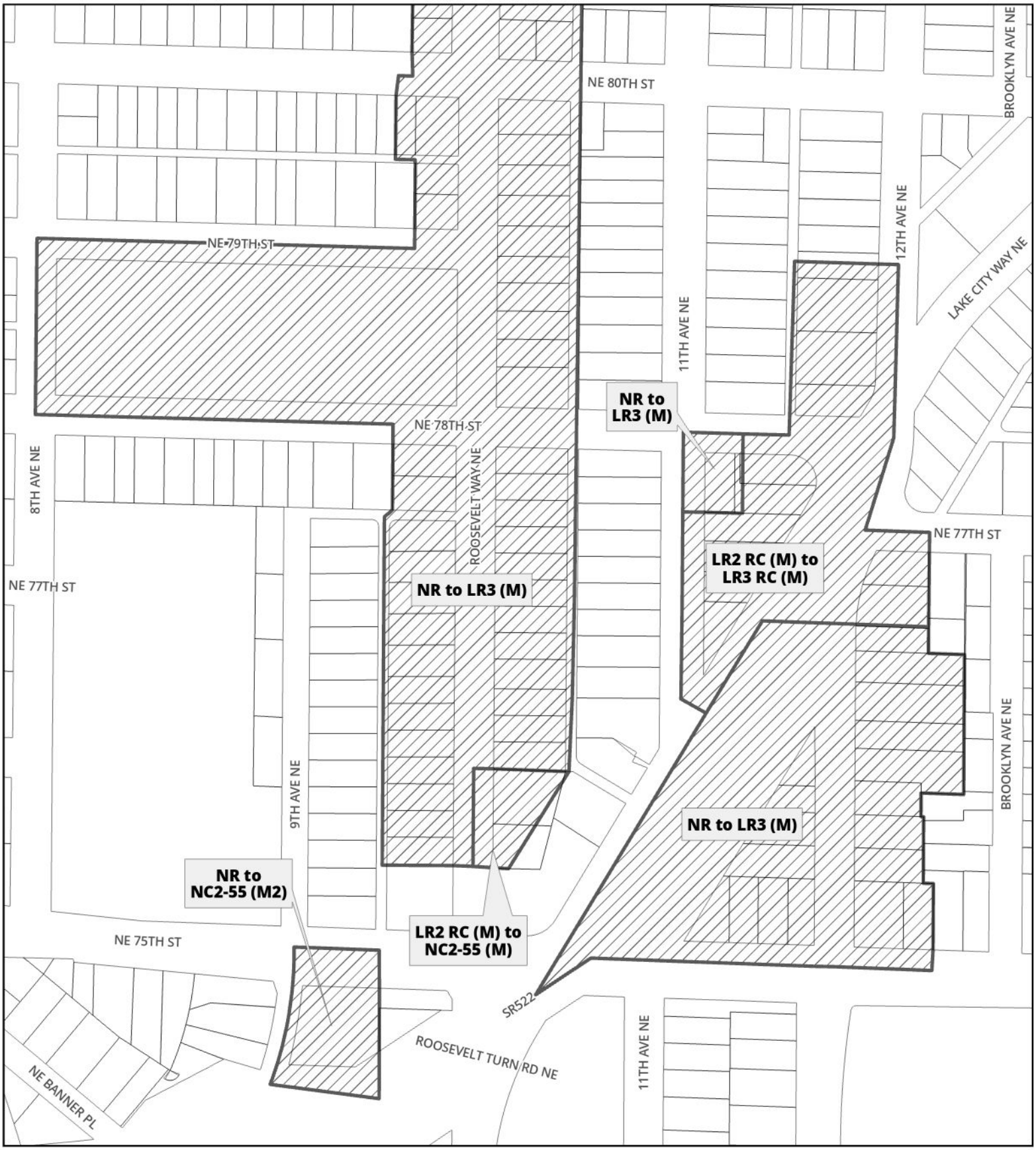
Prepared Wednesday, October 29, 2025, by OPCD.

Map 085



Rezone area **Development site**

0 105 210 420 Feet

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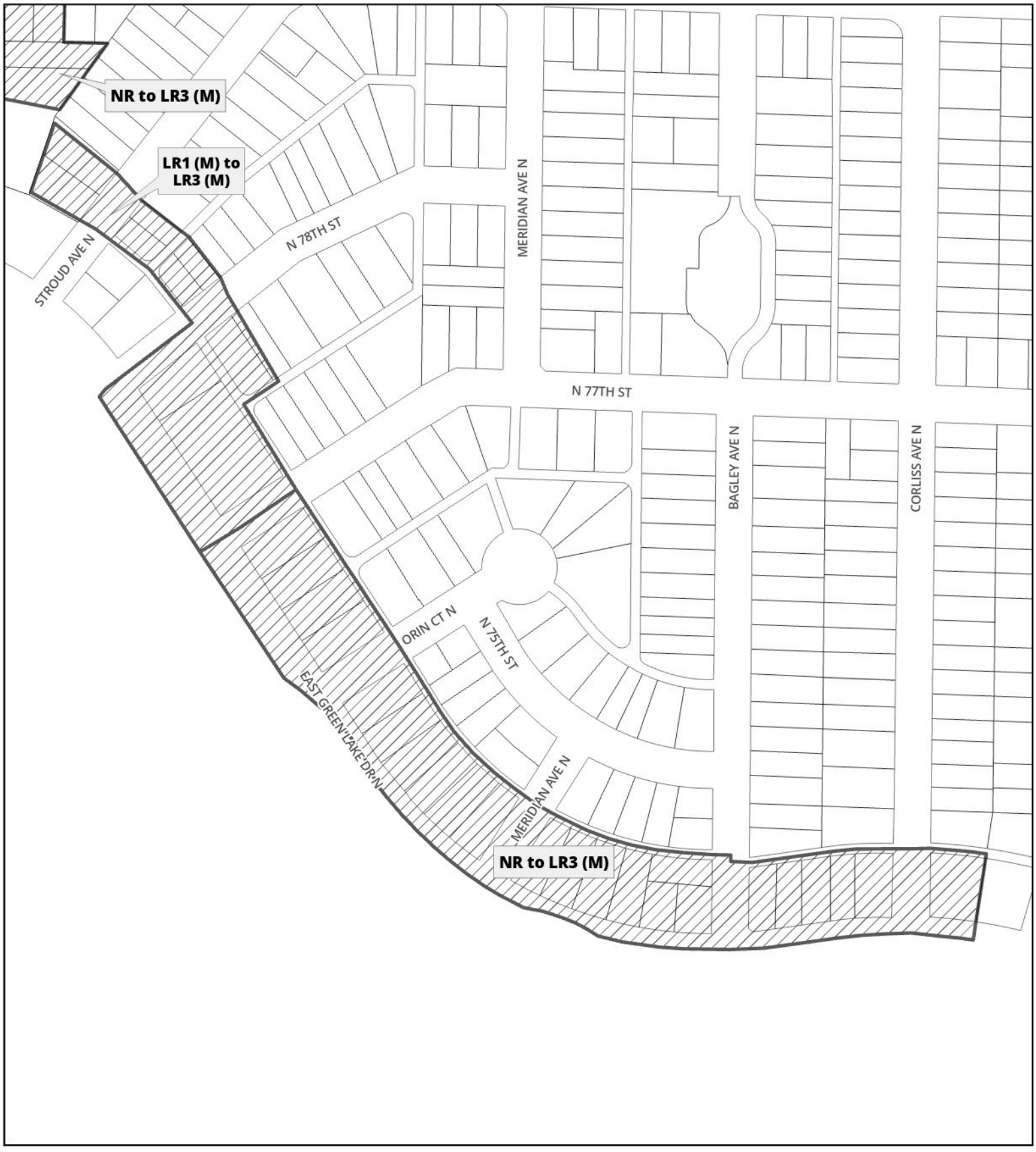
Prepared Wednesday, October 29, 2025, by OPCD.

Map 086



Rezone area

Development site

0 115 230 460 Feet

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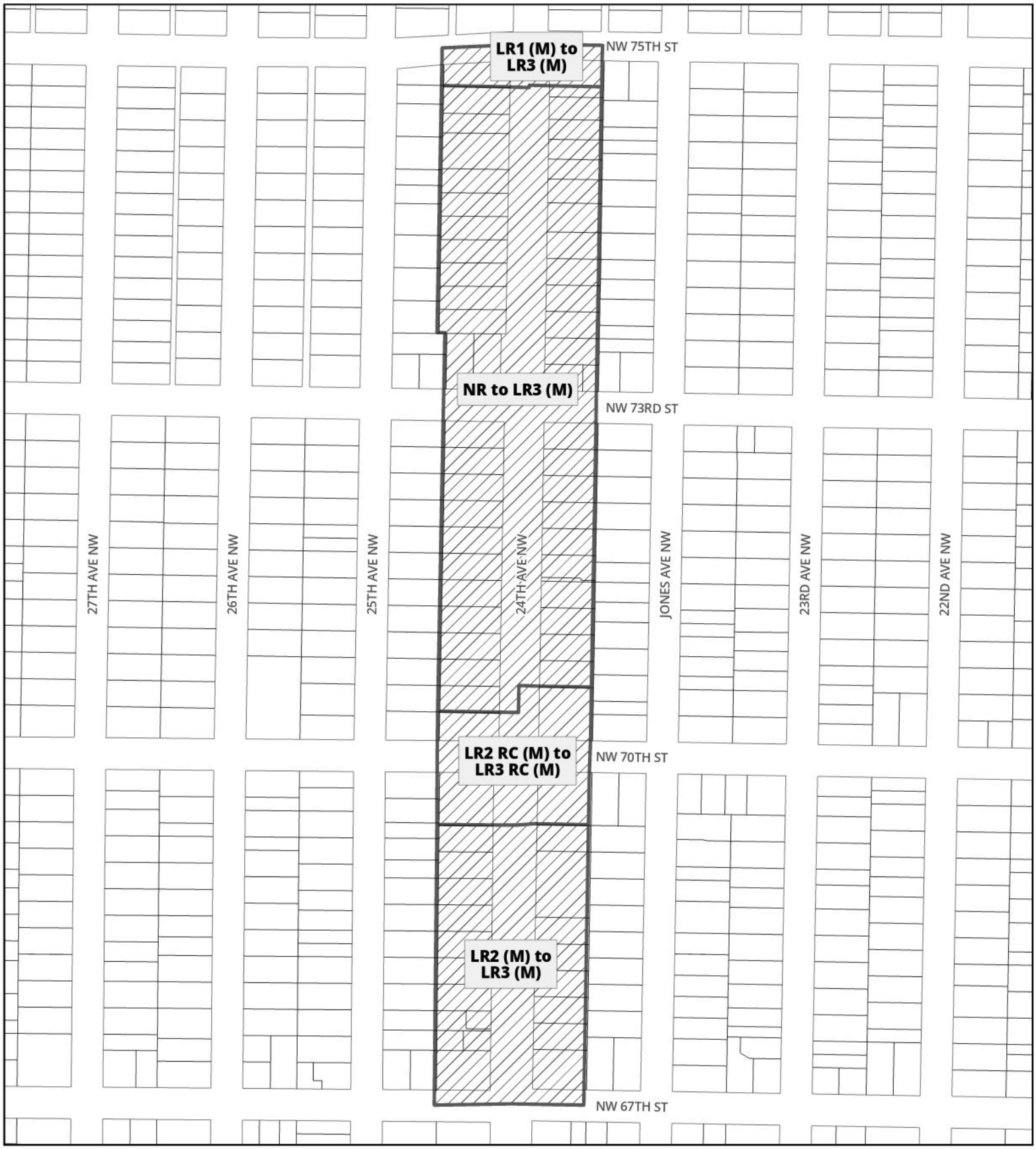
Prepared Wednesday, October 29, 2025, by OPCD.

Map 087



Rezone area

Development site

0 130 260 520 Feet

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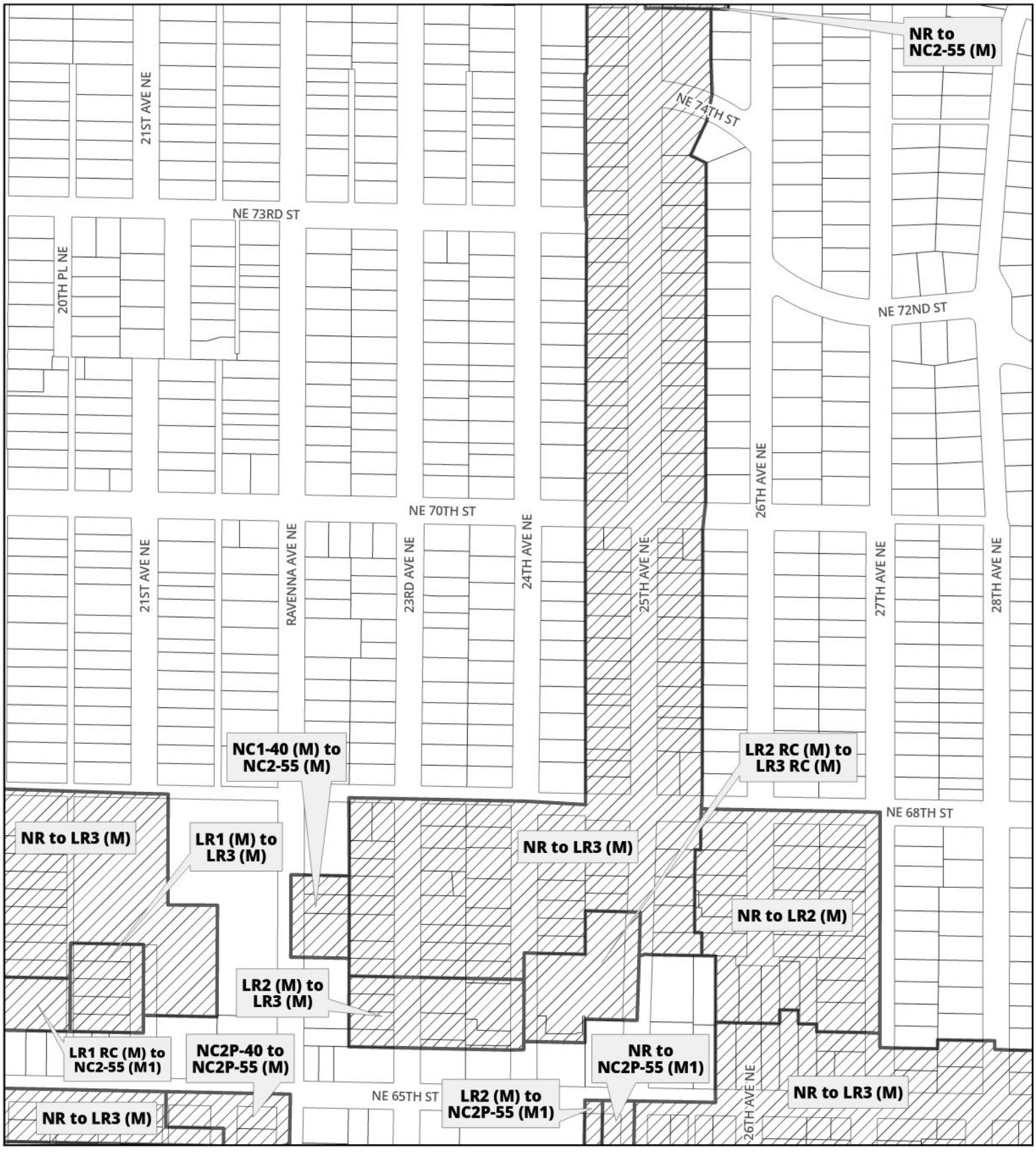
Map 088



Rezone area

Development site

0 160 320 640 Feet

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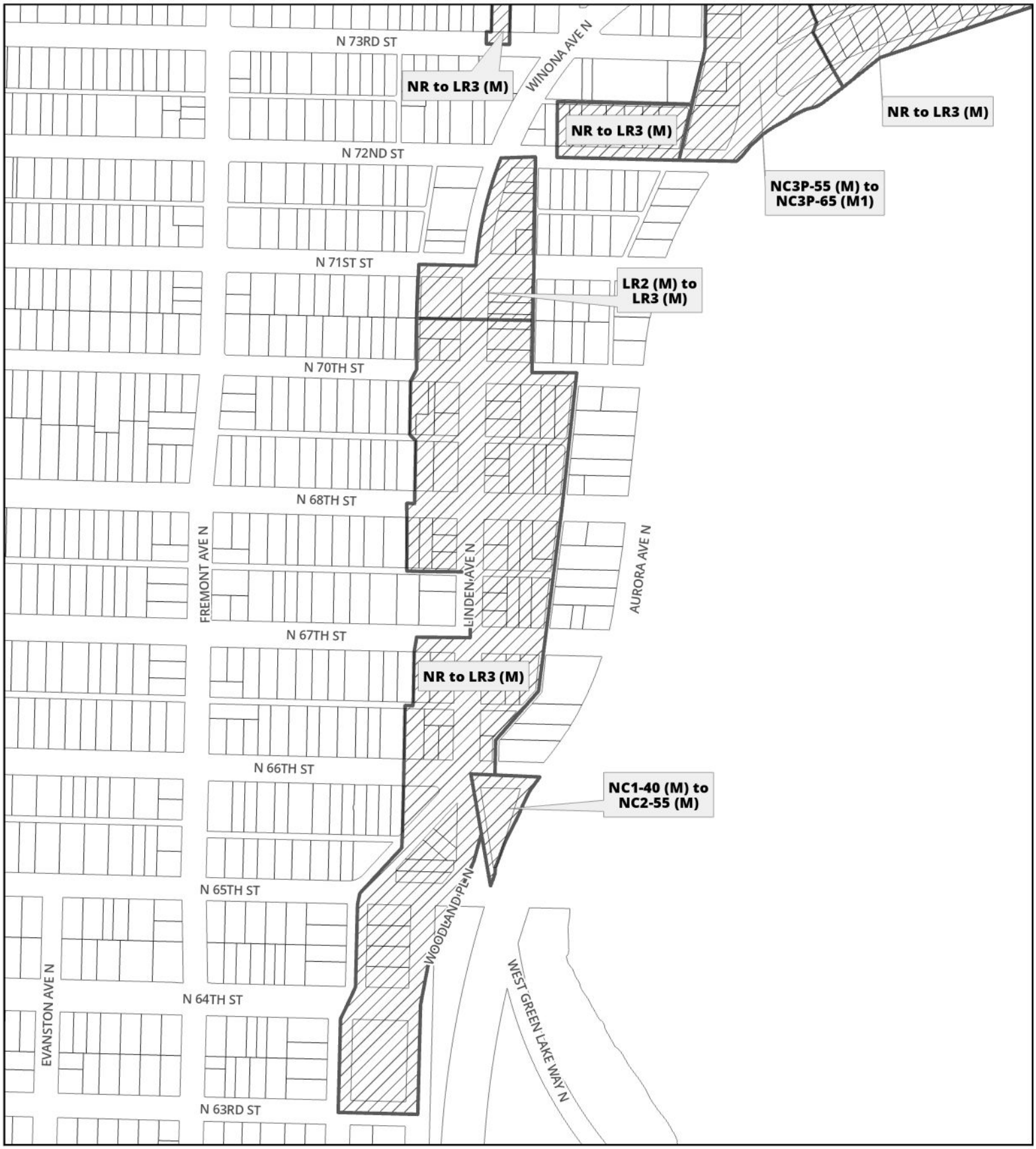
Map 089



Rezone area **Development site**

0 170 340 680 Feet

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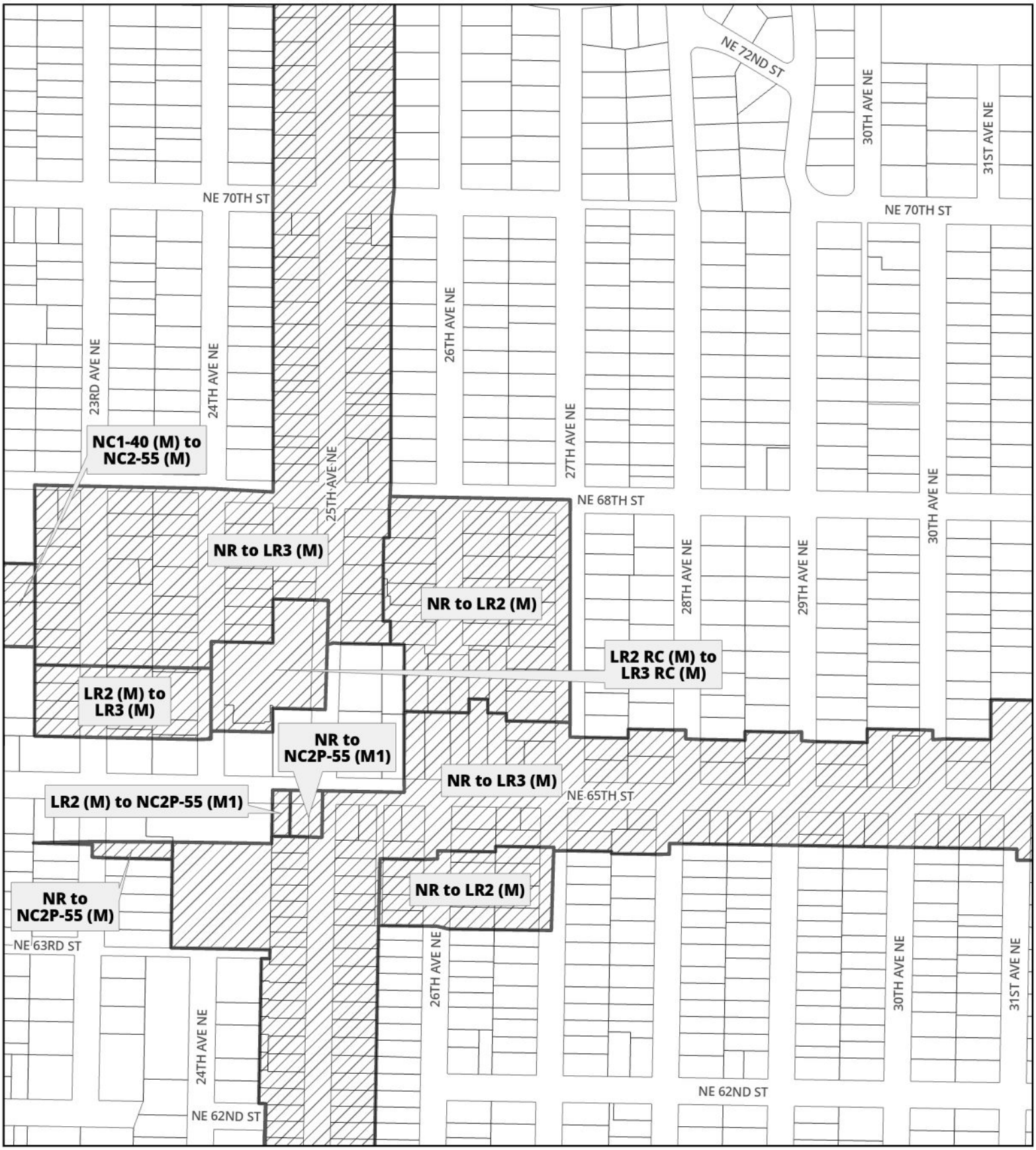
Prepared Wednesday, October 29, 2025, by OPCD.

Map 090



Rezone area

Development site

0 155 310 620 Feet

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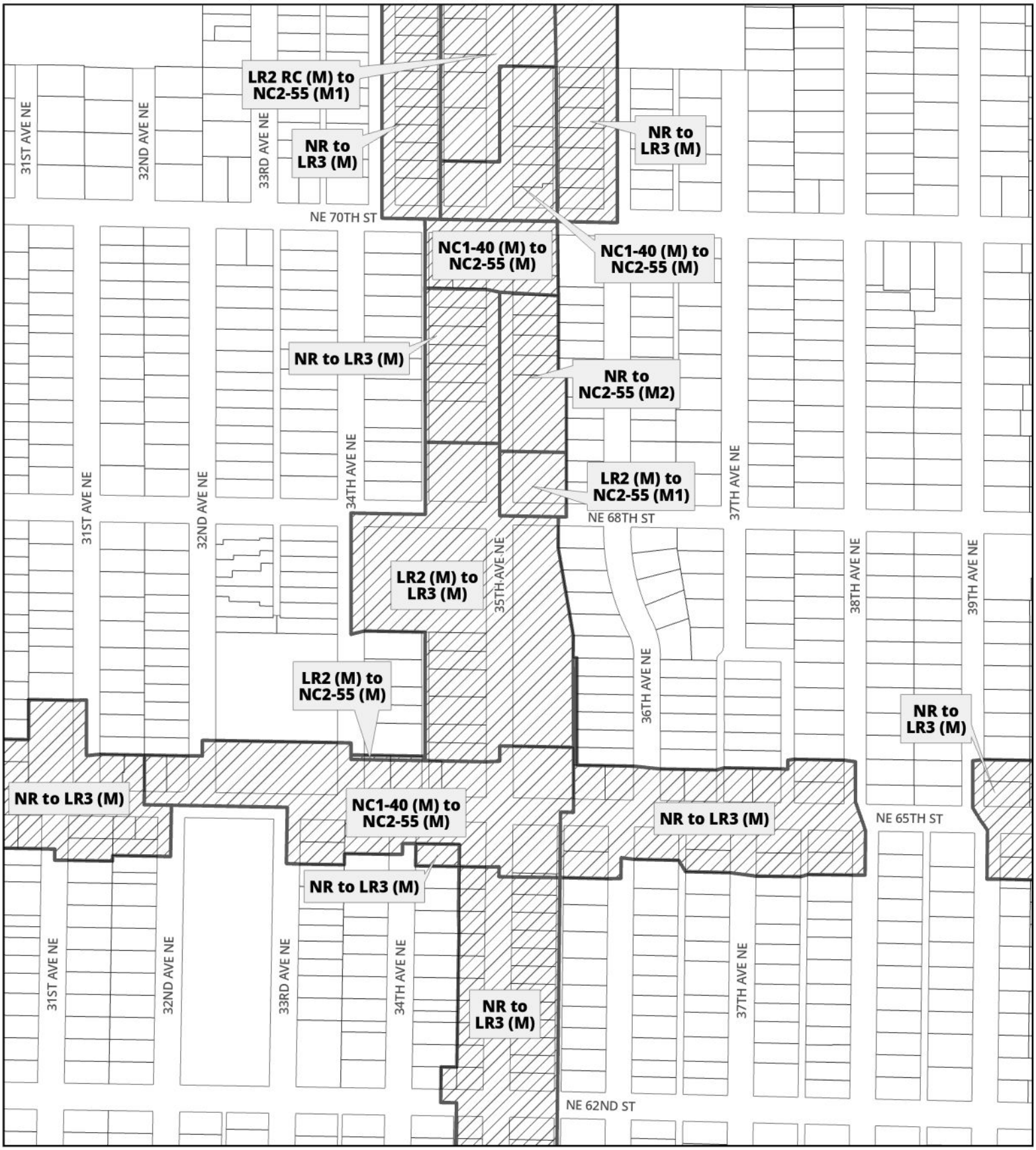
Map 091



Rezone area

Development site

0 155 310 620 Feet

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Map 092

Rezone area **Development site**

0 90 180 360 Feet

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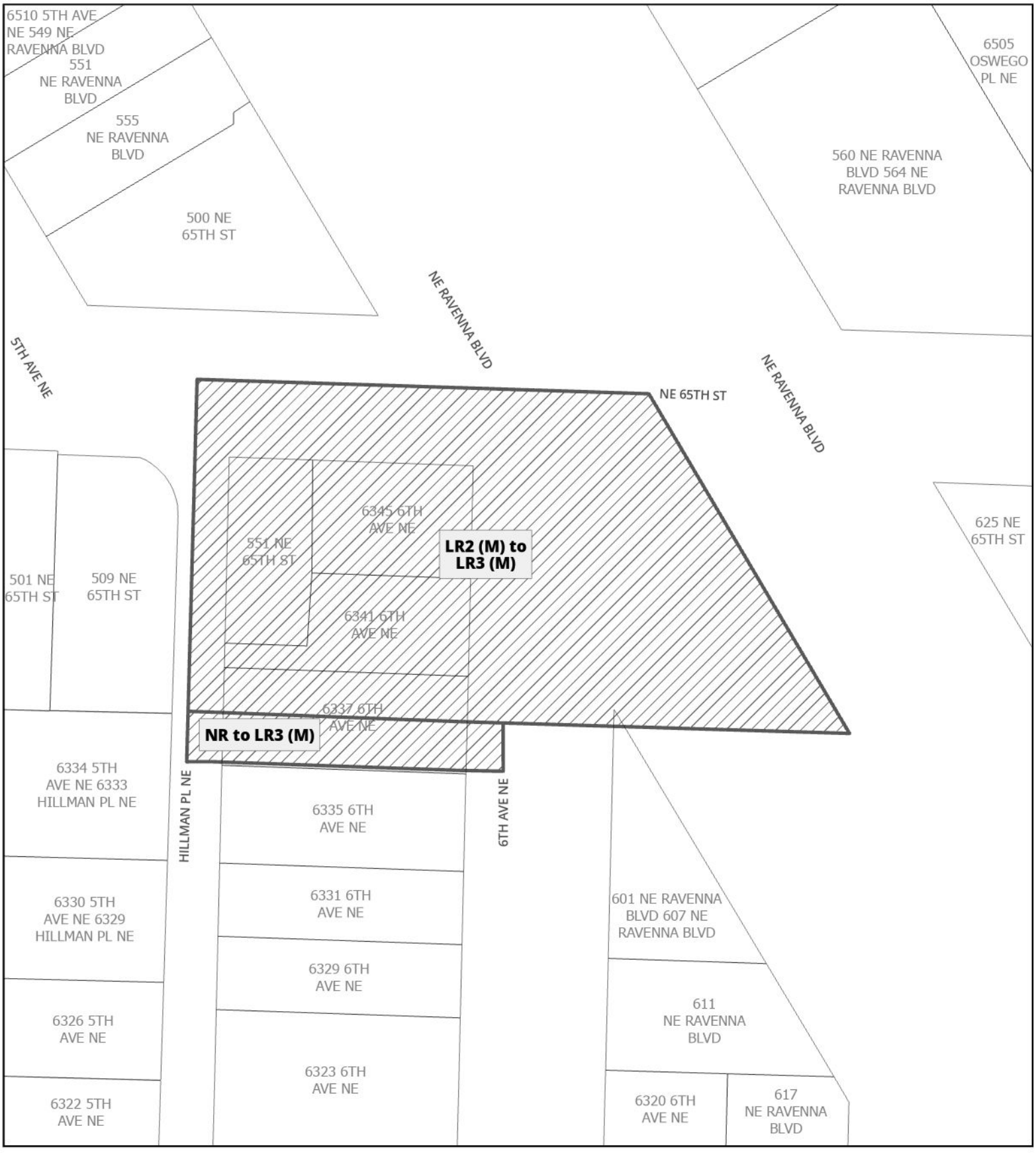
Map 093



Rezone area **Development site**

0 25 50 100 Feet

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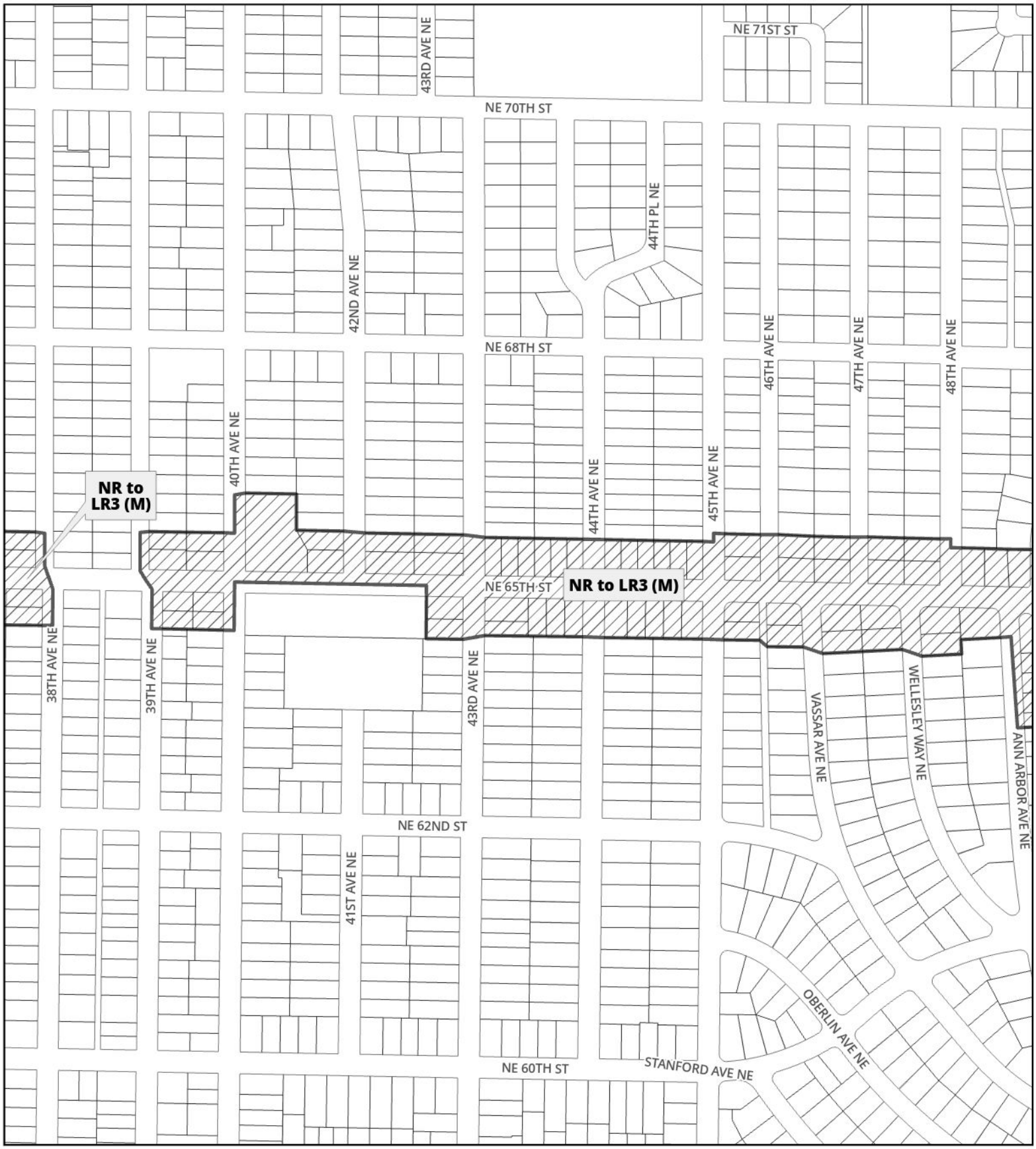
Map 094



Rezone area **Development site**

0 195 390 780 Feet

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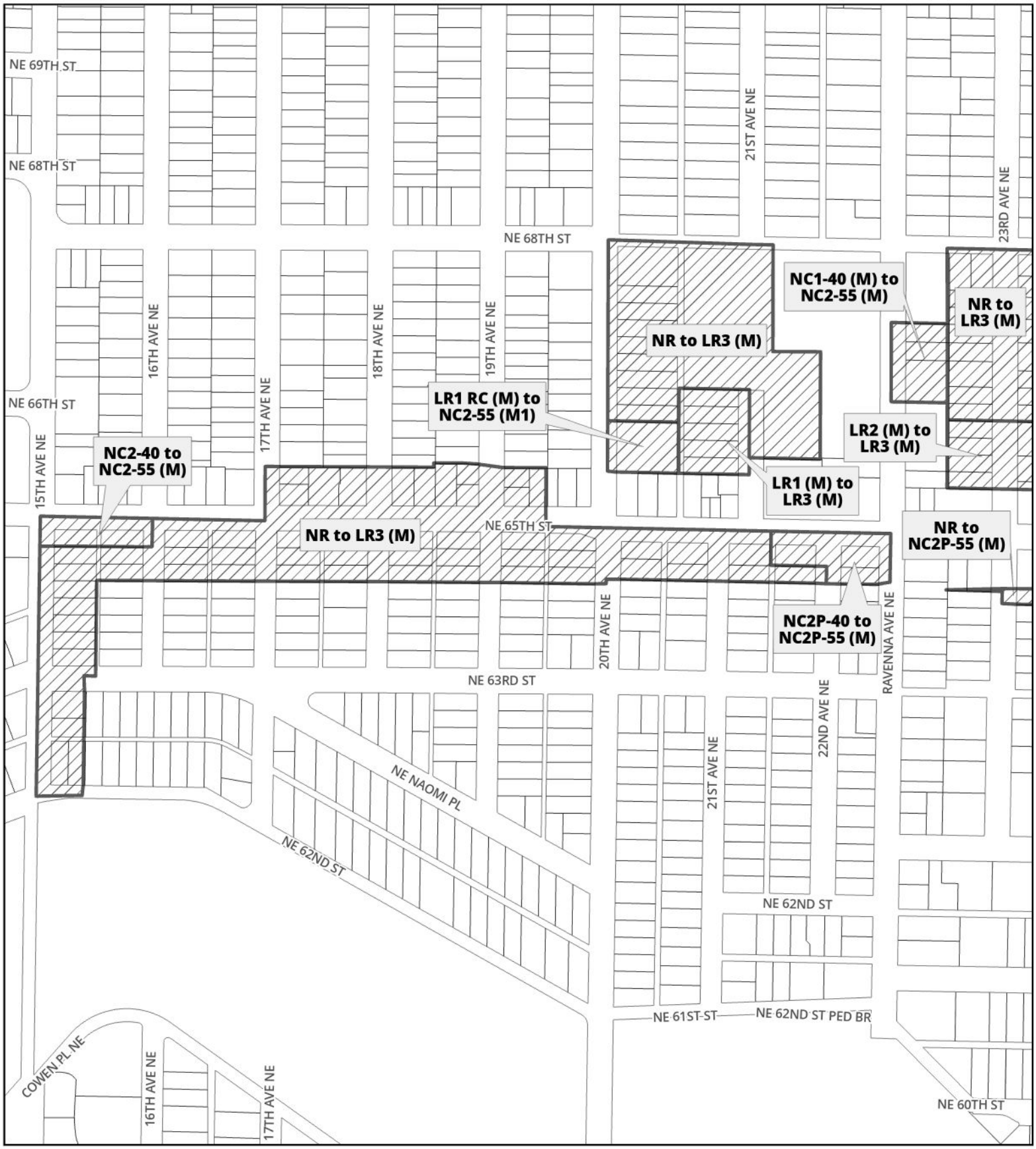
Map 095



Rezone area **Development site**

0 165 330 660 Feet

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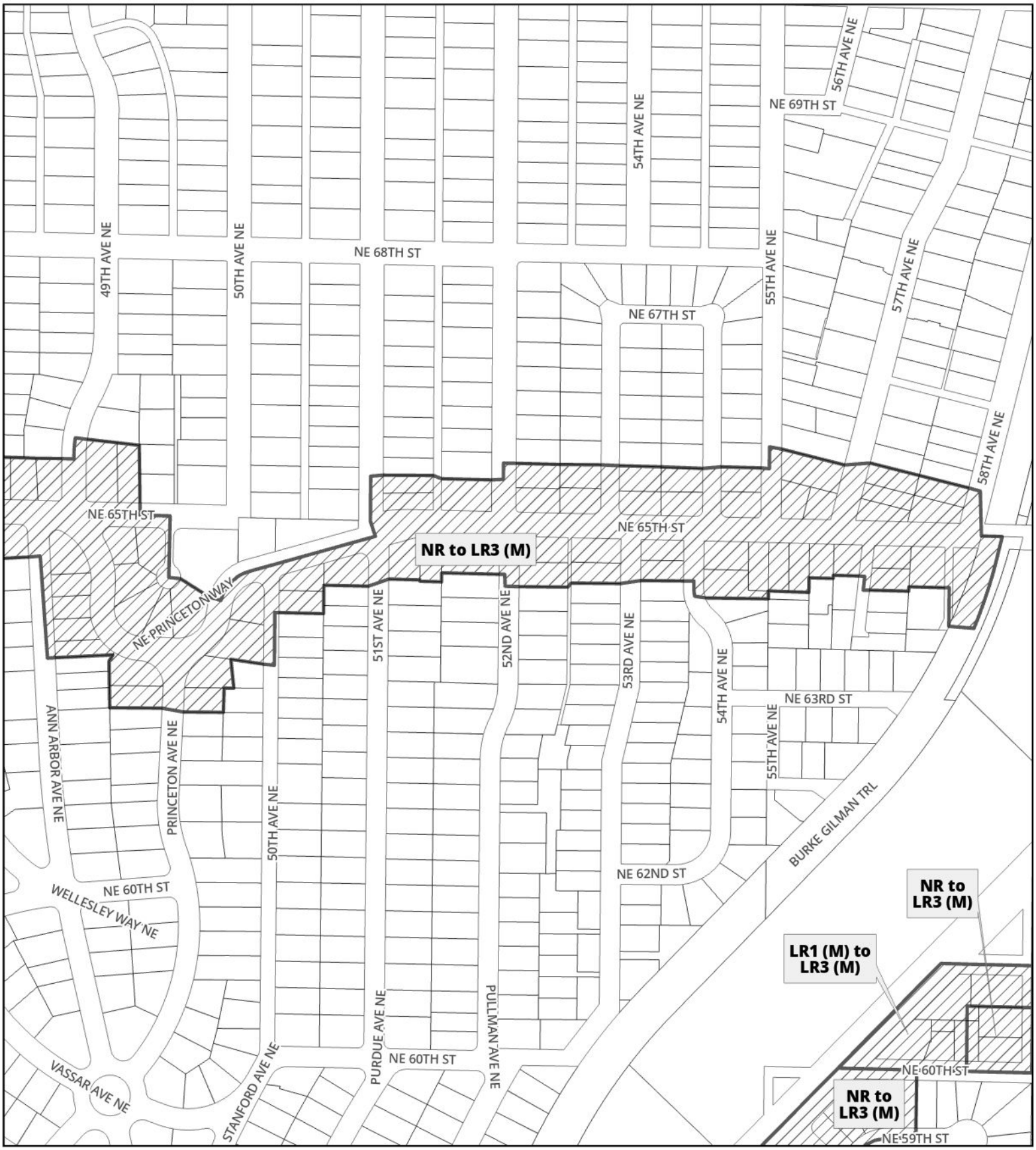
Map 096



Rezone area **Development site**

0 175 350 700 Feet

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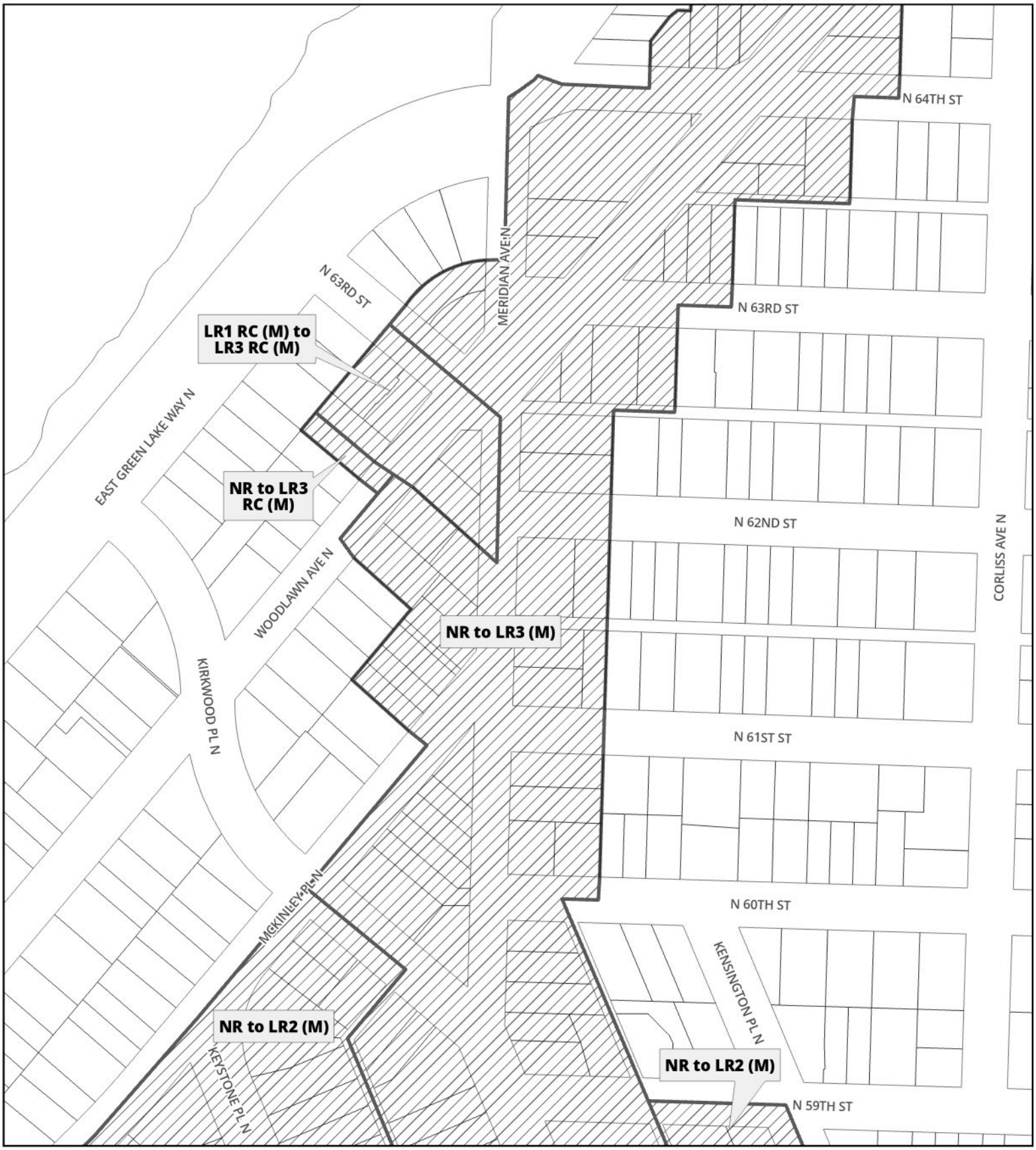
Map 097



Rezone area

Development site

0 90 180 360 Feet

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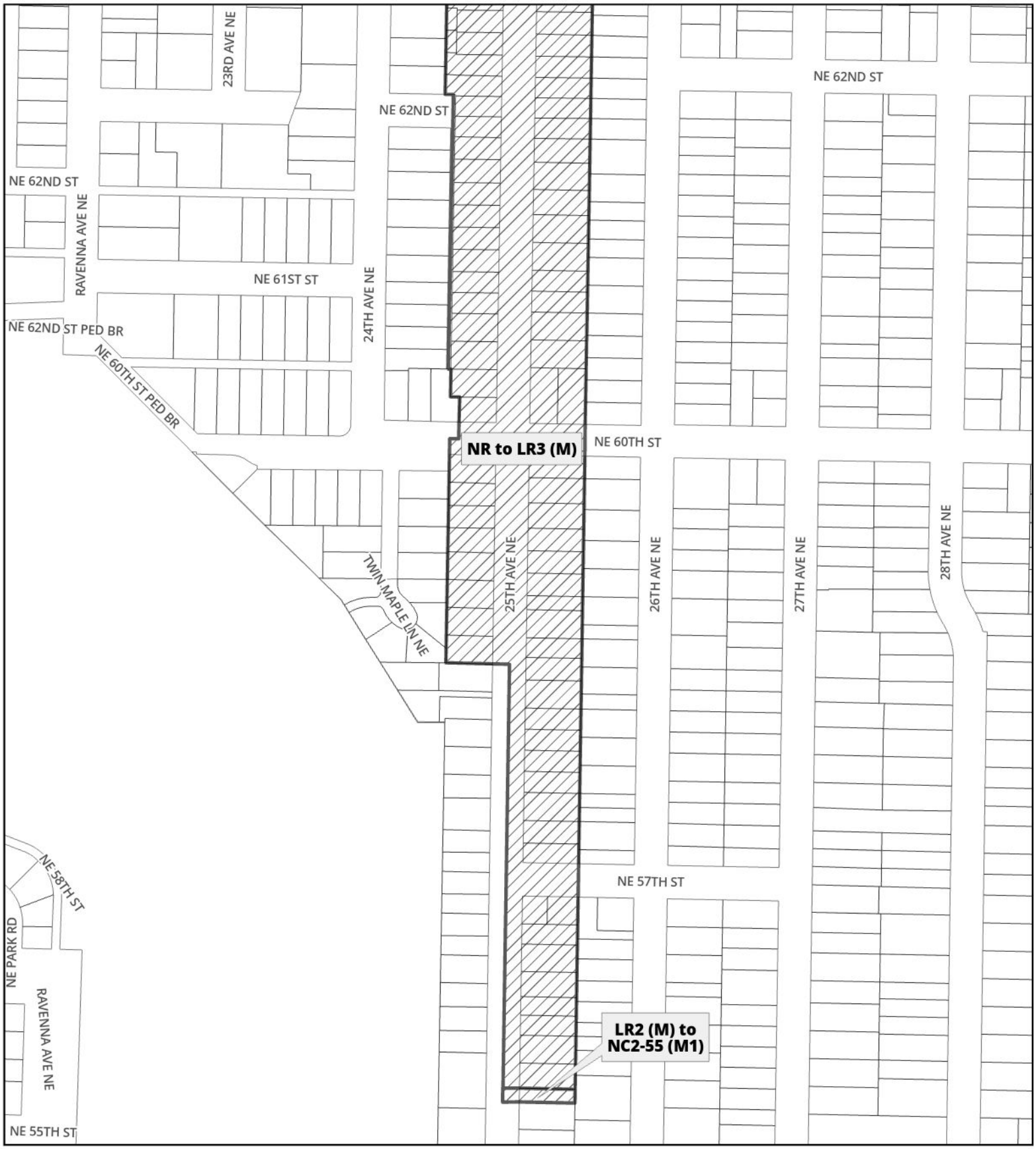
Map 098



Rezone area **Development site**

0 125 250 500 Feet

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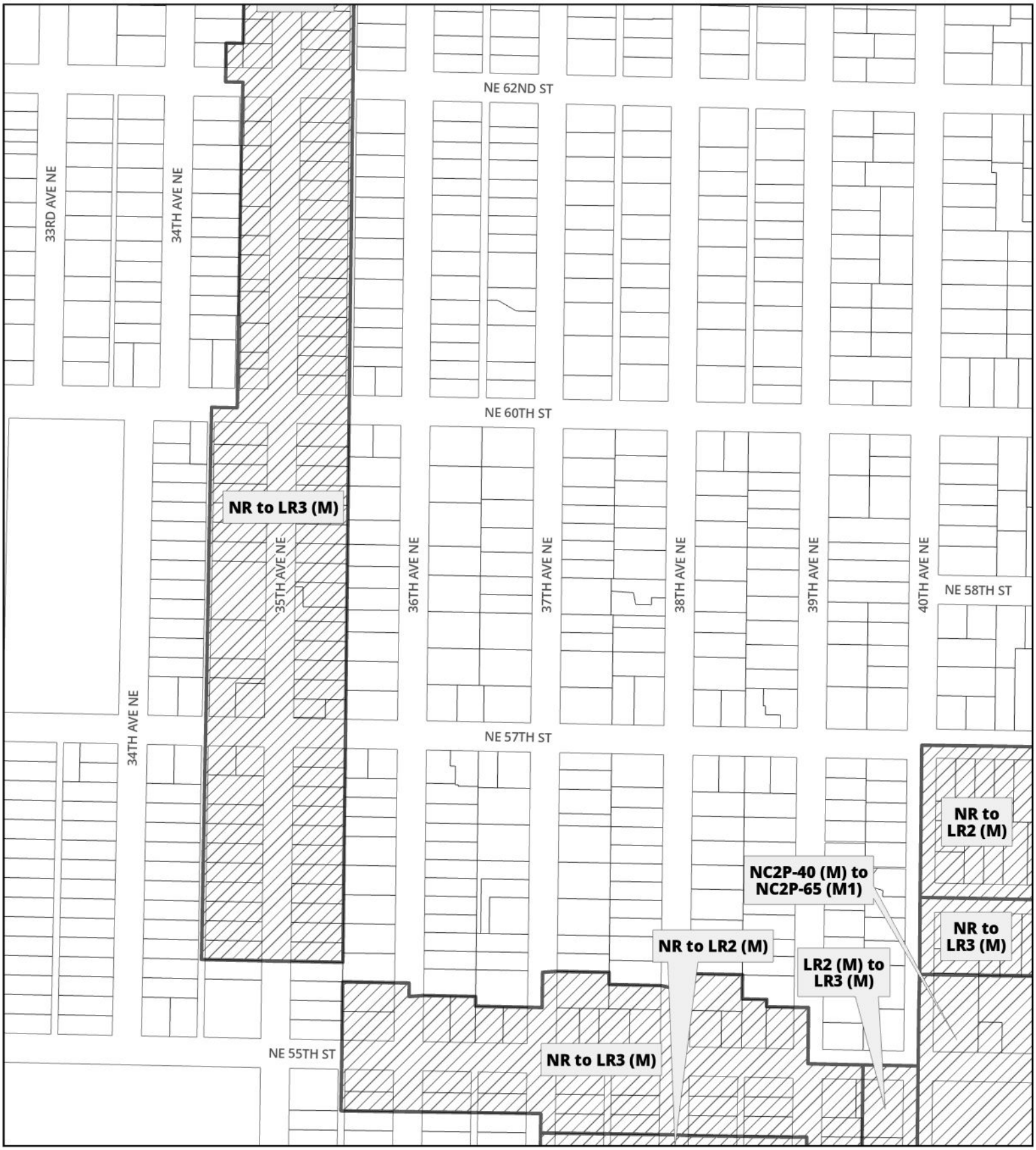
Map 099



Rezone area

Development site

0 145 290 580 Feet

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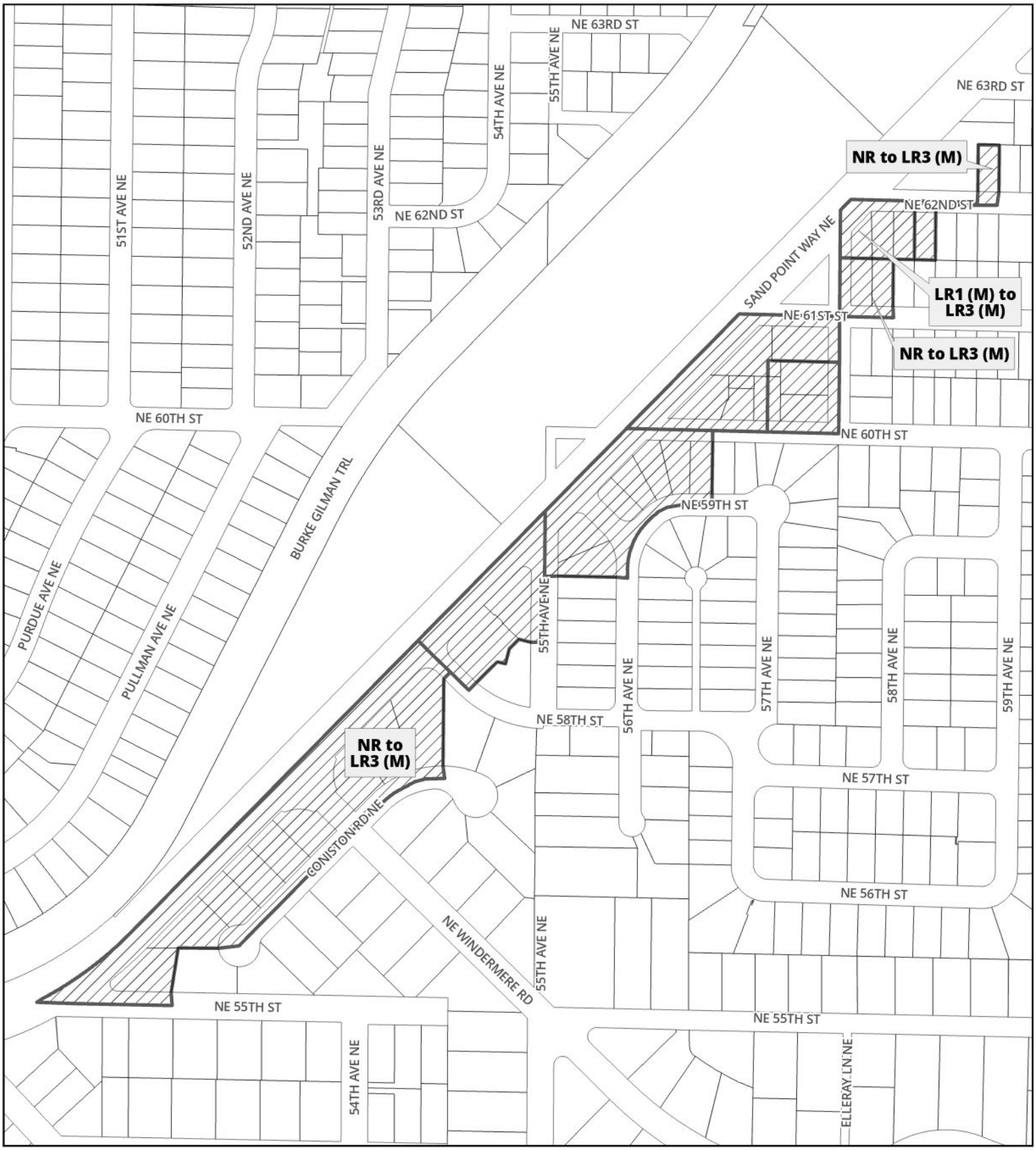
Prepared Wednesday, October 29, 2025, by OPCD.

Map 100



Rezone area **Development site**

0 160 320 640 Feet

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Map 101

Rezone area

Development site

0 40 80 160 Feet

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Map 102

Rezone area

Development site

0 90 180 360 Feet

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Map 103

Rezone area

Development site

0 45 90 180 Feet

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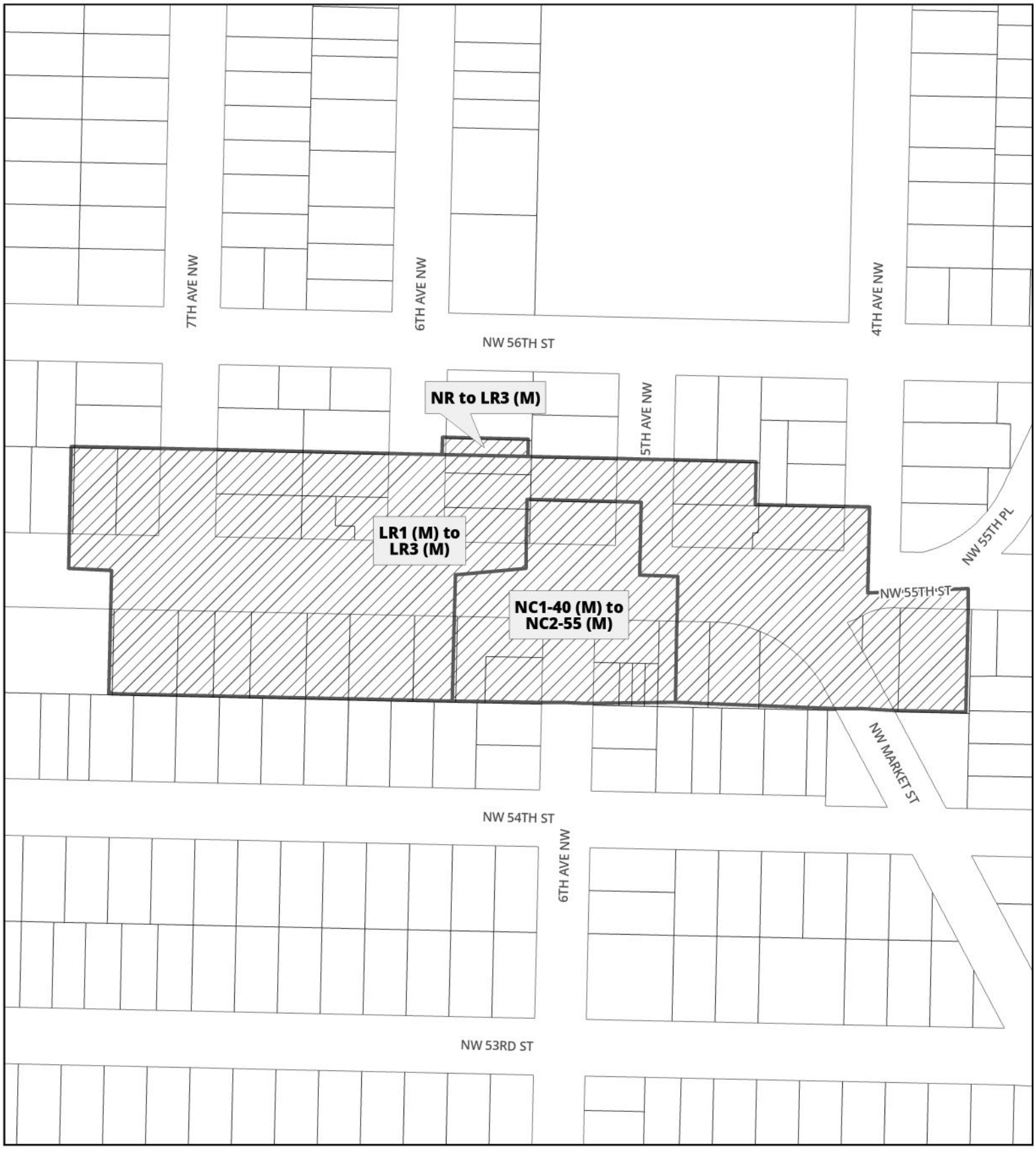
Map 104



Rezone area

Development site

0 80 160 320 Feet

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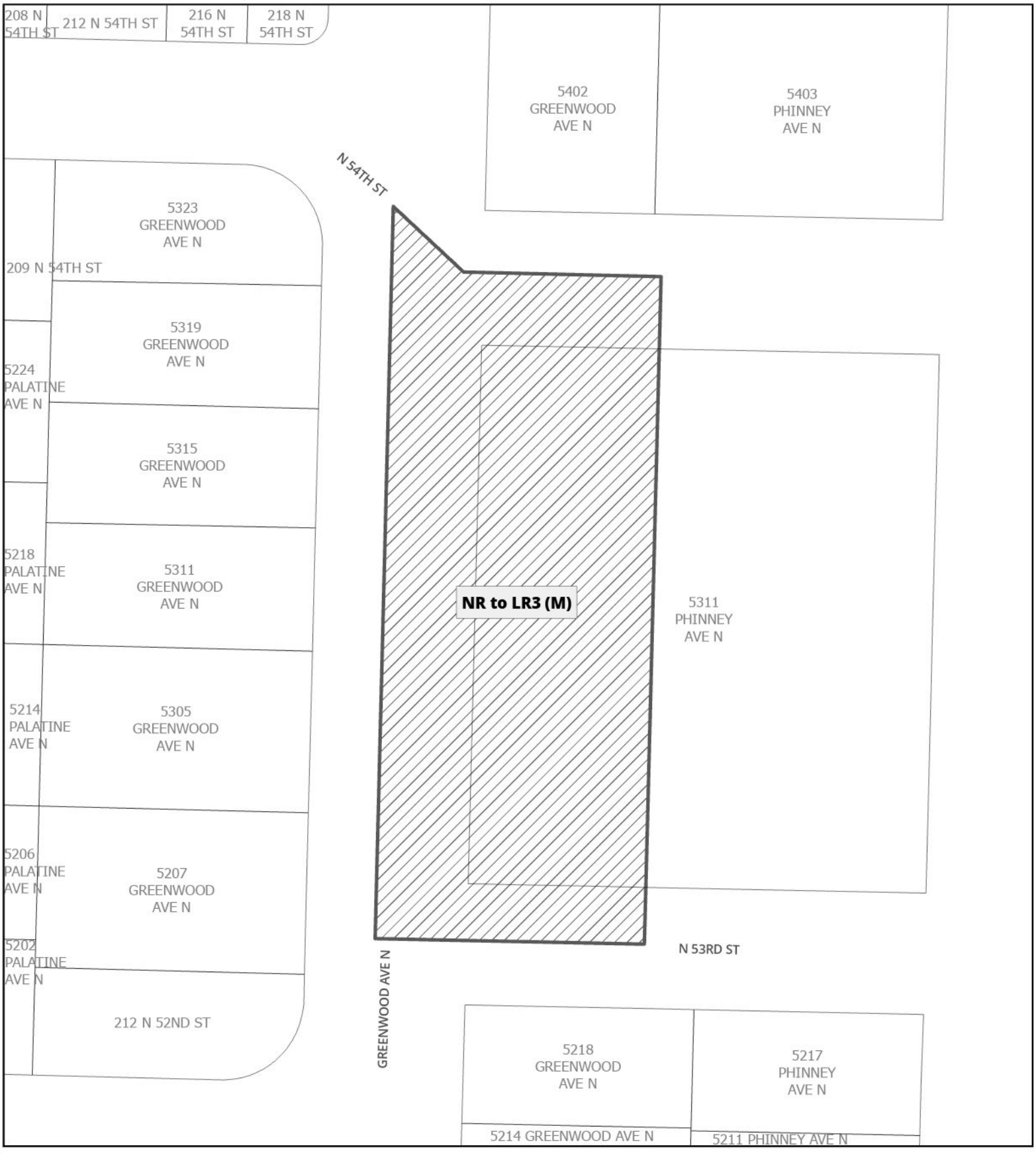
Prepared Wednesday, October 29, 2025, by OPCD.

Map 105



Rezone area **Development site**

0 25 50 100 Feet

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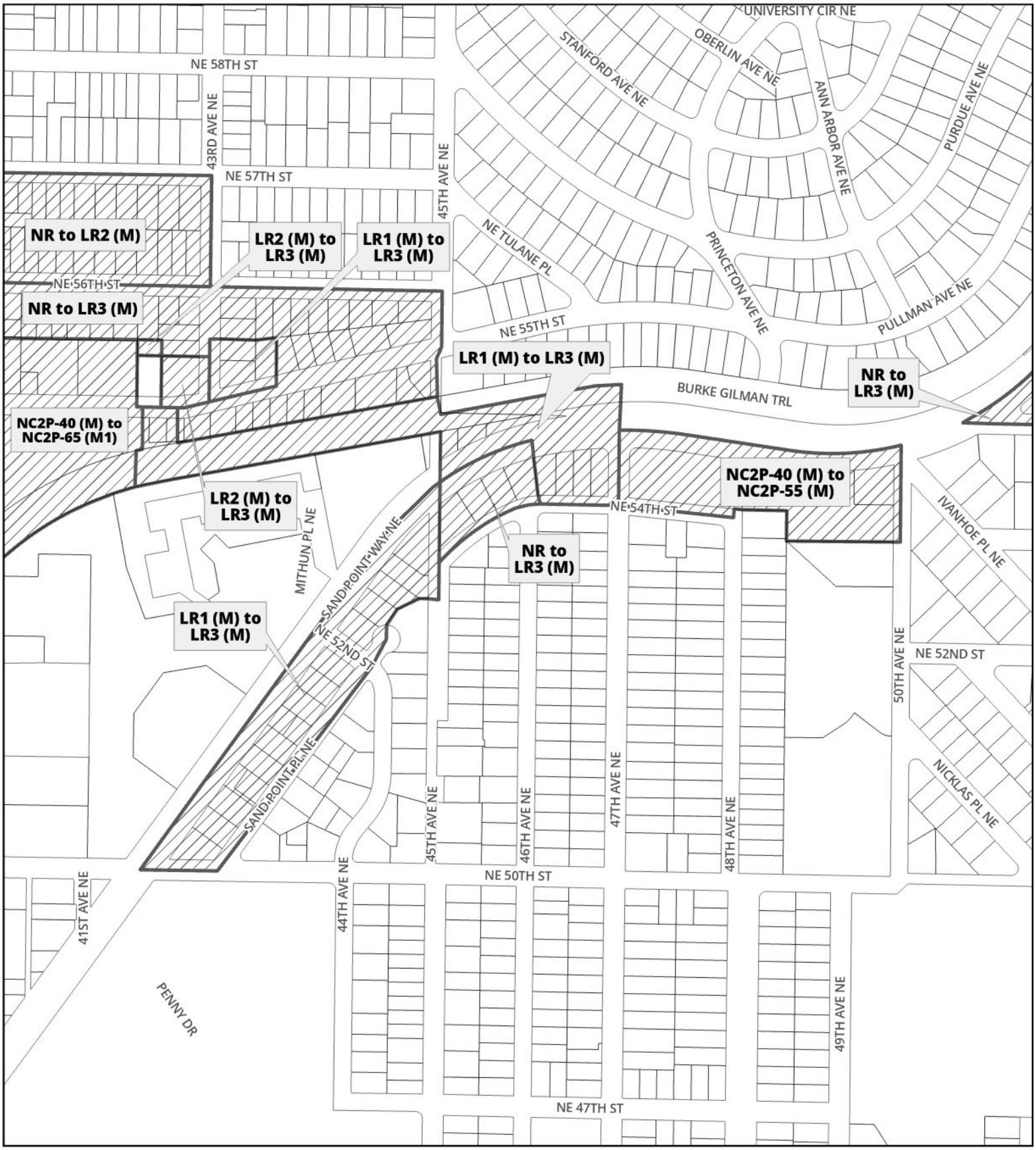
Map 106



Rezone area **Development site**

0 200 400 800 Feet

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Map 107

Rezone area

Development site

0 95 190 380 Feet

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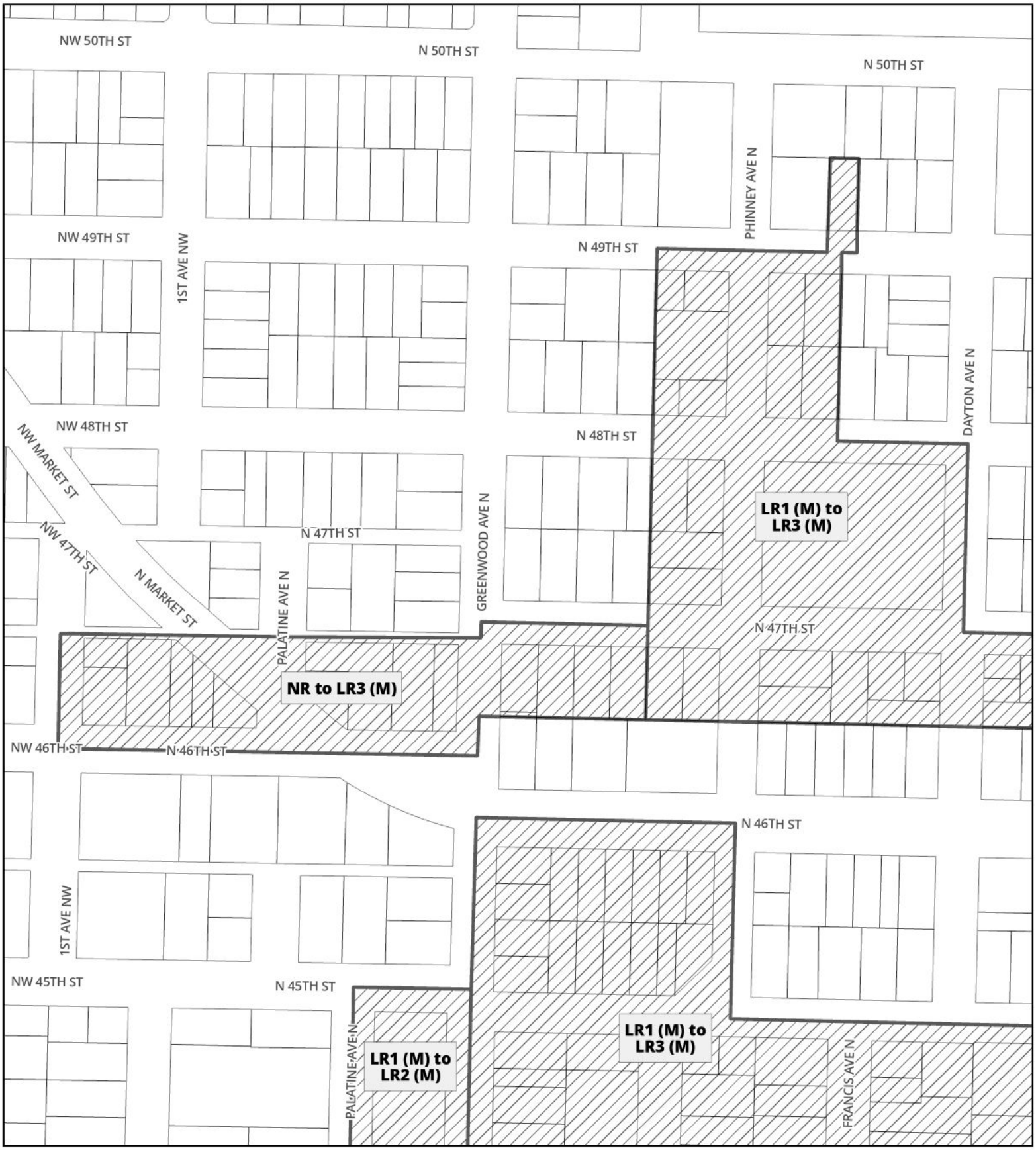
Map 108



Rezone area

Development site

0 95 190 380 Feet

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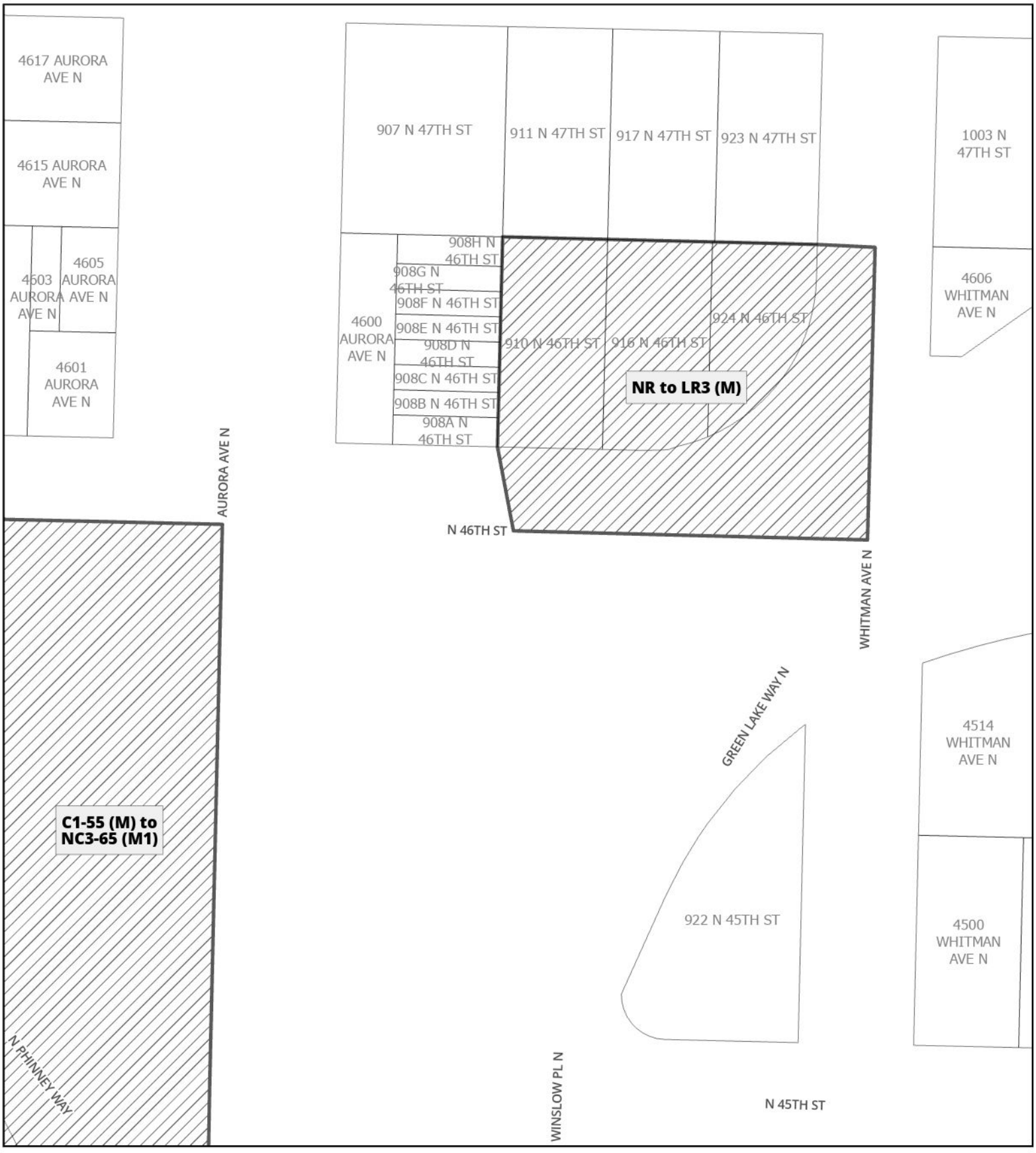
Prepared Wednesday, October 29, 2025, by OPCD.

Map 109



Rezone area **Development site**

0 30 60 120 Feet

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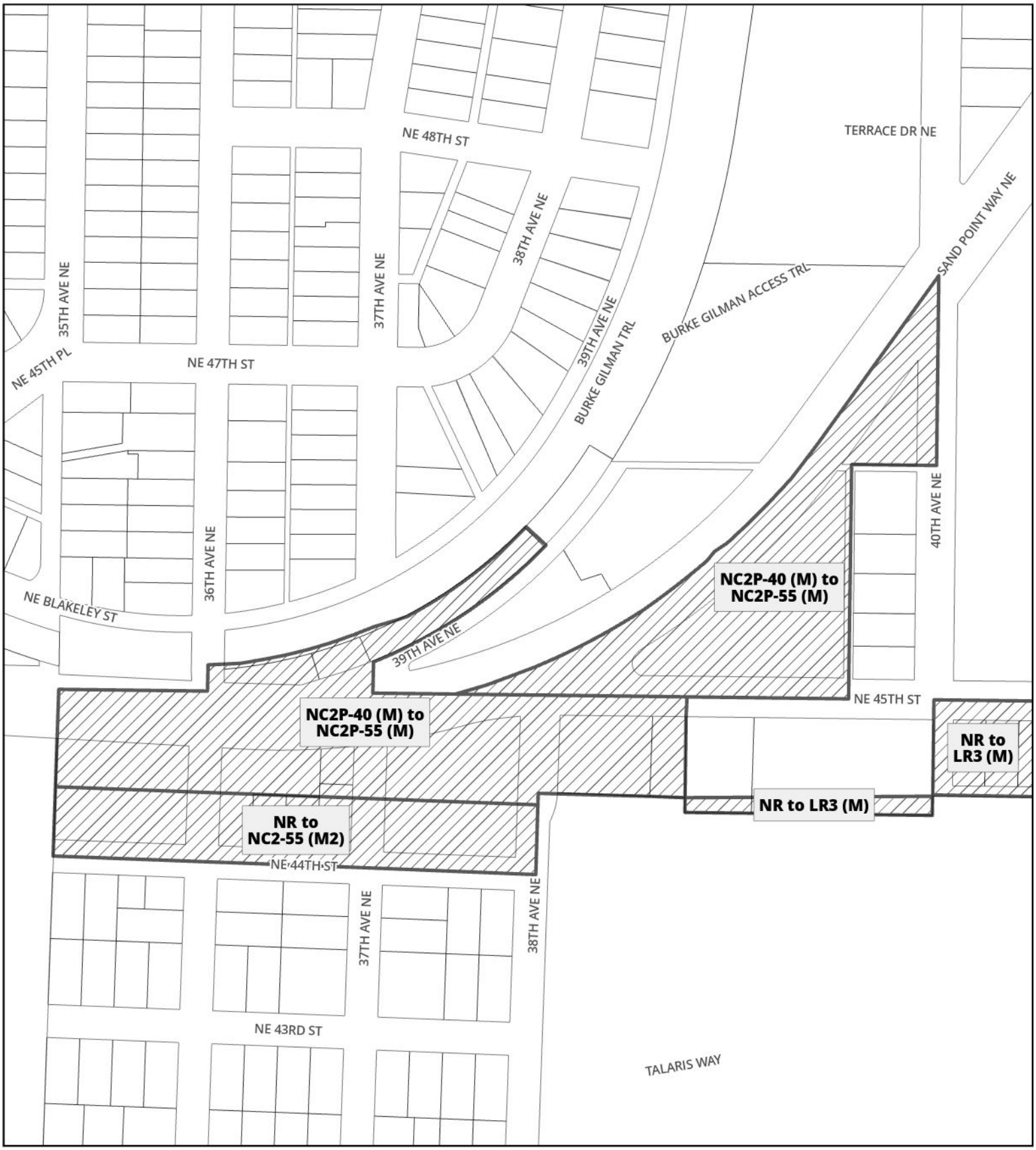
Map 110



Rezone area **Development site**

0 105 210 420 Feet

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Map 111

Rezone area **Development site**

0 15 30 60 Feet

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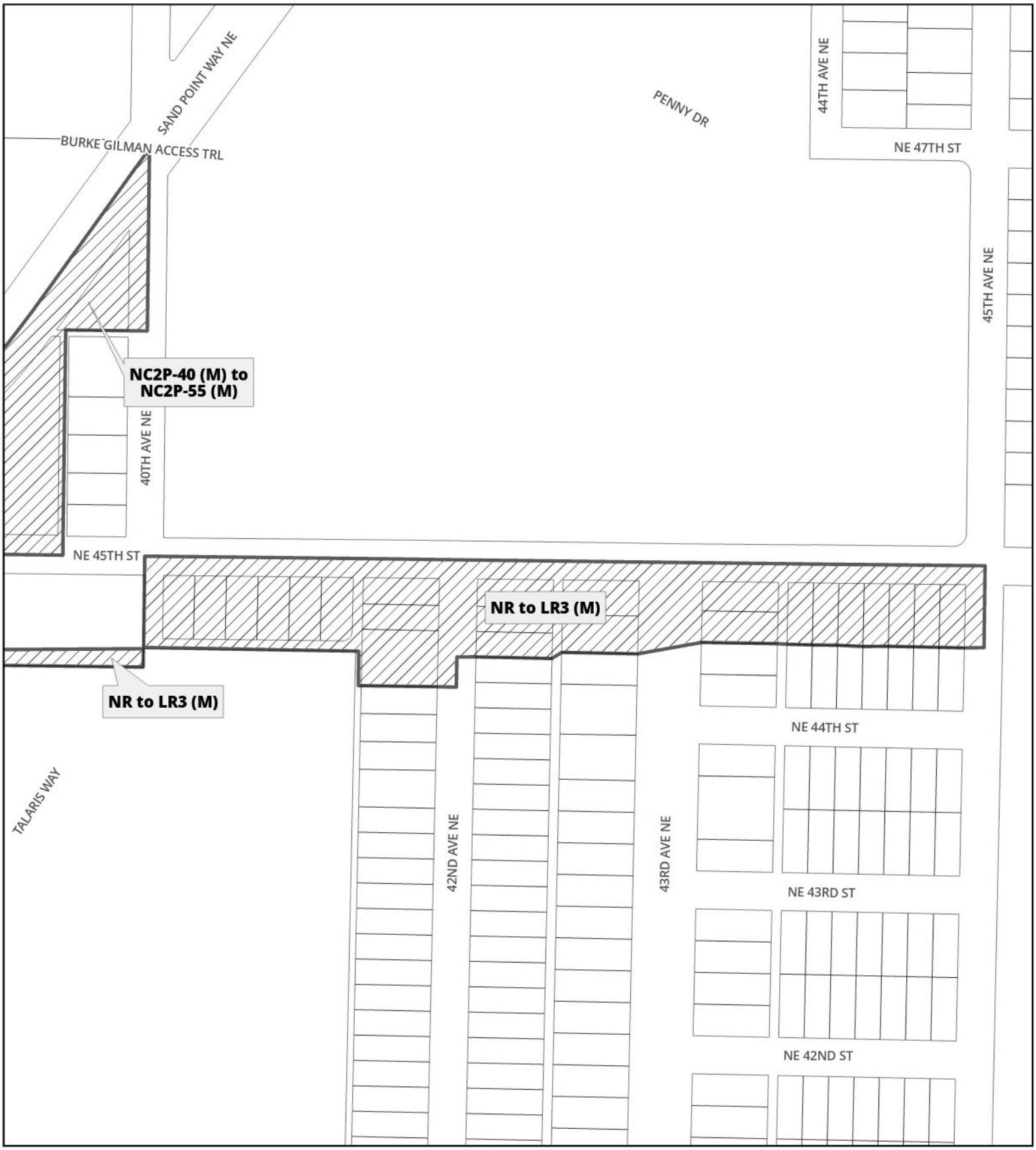
Map 112



Rezone area

Development site

0 110 220 440 Feet

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Map 113

Rezone area

Development site

0 45 90 180 Feet

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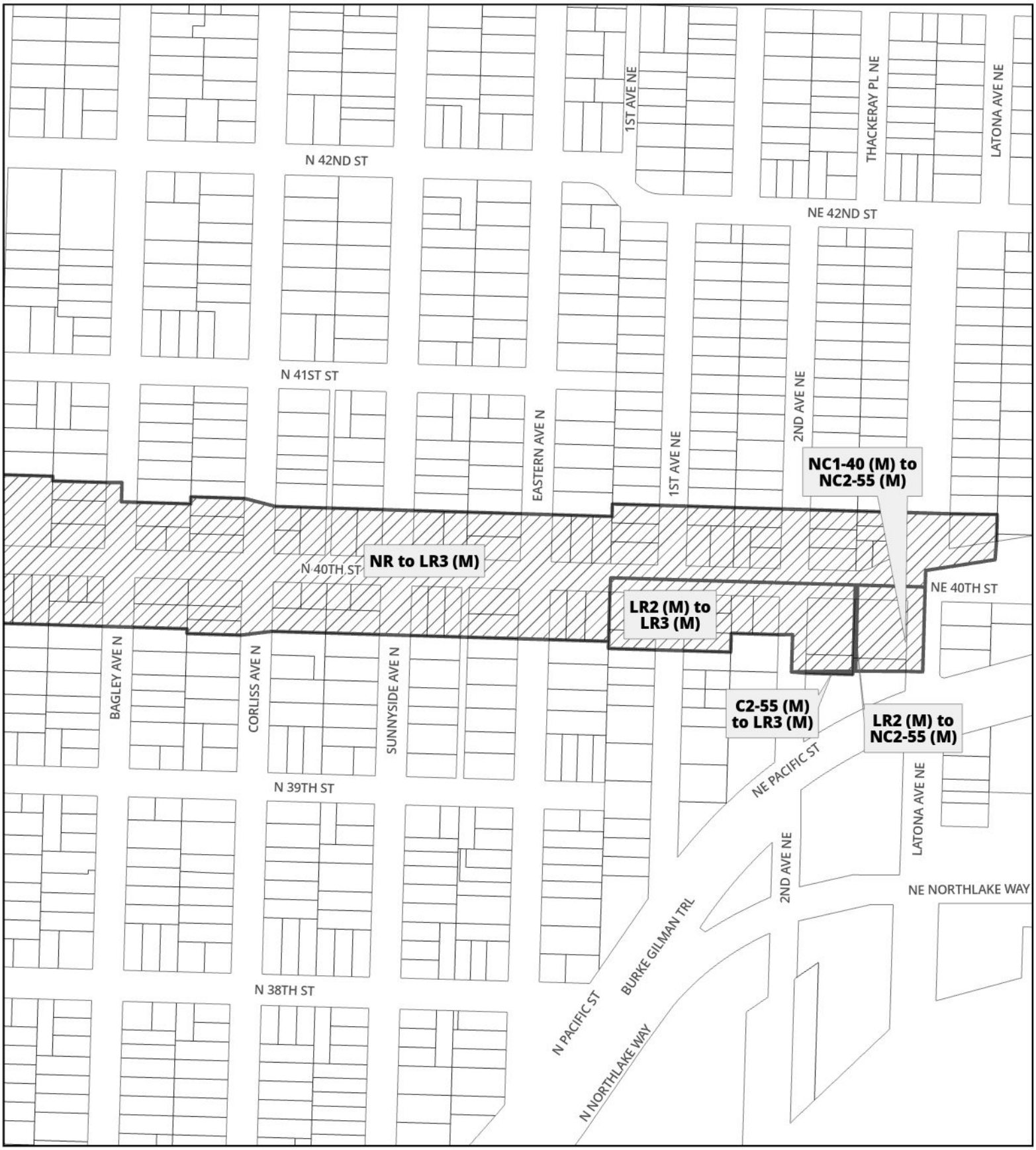
Map 114



Rezone area **Development site**

0 150 300 600 Feet

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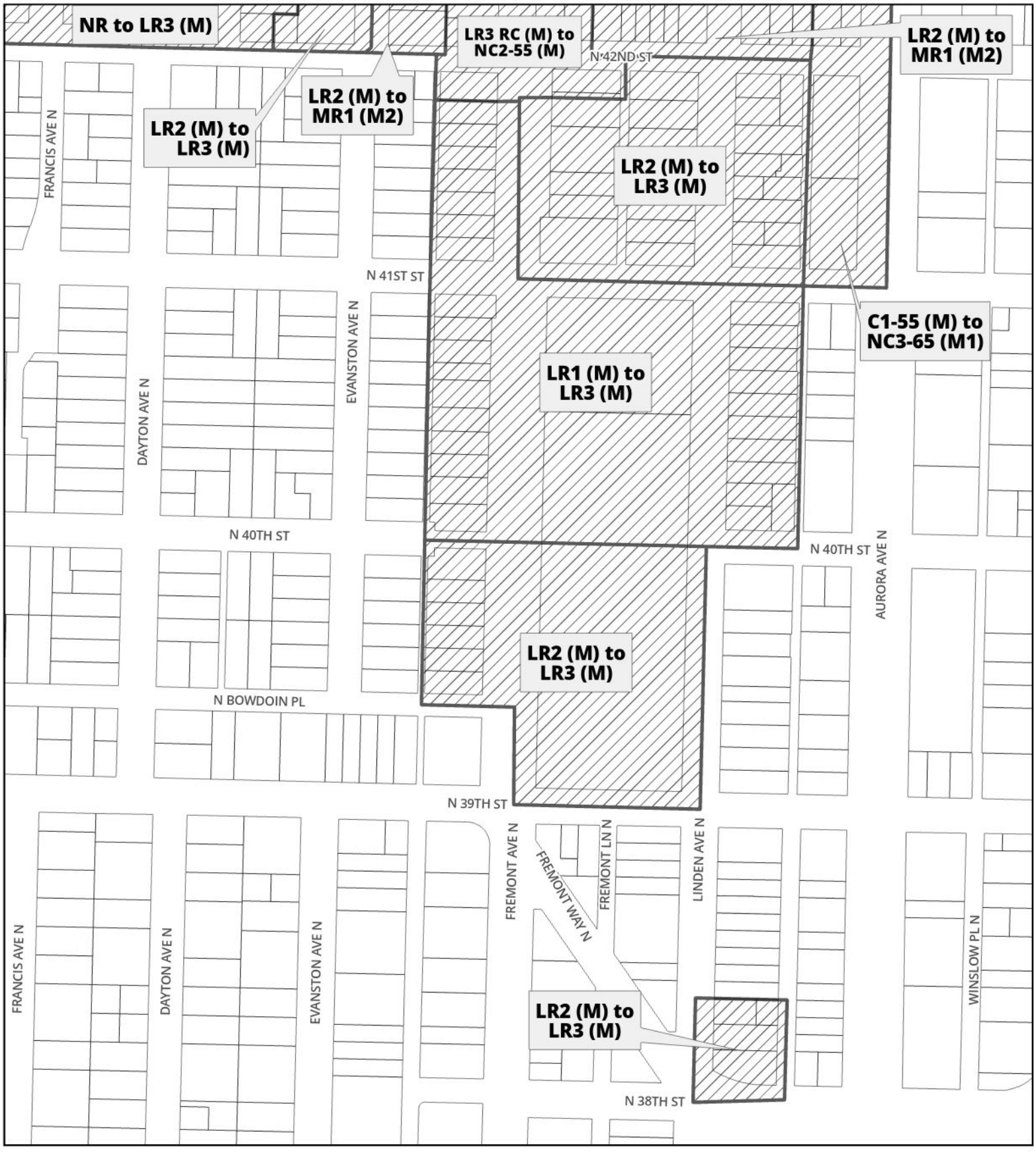
Map 115



Rezone area

Development site

0 120 240 480 Feet

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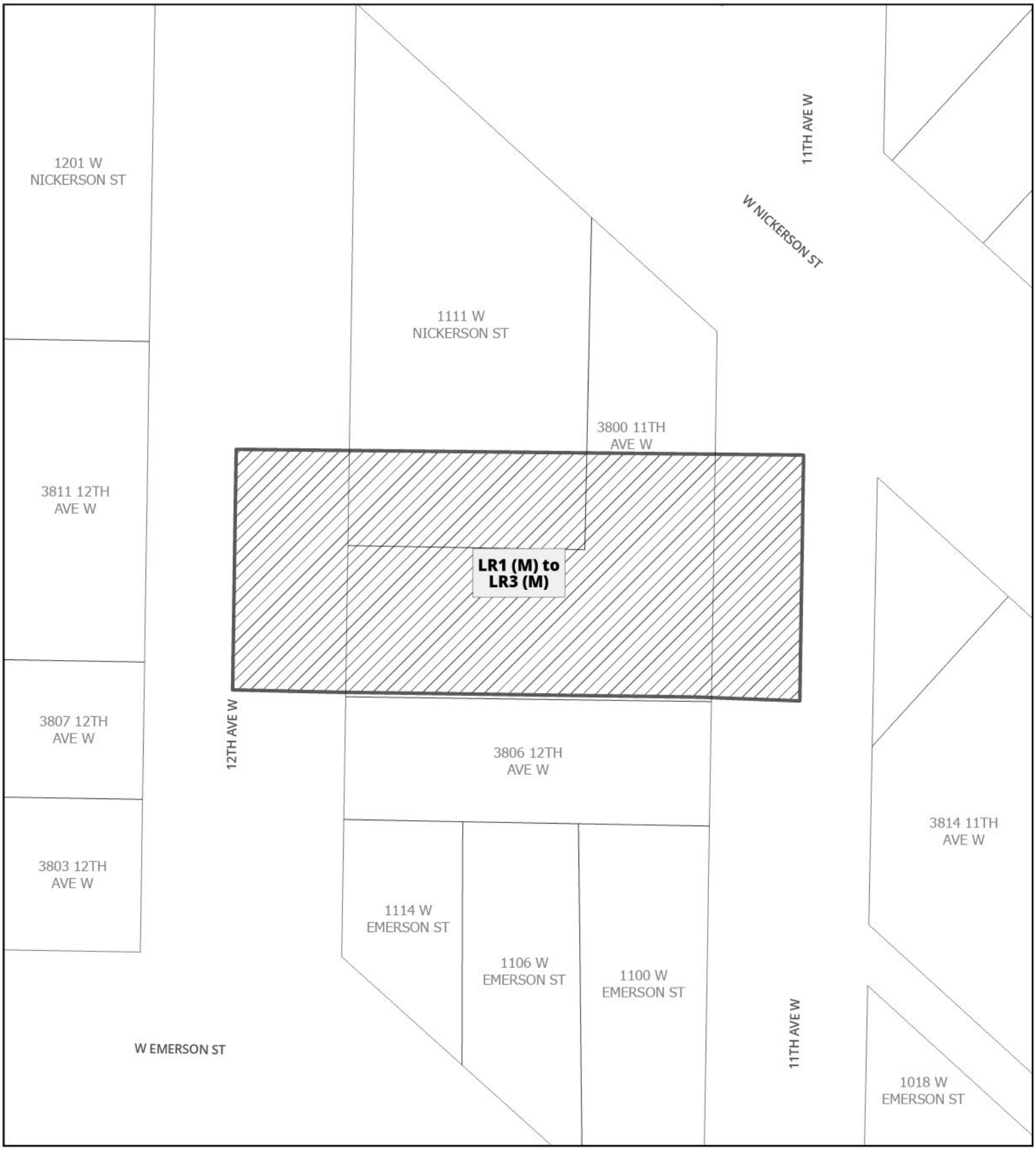
Map 116



Rezone area **Development site**

0 20 40 80 Feet

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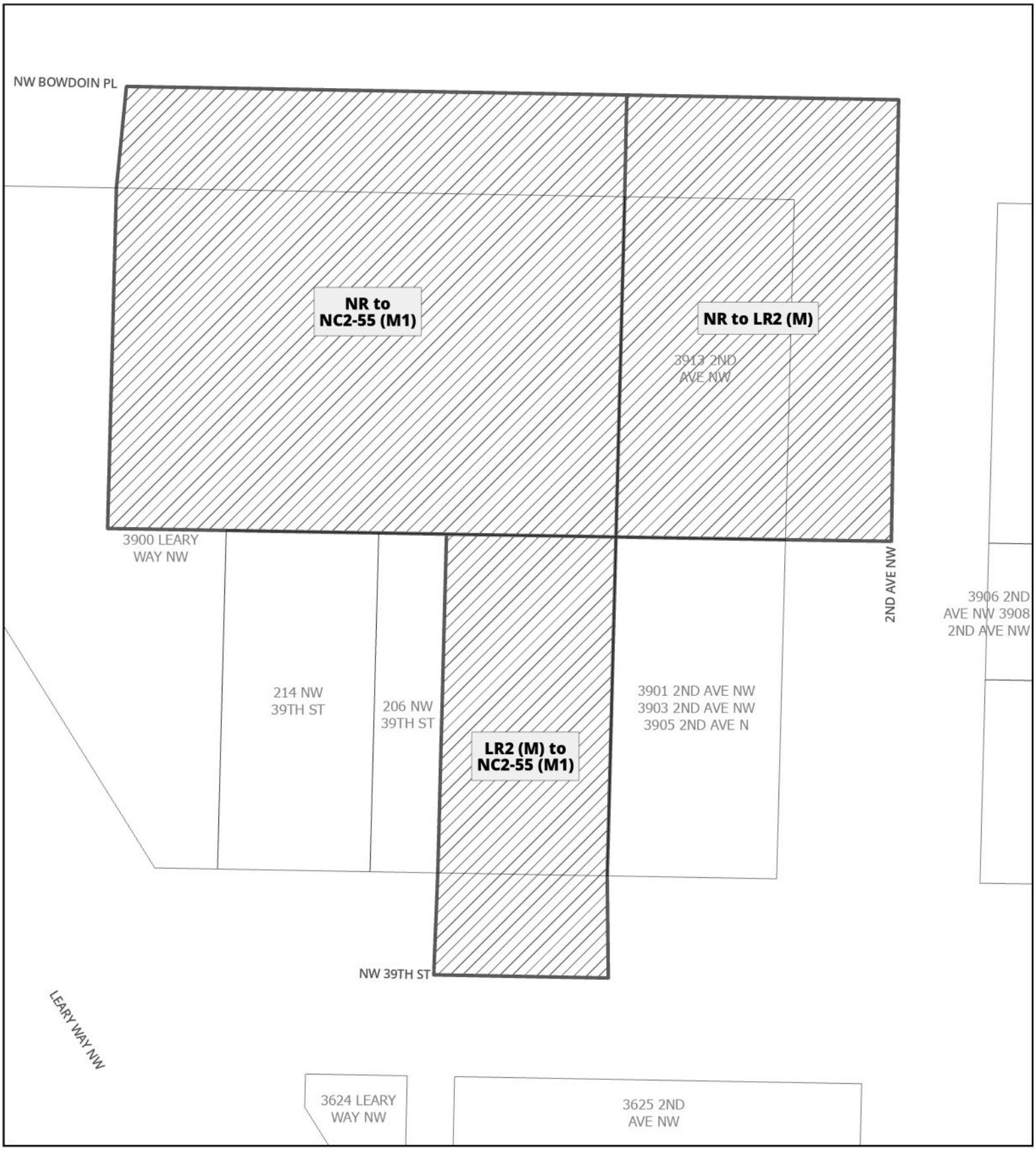
Map 117



Rezone area **Development site**

0 20 40 80 Feet

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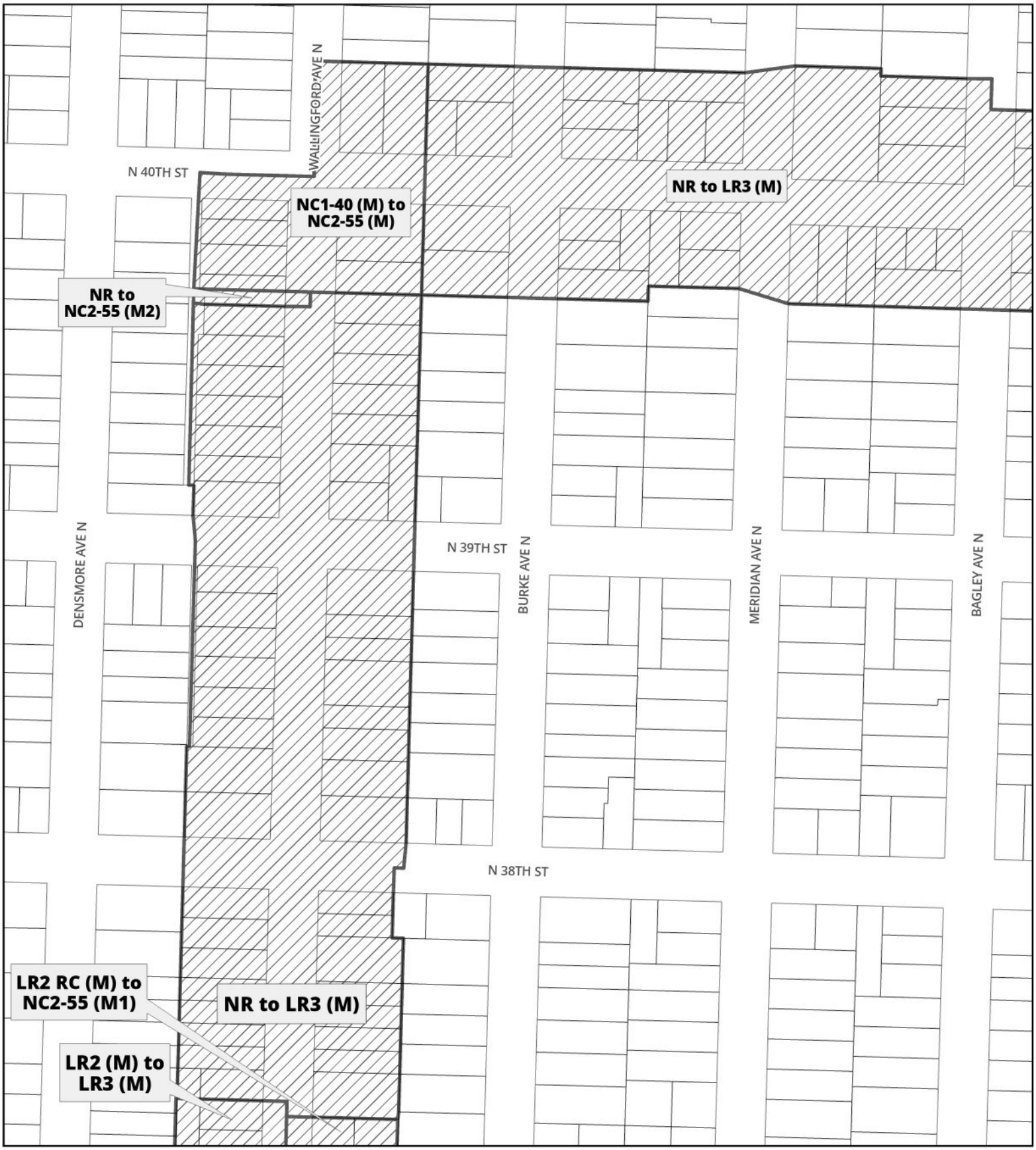
Map 118



Rezone area

Development site

0 90 180 360 Feet

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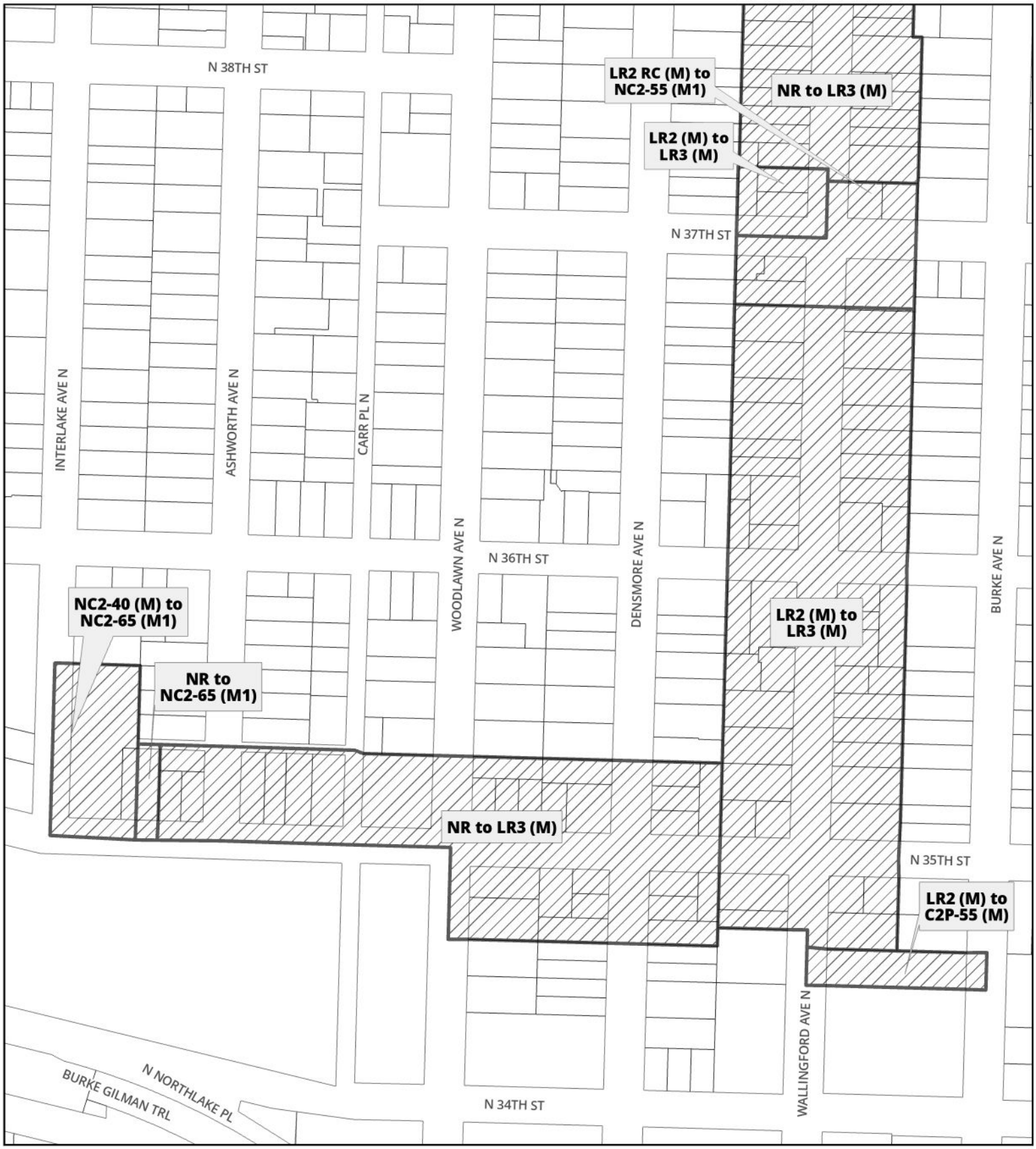
Map 119



Rezone area

Development site

0 115 230 460 Feet

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Map 120

Rezone area **Development site**

0 30 60 120 Feet

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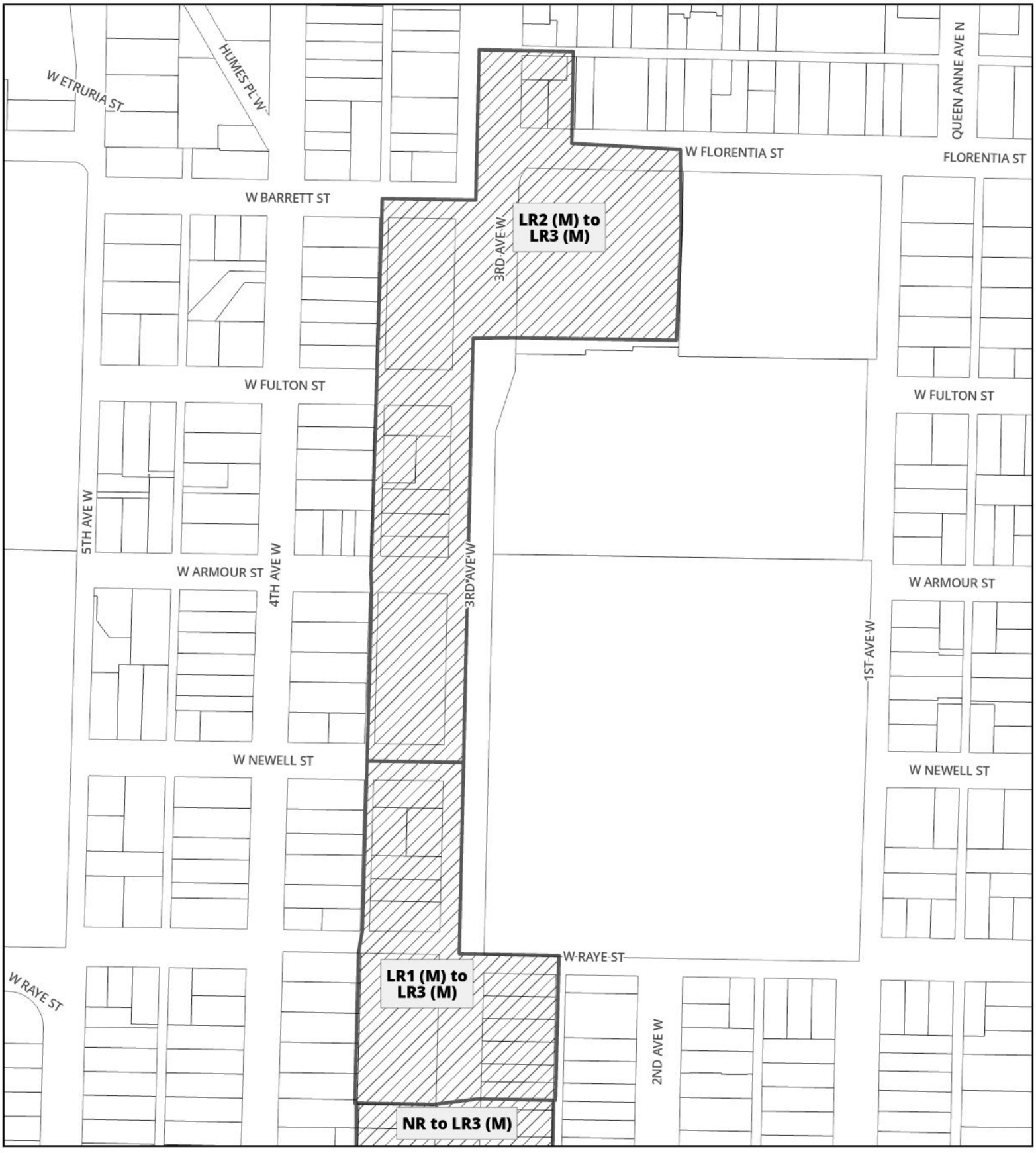
Map 121



Rezone area **Development site**

0 115 230 460 Feet

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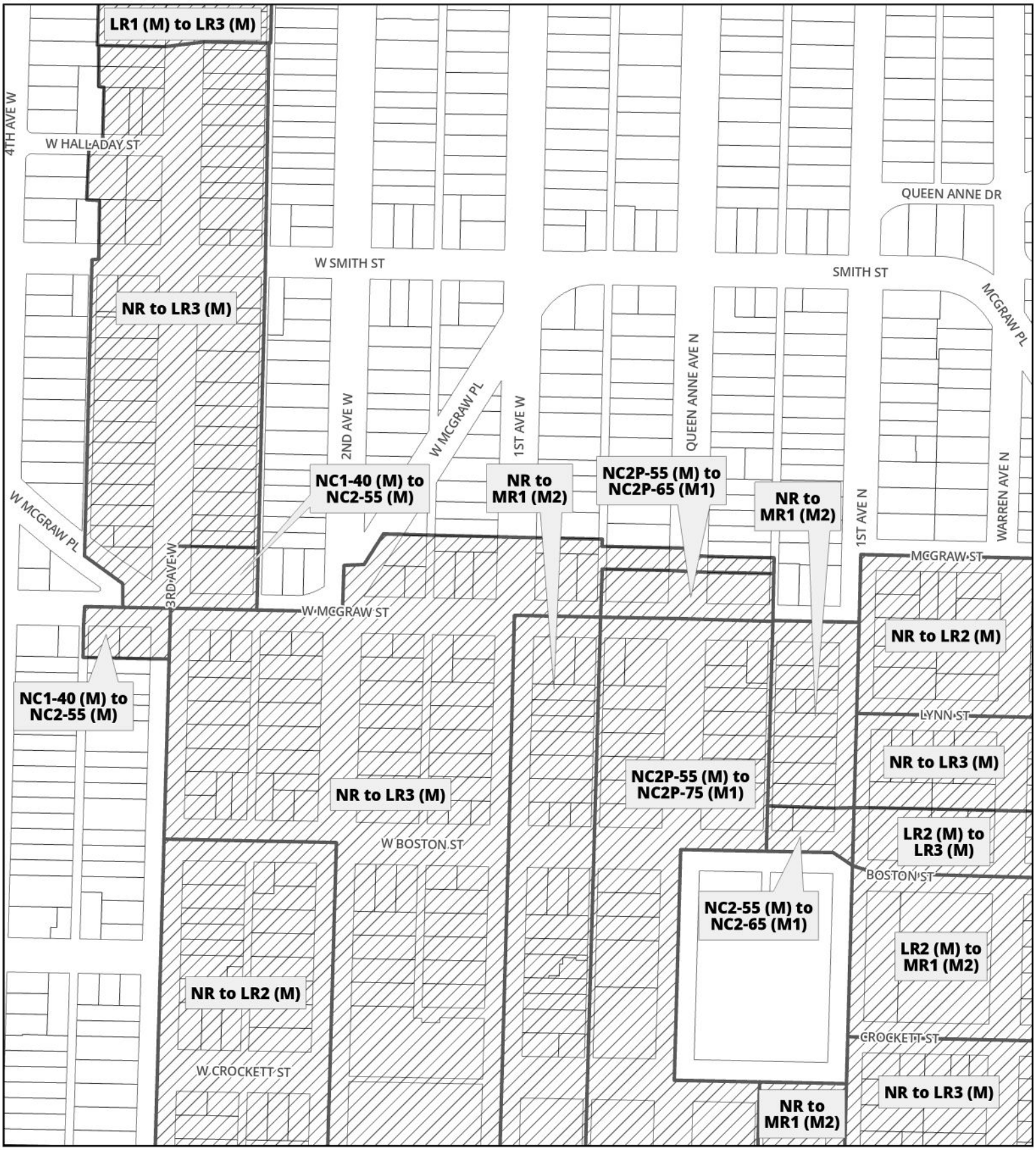
Map 122



Rezone area Development site

0 135 270 540 Feet

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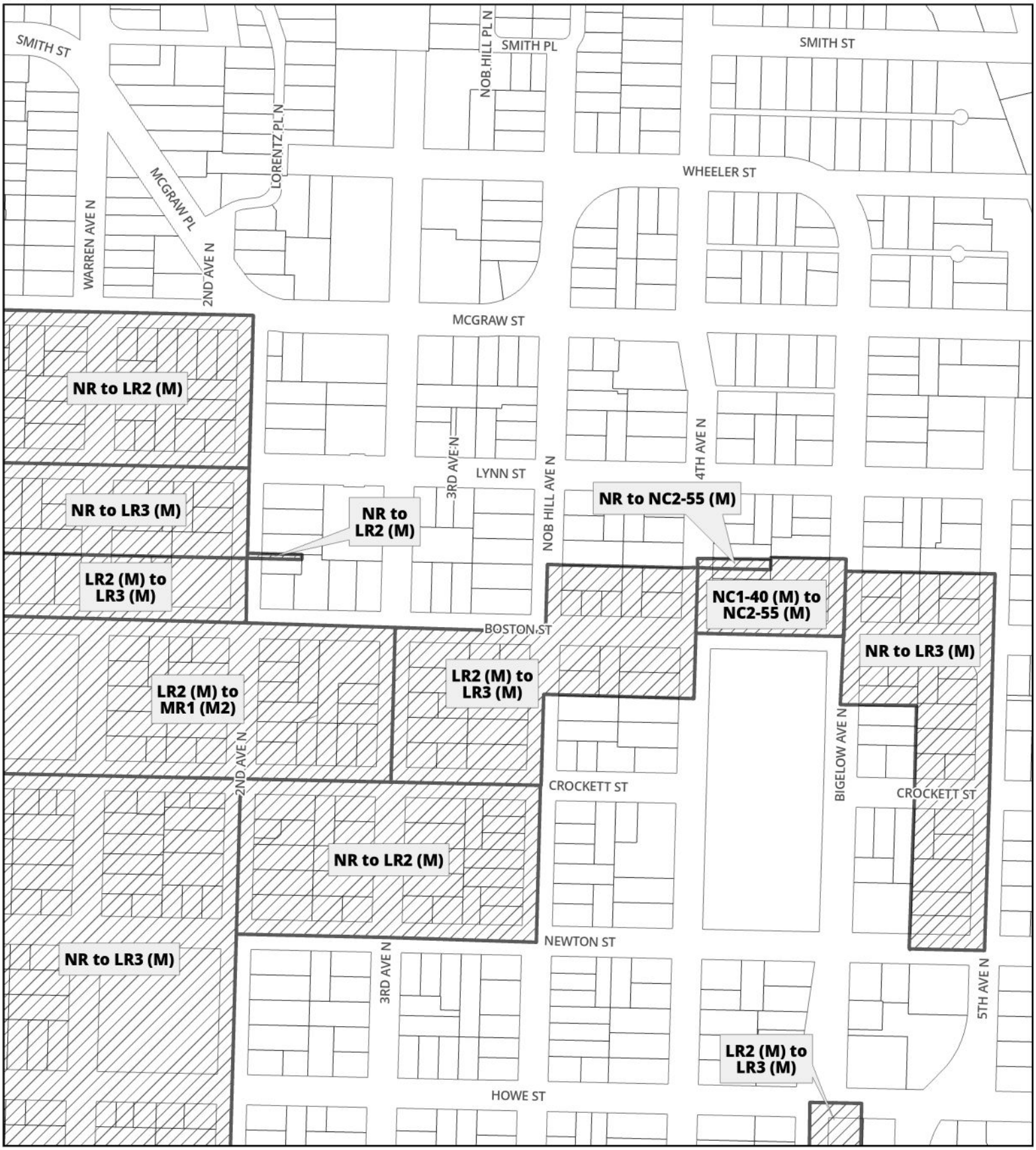
Map 123



Rezone area

Development site

0 140 280 560 Feet

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Map 124

Rezone area **Development site**

0 137.5 275 550 Feet

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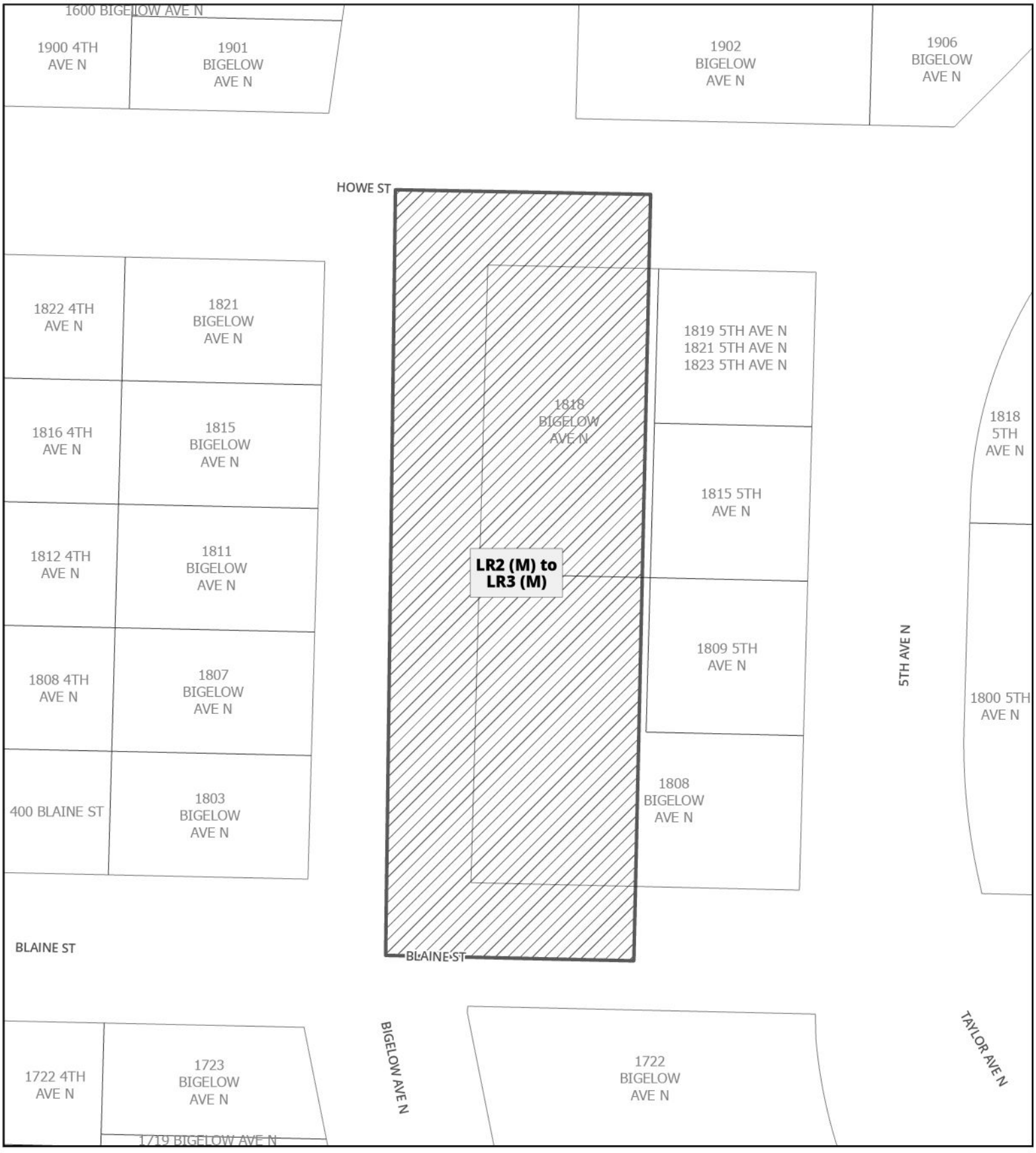
Map 125



Rezone area **Development site**

0 25 50 100 Feet

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Map 126

Rezone area

Development site

0 140 280 560 Feet

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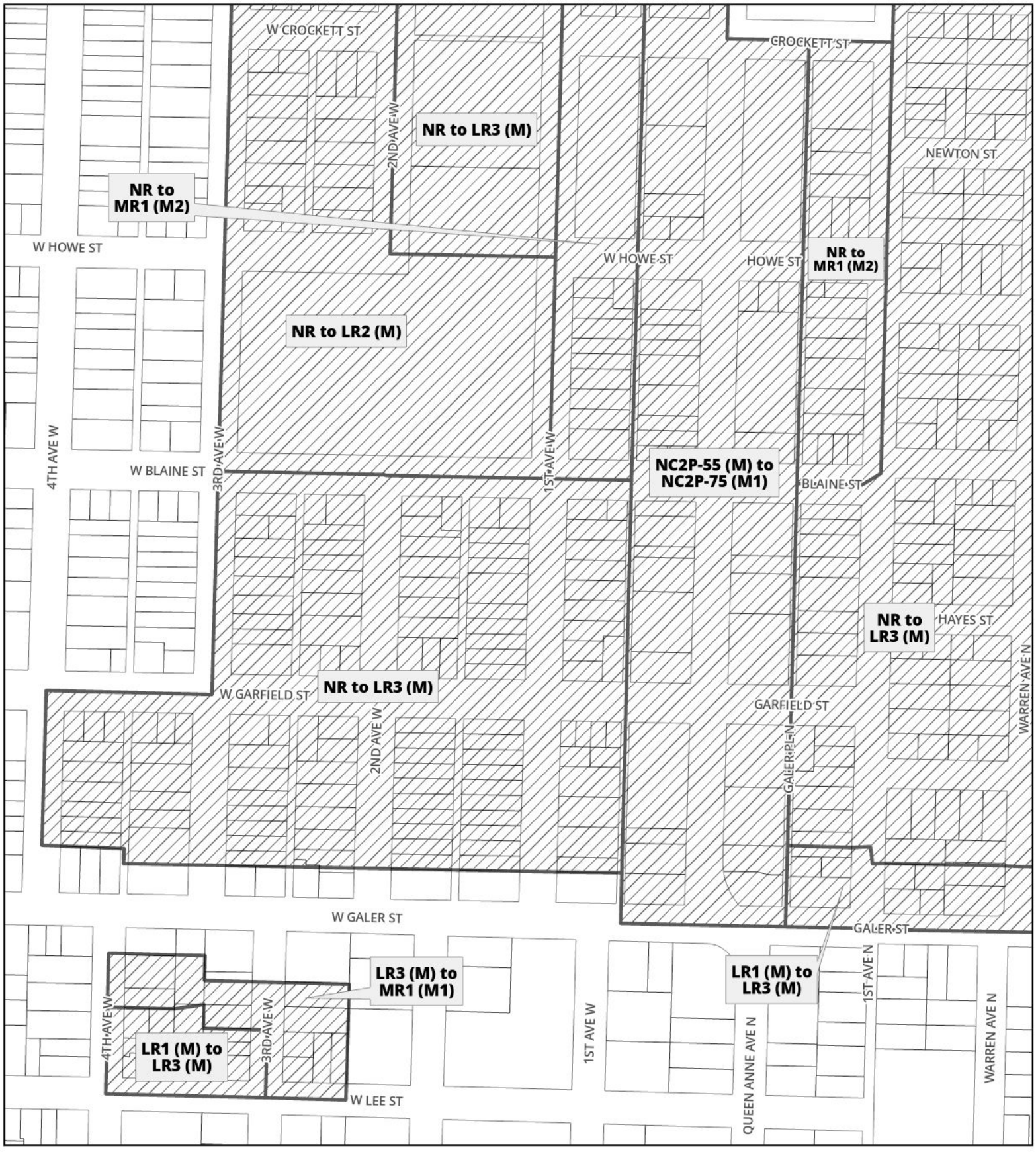
Map 127



Rezone area

Development site

0 140 280 560 Feet

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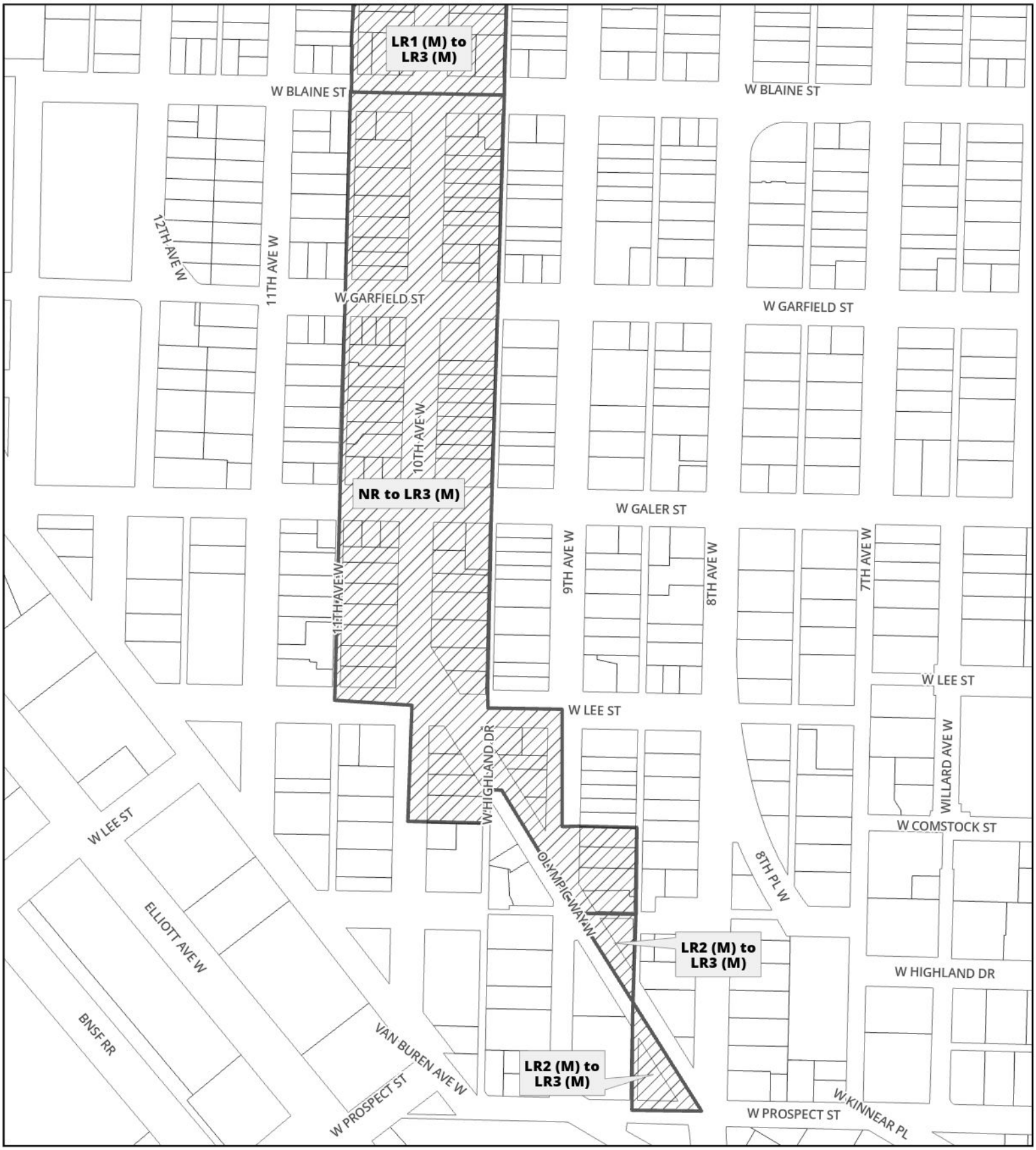
Prepared Wednesday, October 29, 2025, by OPCD.

Map 128



Rezone area **Development site**

0 150 300 600 Feet

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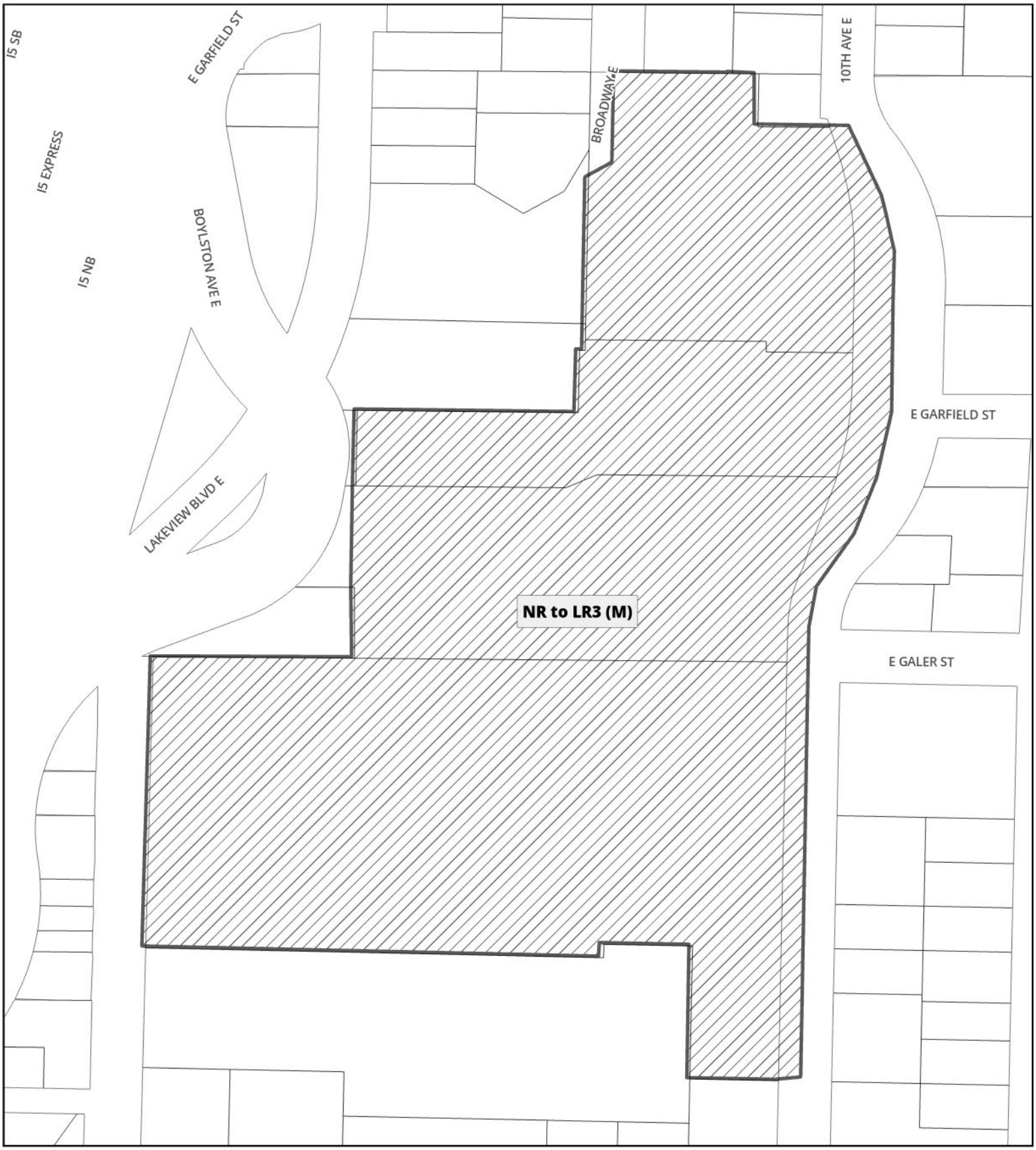
Prepared Wednesday, October 29, 2025, by OPCD.

Map 129



Rezone area

Development site

0 75 150 300 Feet

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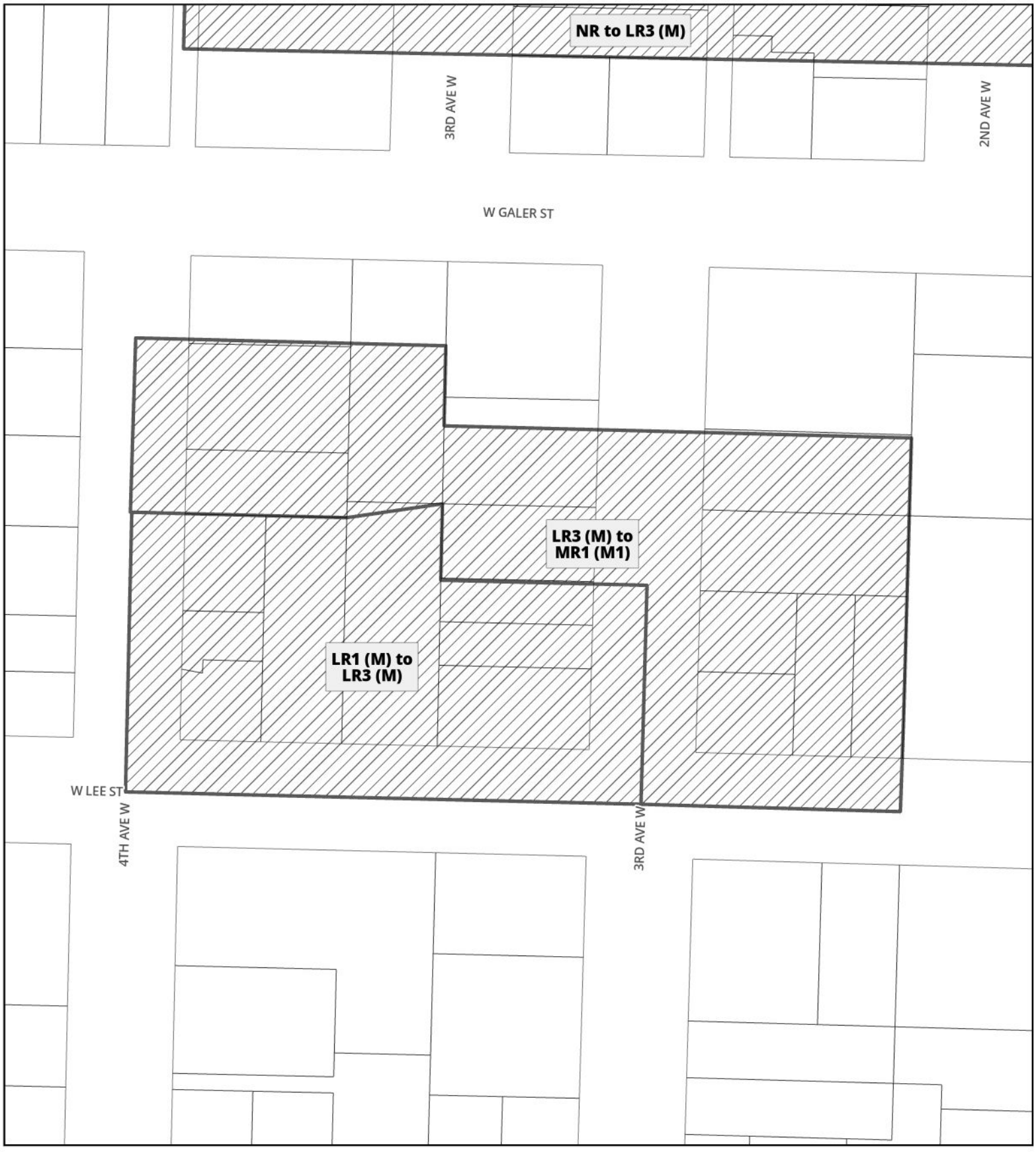
Prepared Wednesday, October 29, 2025, by OPCD.

Map 130



Rezone area

Development site

0 40 80 160 Feet

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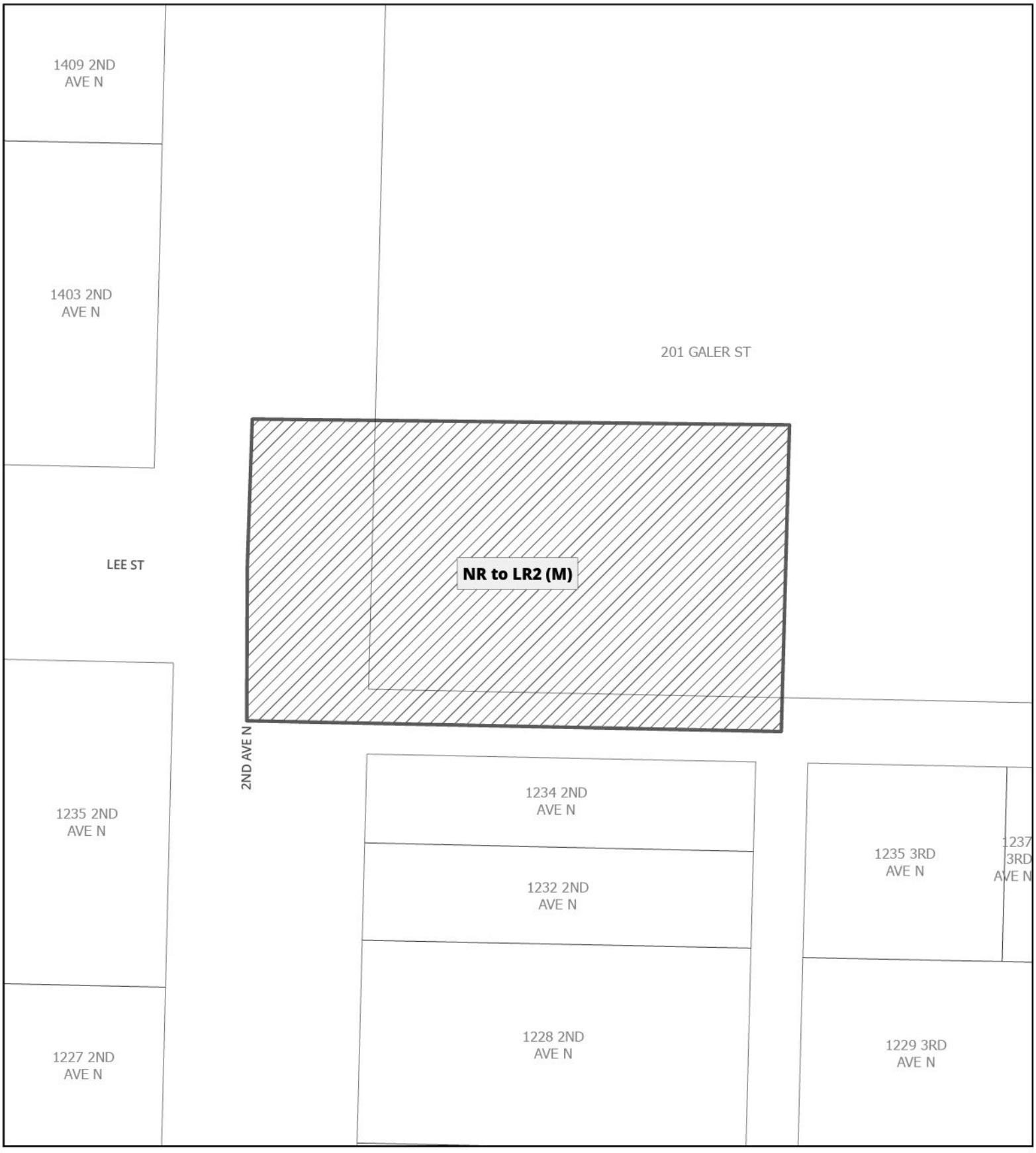
Prepared Wednesday, October 29, 2025, by OPCD.

Map 131



Rezone area **Development site**

0 20 40 80 Feet

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Map 132

Rezone area **Development site**

0 30 60 120 Feet

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Map 133

Rezone area

Development site

0 40 80 160 Feet

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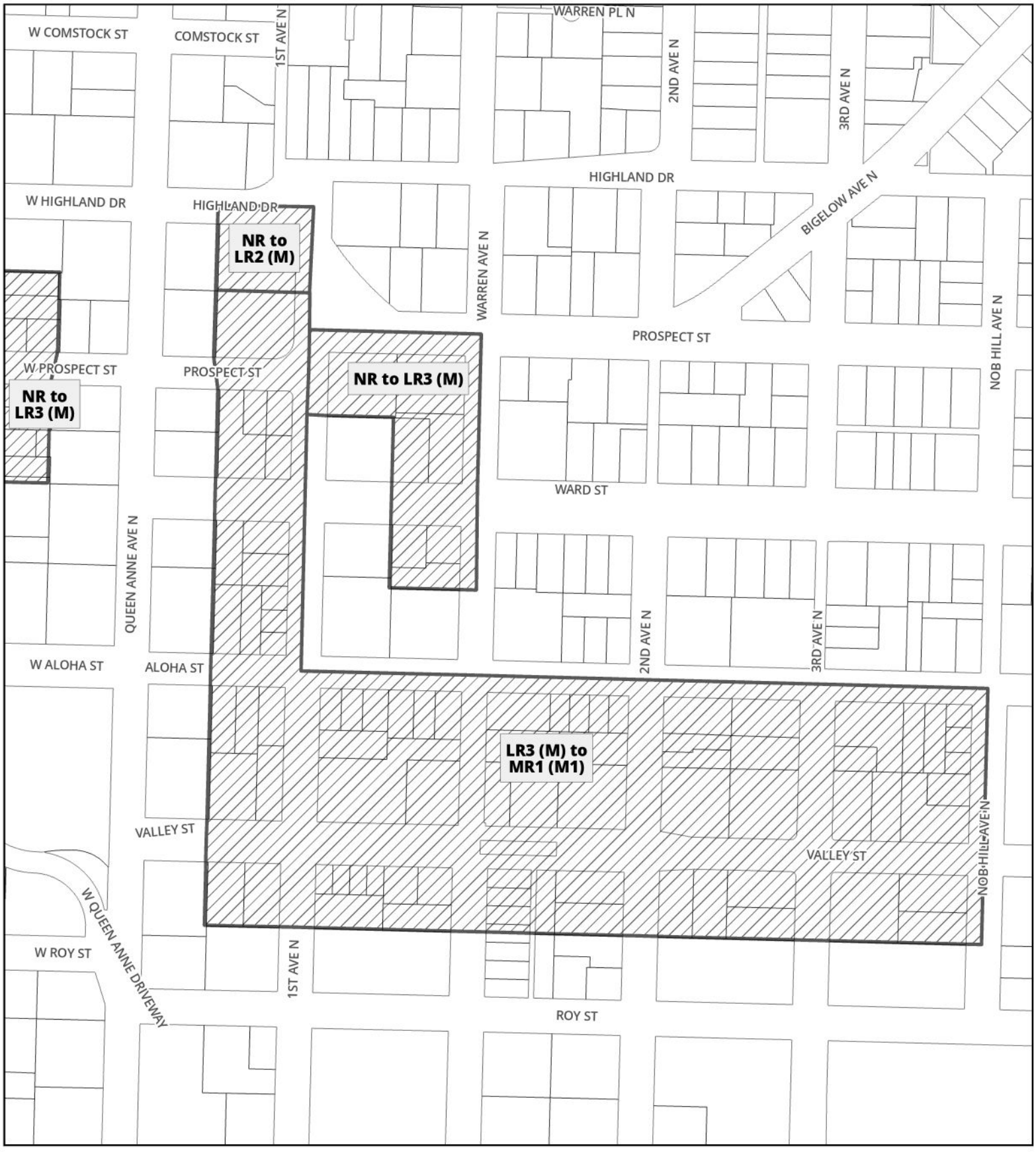
Map 134



Rezone area **Development site**

0 130 260 520 Feet

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Map 135

Rezone area **Development site**

0 20 40 80 Feet

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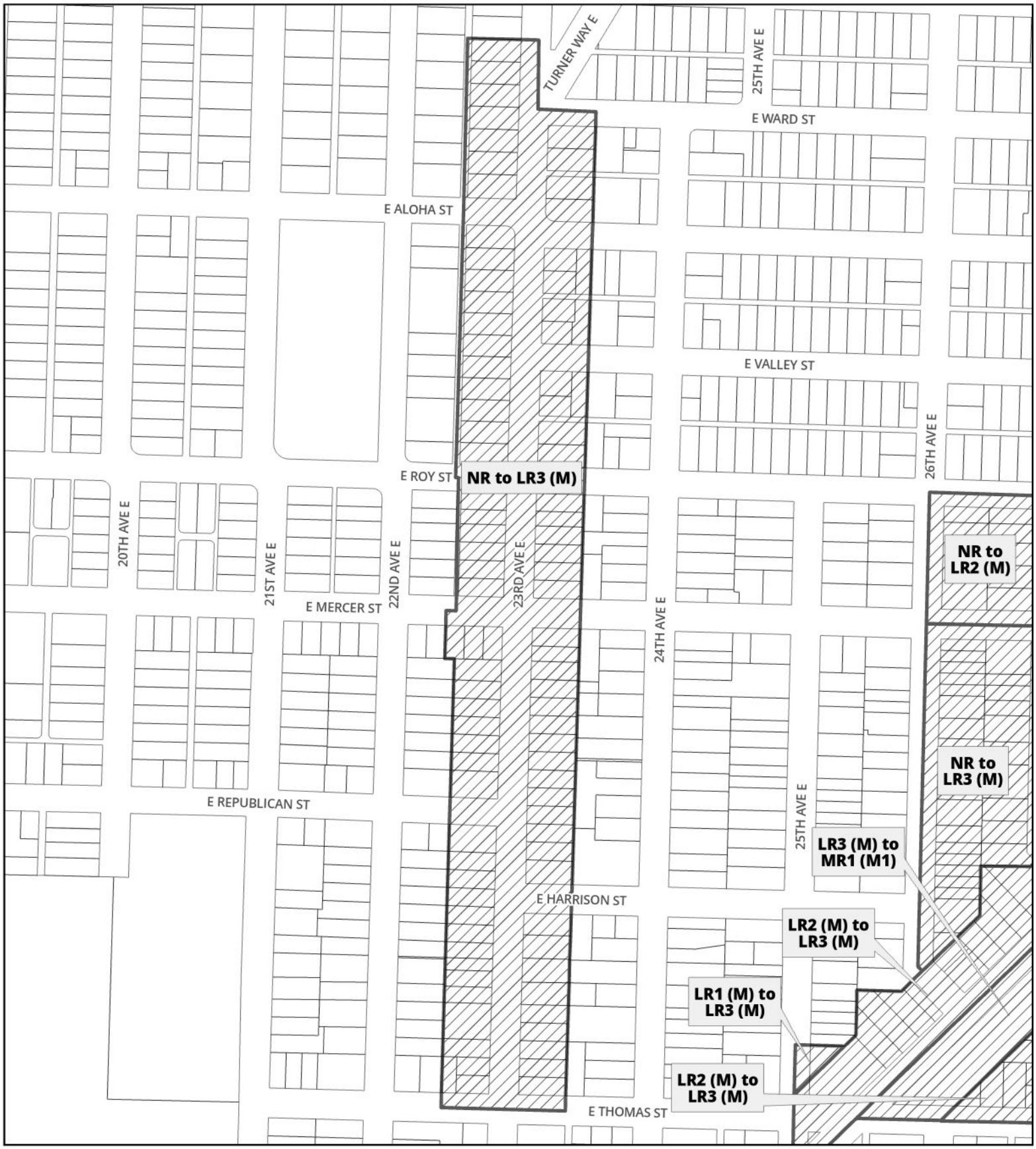
Map 136



Rezone area

Development site

0 155 310 620 Feet

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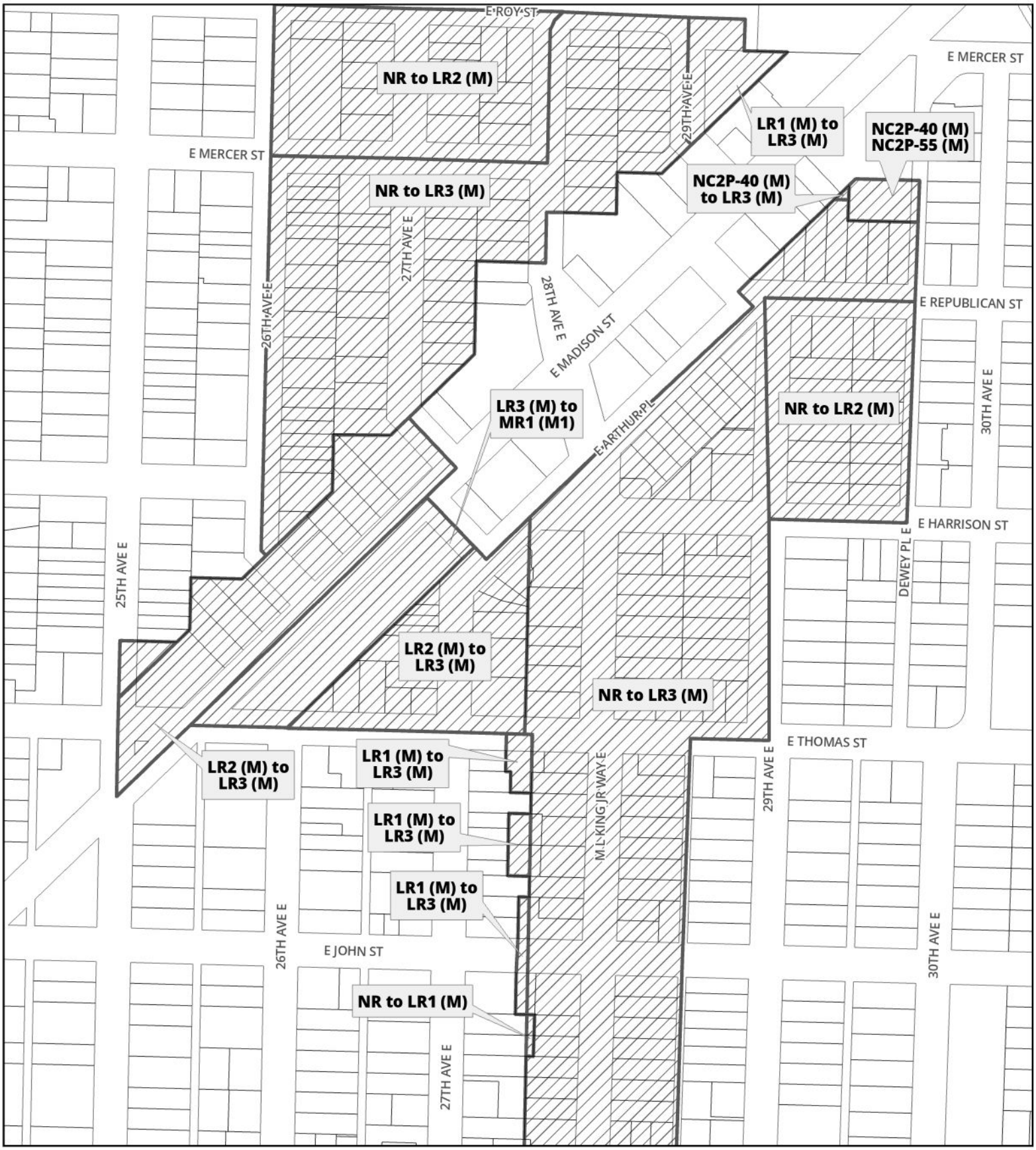
Map 137



Rezone area

Development site

0 135 270 540 Feet

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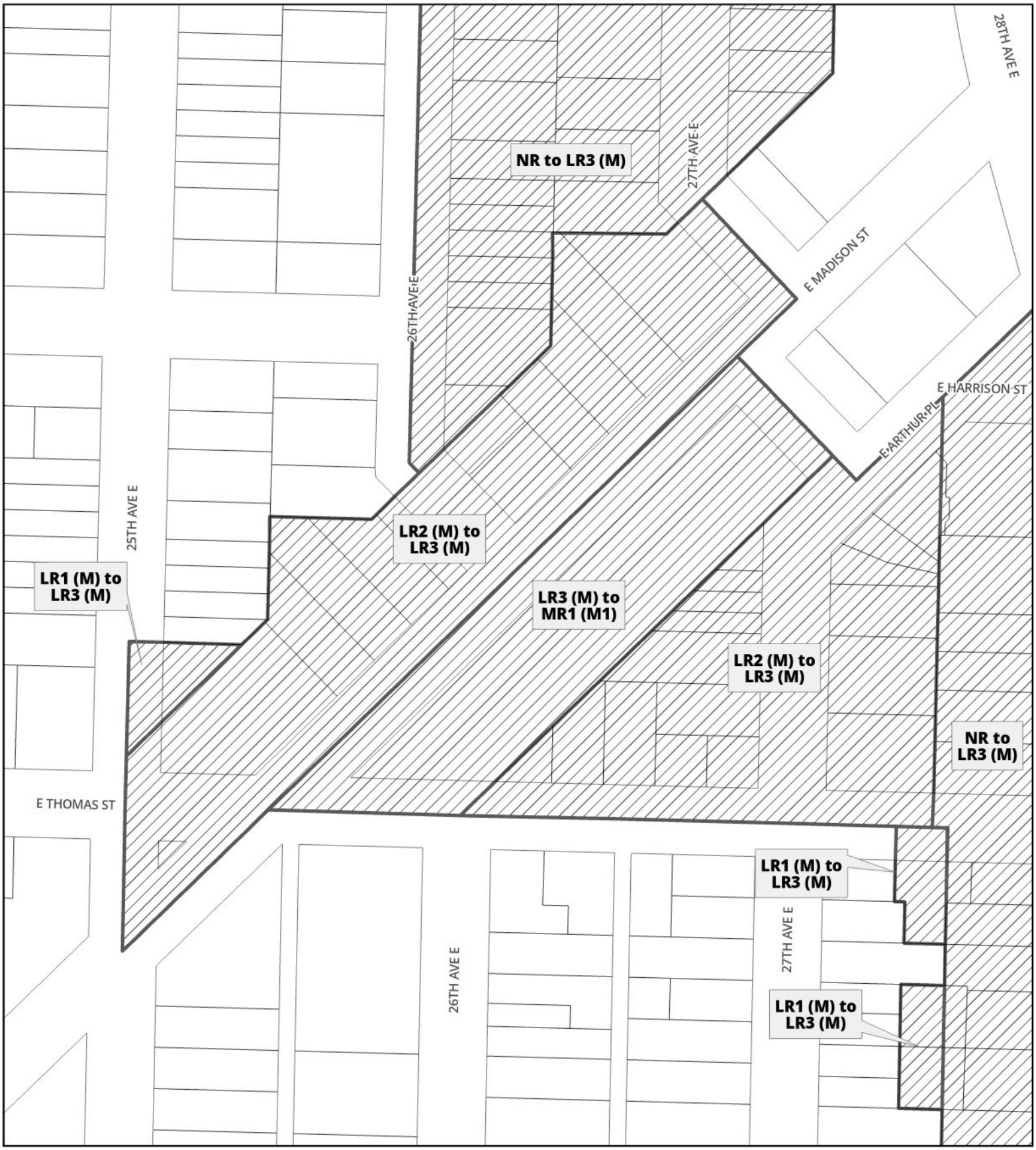
Map 138



Rezone area Development site

0 65 130 260 Feet

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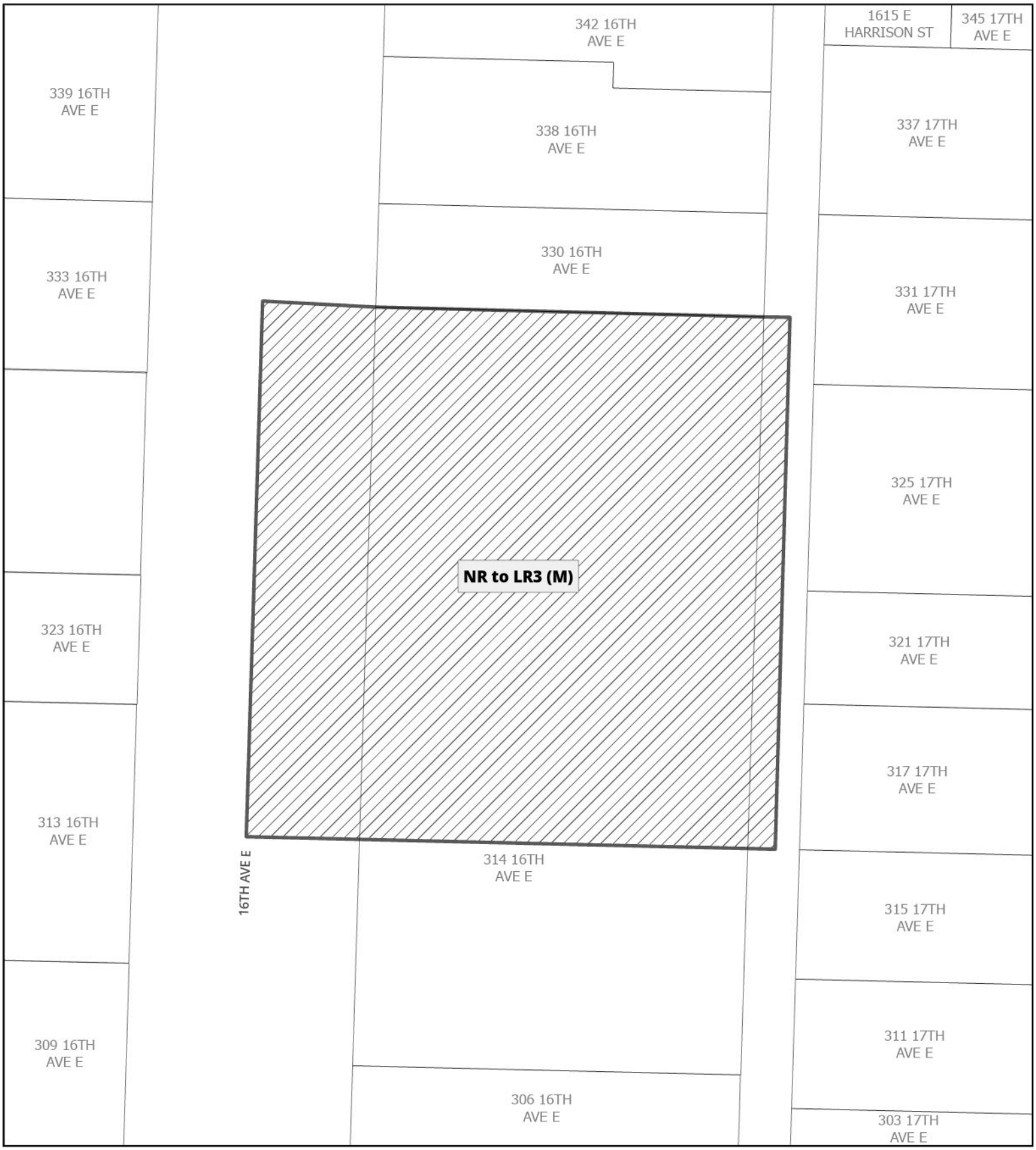
Map 139



Rezone area **Development site**

0 20 40 80 Feet

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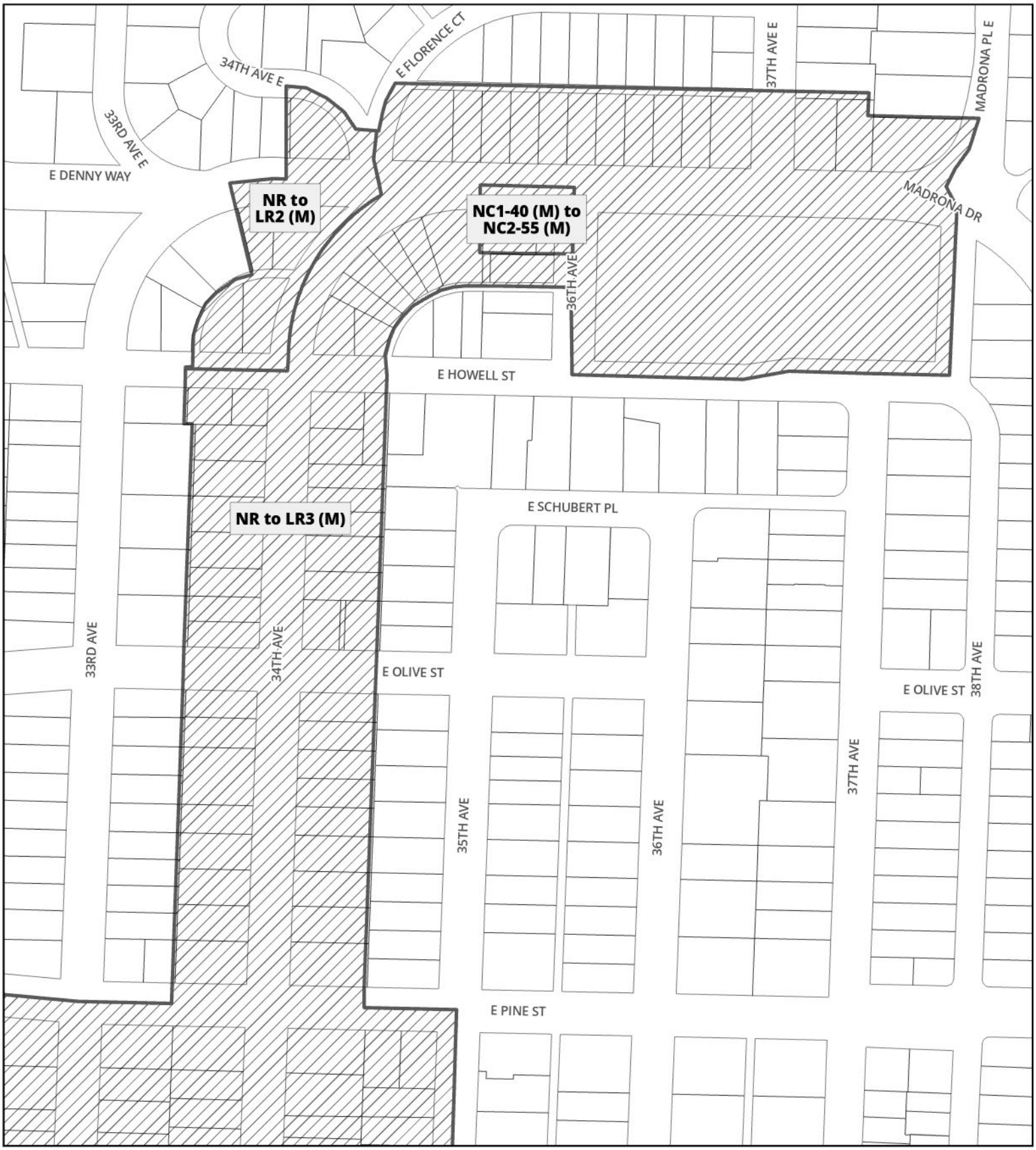
Prepared Wednesday, October 29, 2025, by OPCD.

Map 140



Rezone area

Development site

0 95 190 380 Feet

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Map 141

Rezone area **Development site**

0 135 270 540 Feet

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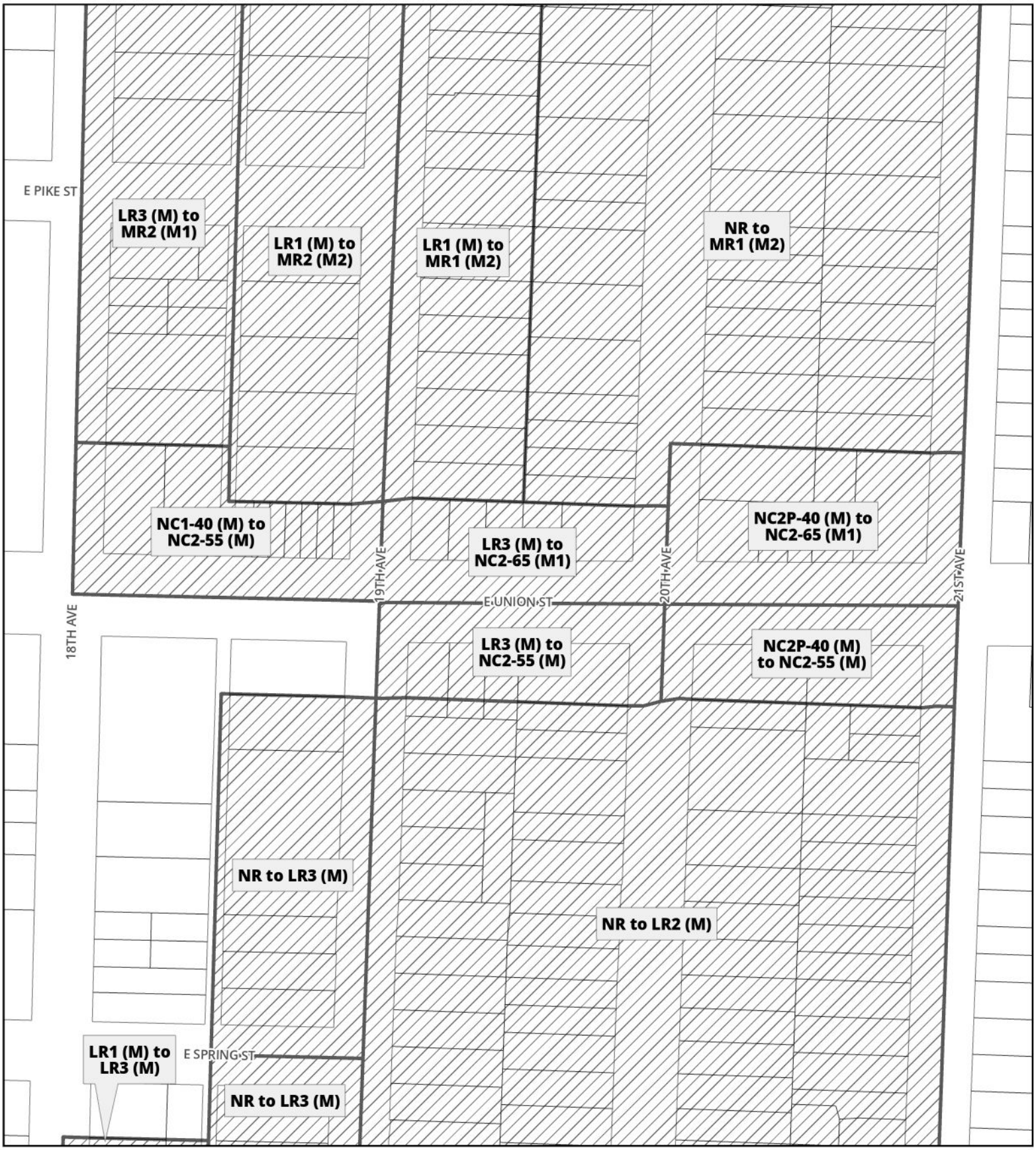
Prepared Wednesday, October 29, 2025, by OPCD.

Map 142



Rezone area

Development site

0 75 150 300 Feet

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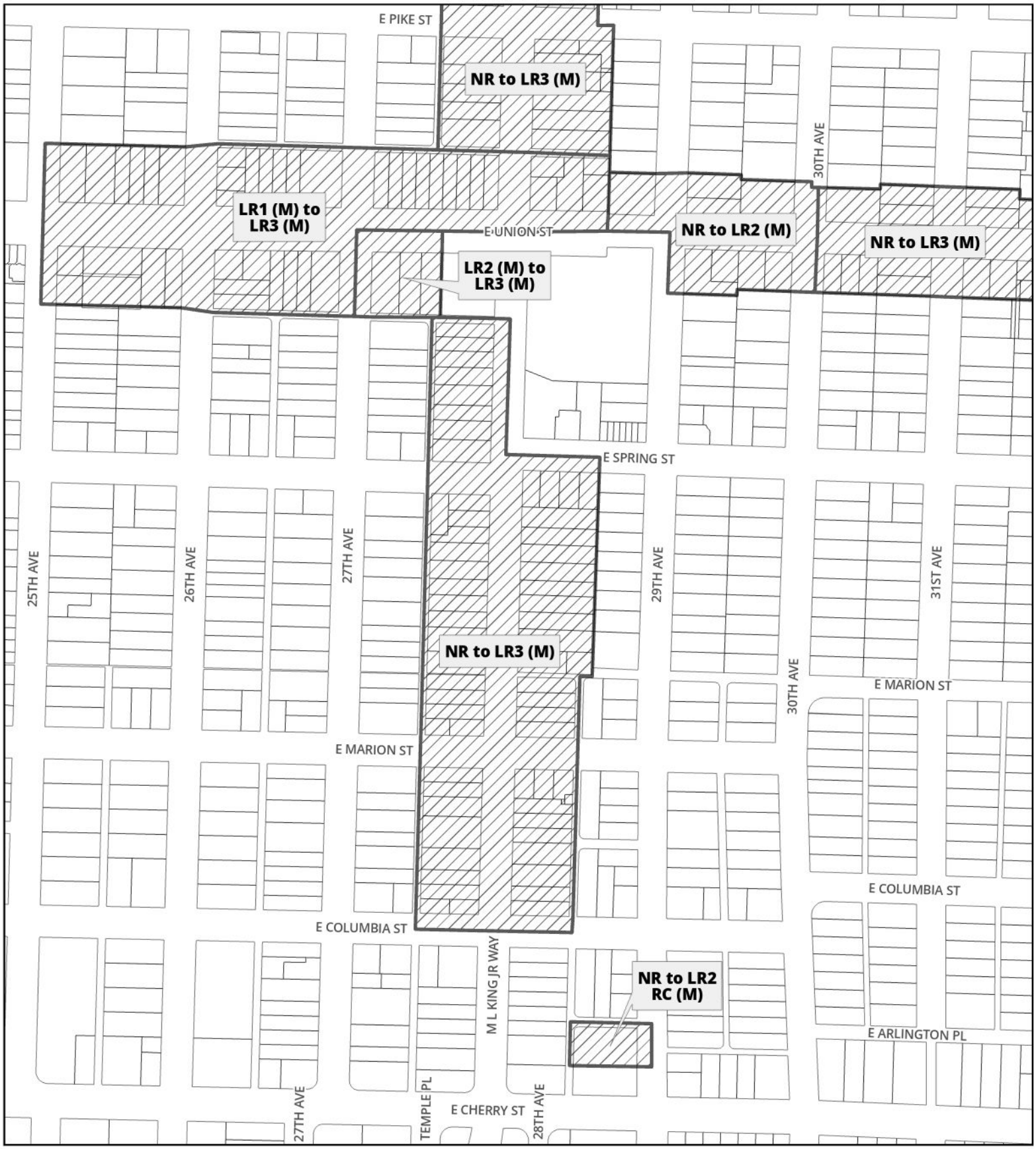
Prepared Wednesday, October 29, 2025, by OPCD.

Map 143



Rezone area **Development site**

0 145 290 580 Feet

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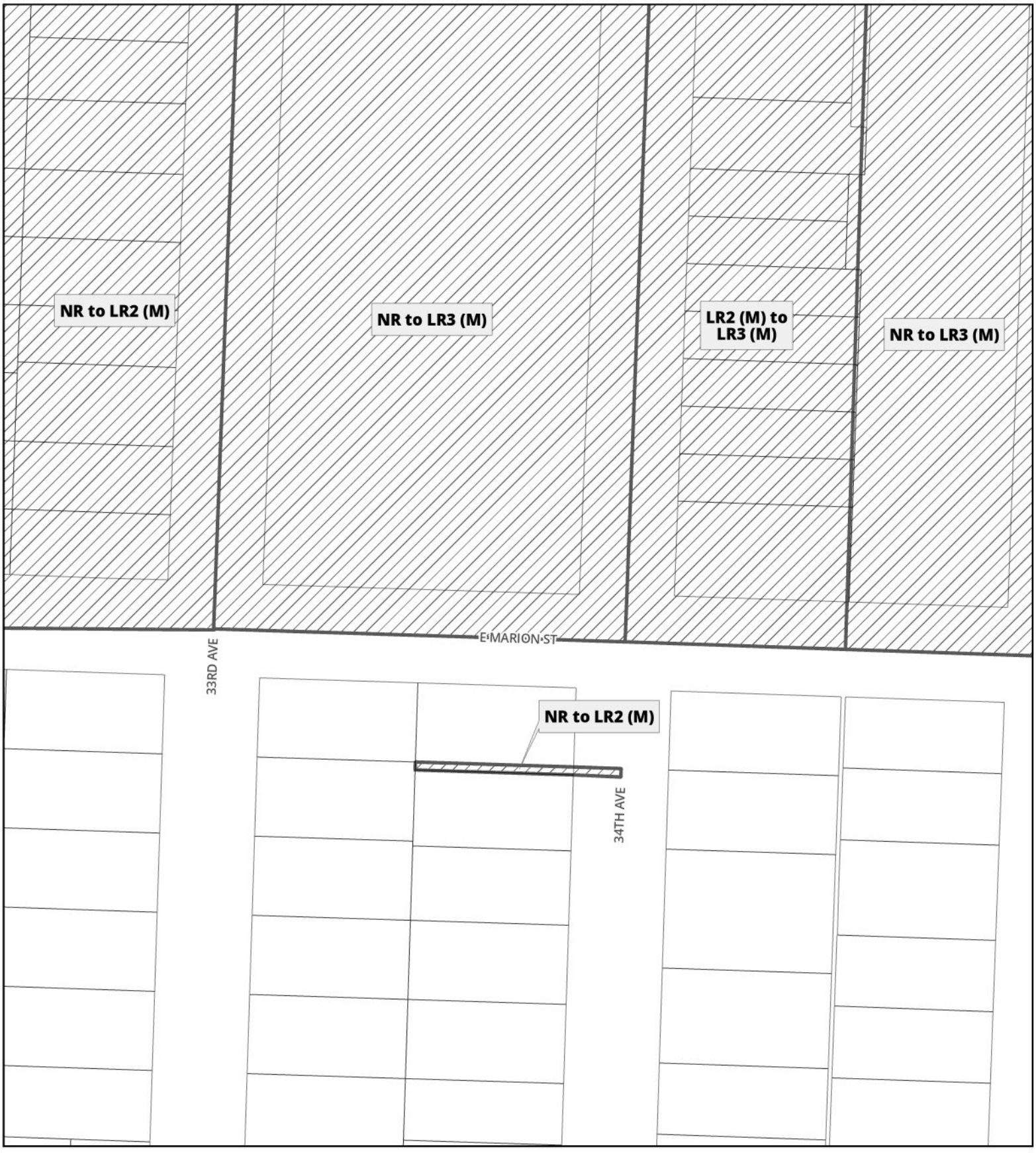
Prepared Wednesday, October 29, 2025, by OPCD.

Map 144



Rezone area

Development site

0 40 80 160 Feet

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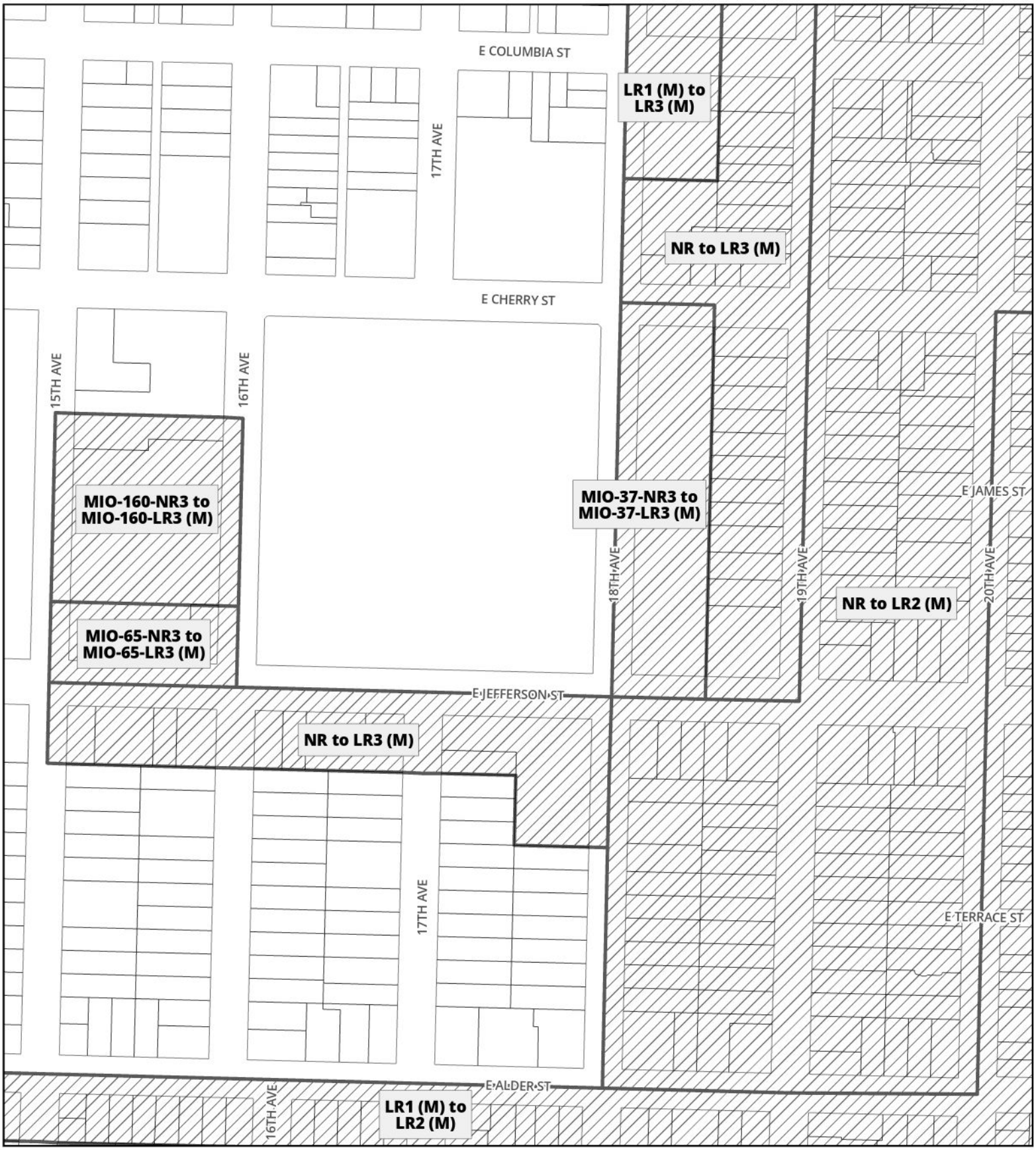
Prepared Wednesday, October 29, 2025, by OPCD.

Map 145



Rezone area

Development site

0 120 240 480 Feet

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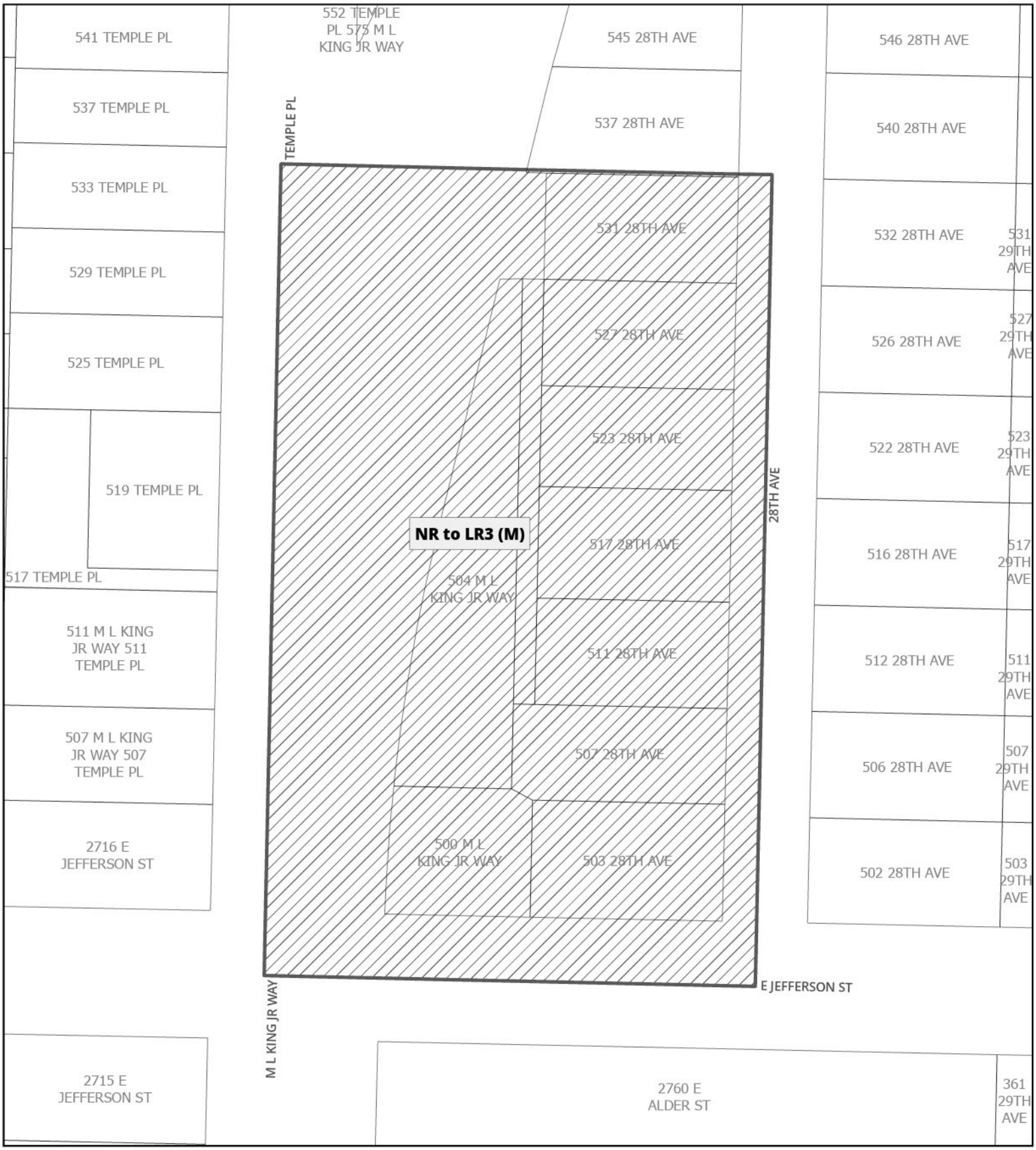
Map 146



Rezone area **Development site**

0 30 60 120 Feet

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Map 147

Rezone area

Development site

0 75 150 300 Feet

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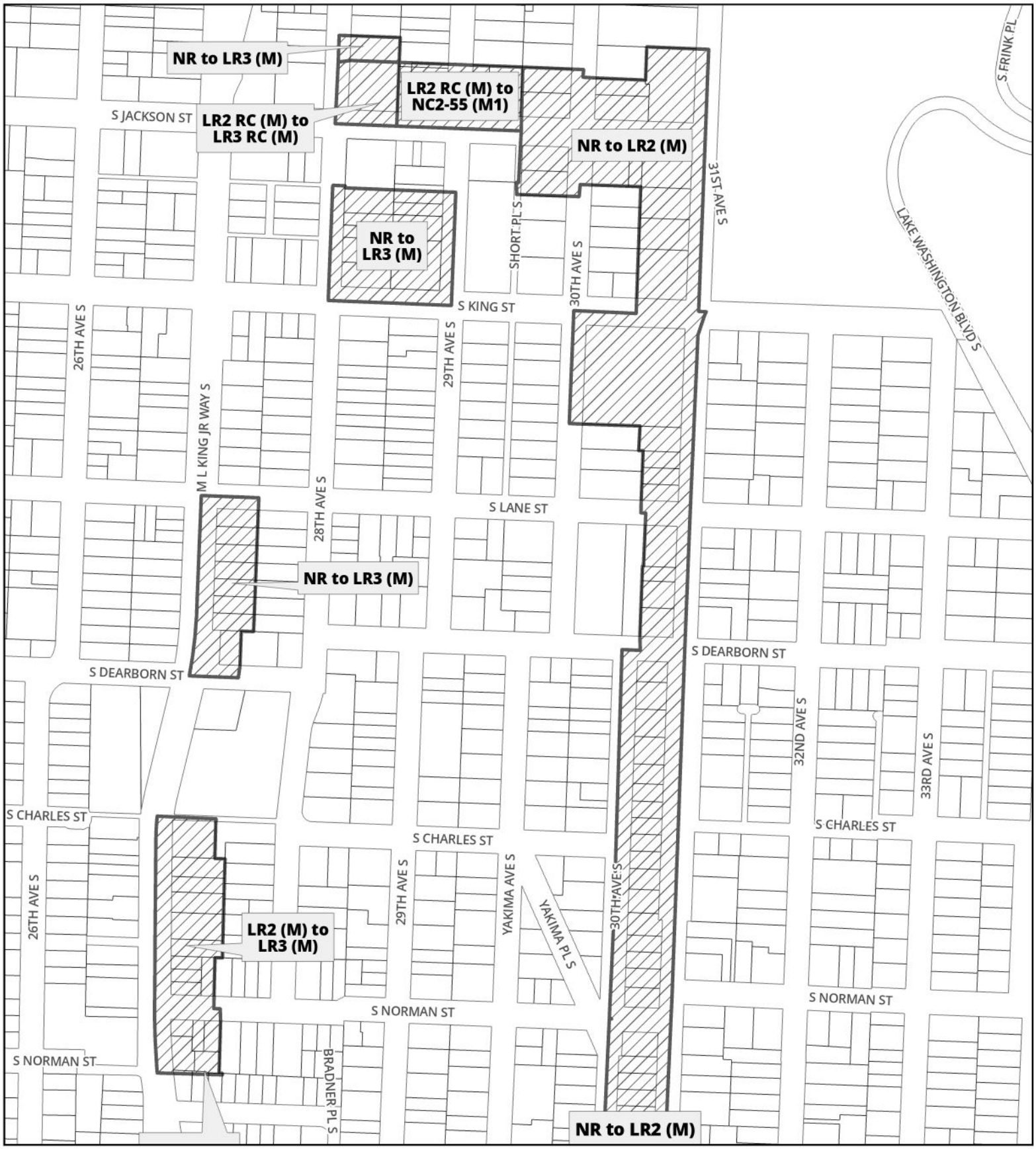
Prepared Wednesday, October 29, 2025, by OPCD.

Map 148



Rezone area

Development site

0 170 340 680 Feet

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Map 149

Rezone area

Development site

0 95 190 380 Feet

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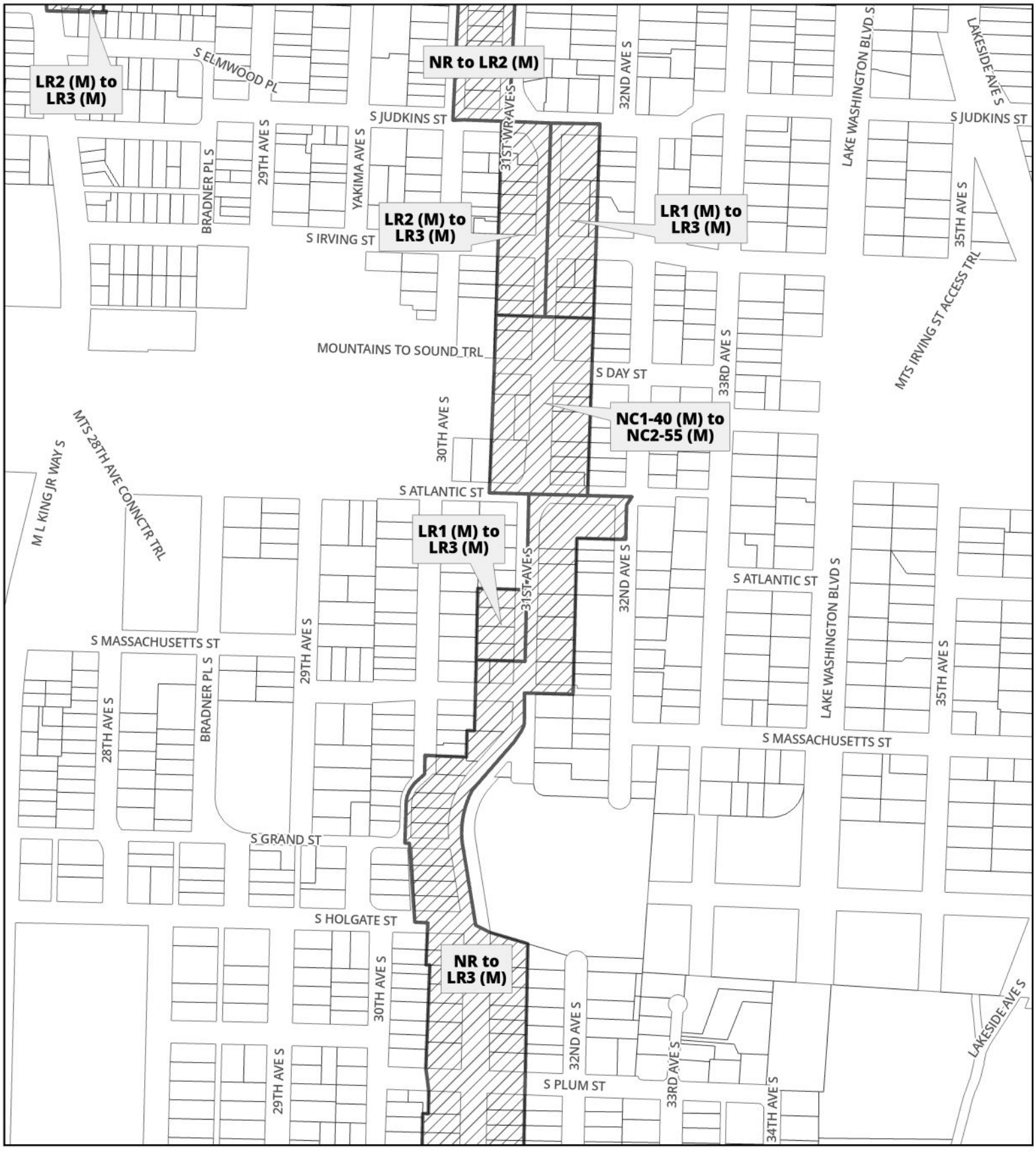
Map 150



Rezone area **Development site**

0 187.5 375 750 Feet

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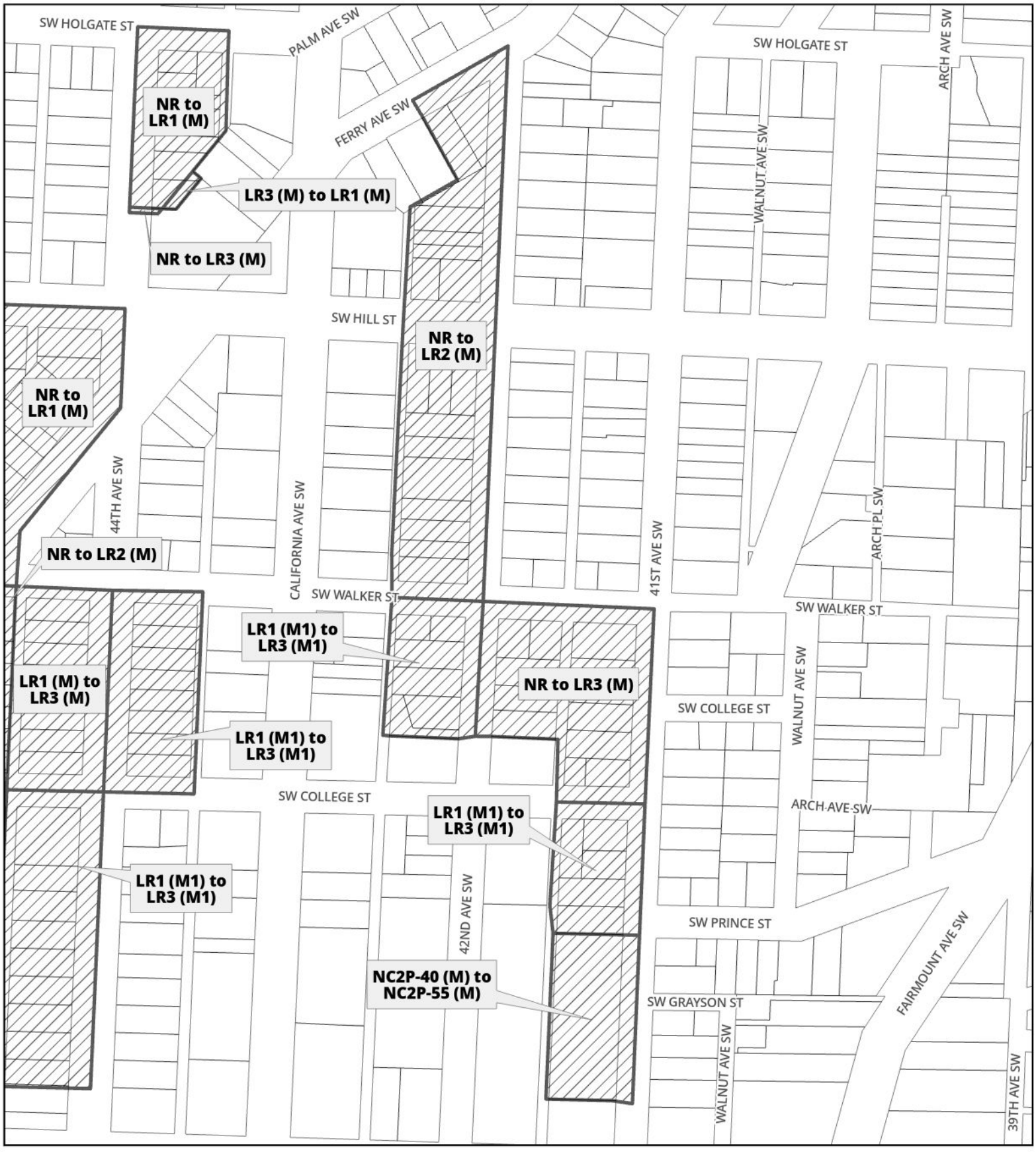
Map 151



Rezone area

Development site

0 125 250 500 Feet

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Map 152

Rezone area

Development site

0 145 290 580 Feet

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Map 153

Rezone area **Development site**

0 165 330 660 Feet

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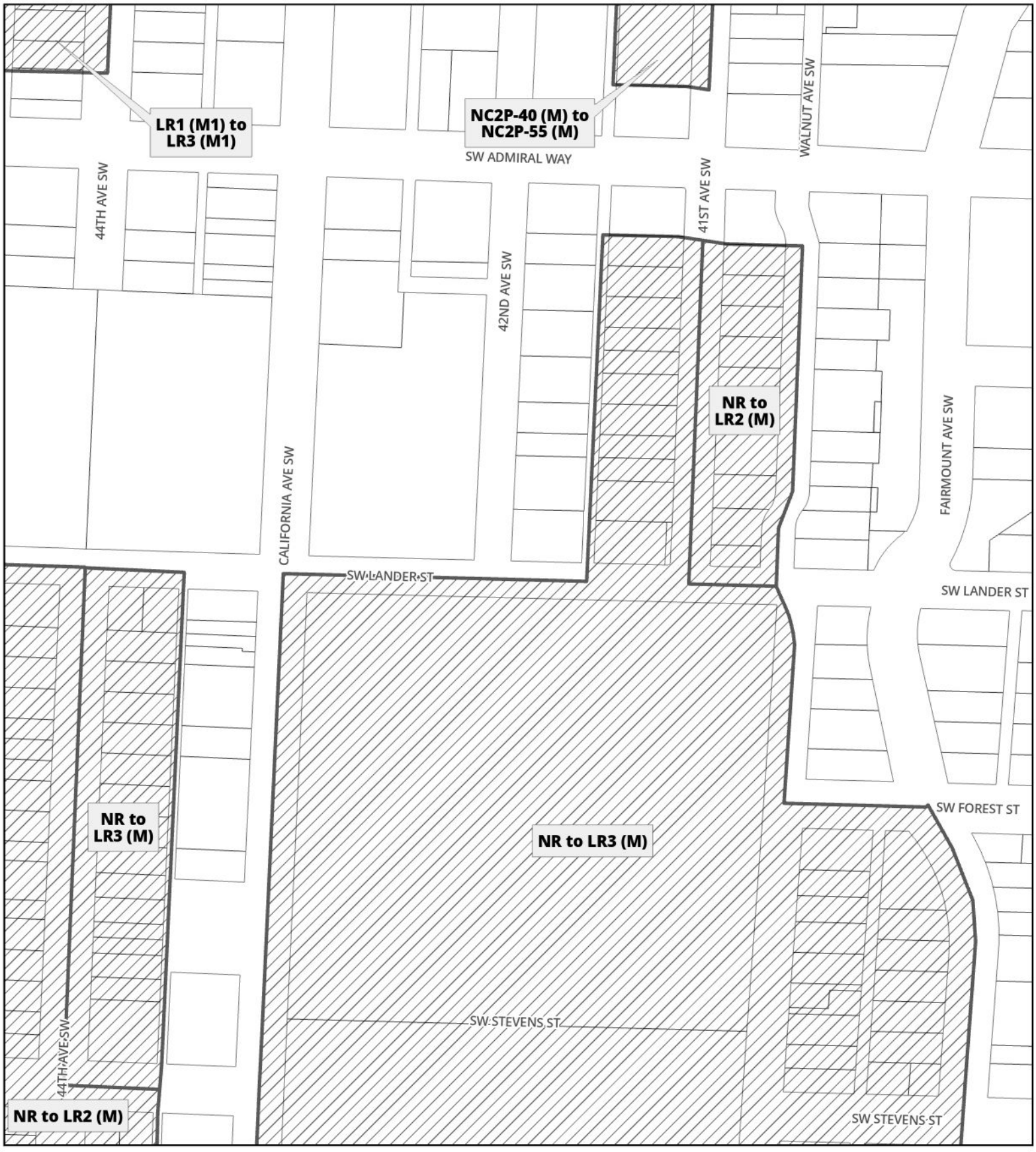
Map 154



Rezone area

Development site

0 115 230 460 Feet

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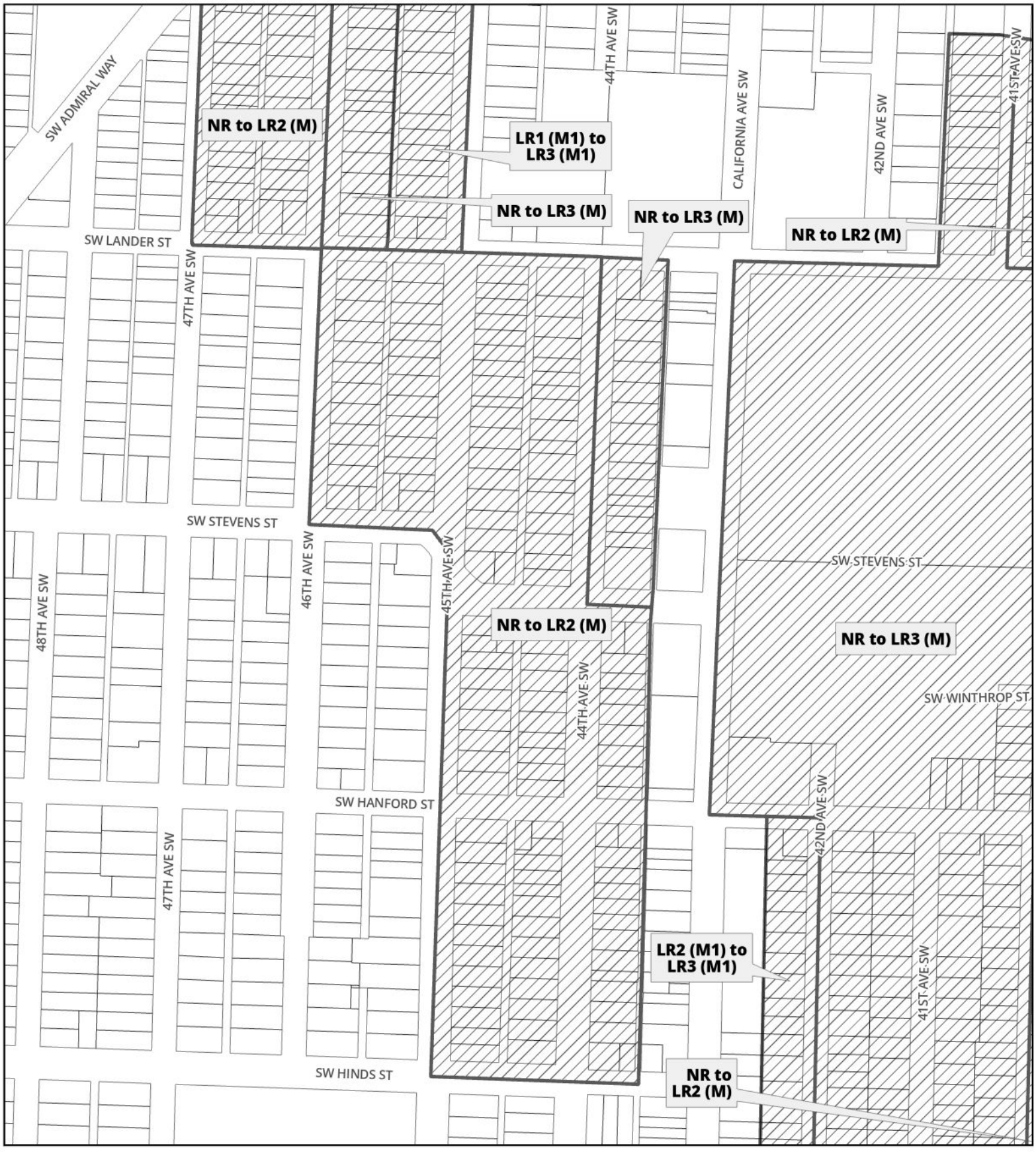
Map 155



Rezone area

Development site

0 170 340 680 Feet

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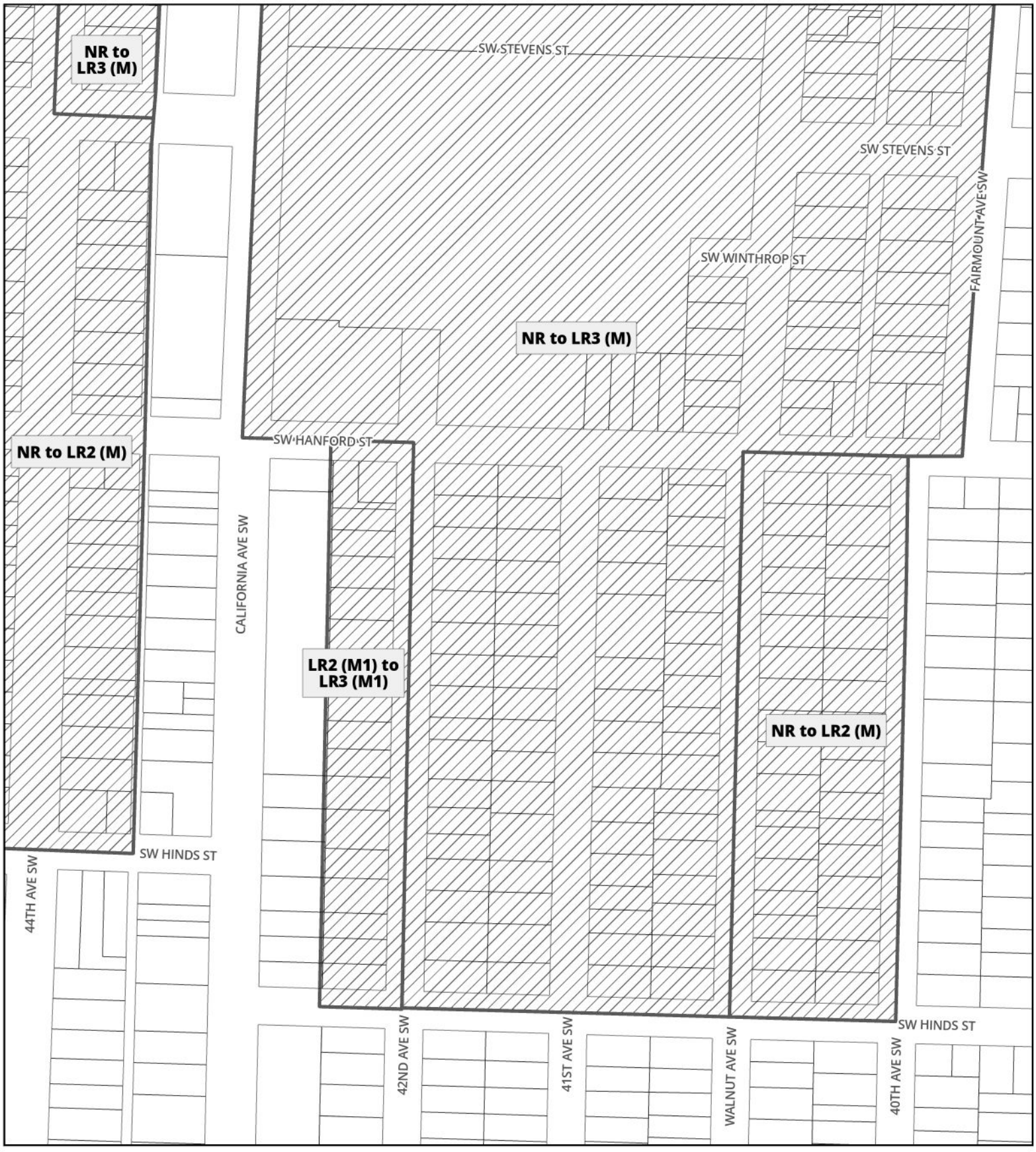
Map 156



Rezone area

Development site

0 110 220 440 Feet

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Map 157

Rezone area Development site

0 80 160 320 Feet

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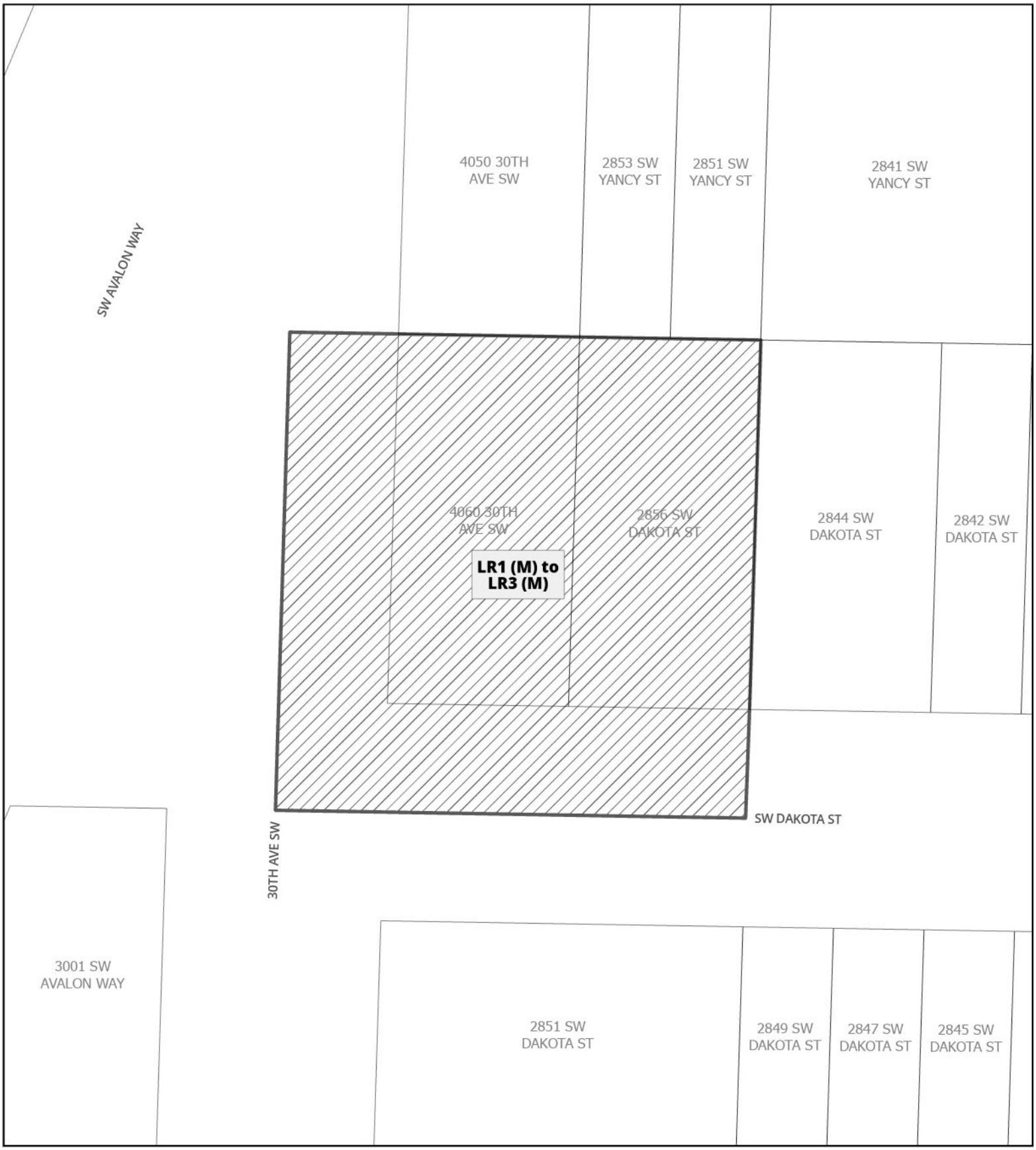
Map 158



Rezone area **Development site**

0 15 30 60 Feet

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Map 159

Rezone area

Development site

0 50 100 200 Feet

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Map 160

Rezone area **Development site**

0 35 70 140 Feet

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Map 161

Rezone area **Development site**

0 35 70 140 Feet

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Map 162

Rezone area Development site

0 15 30 60 Feet

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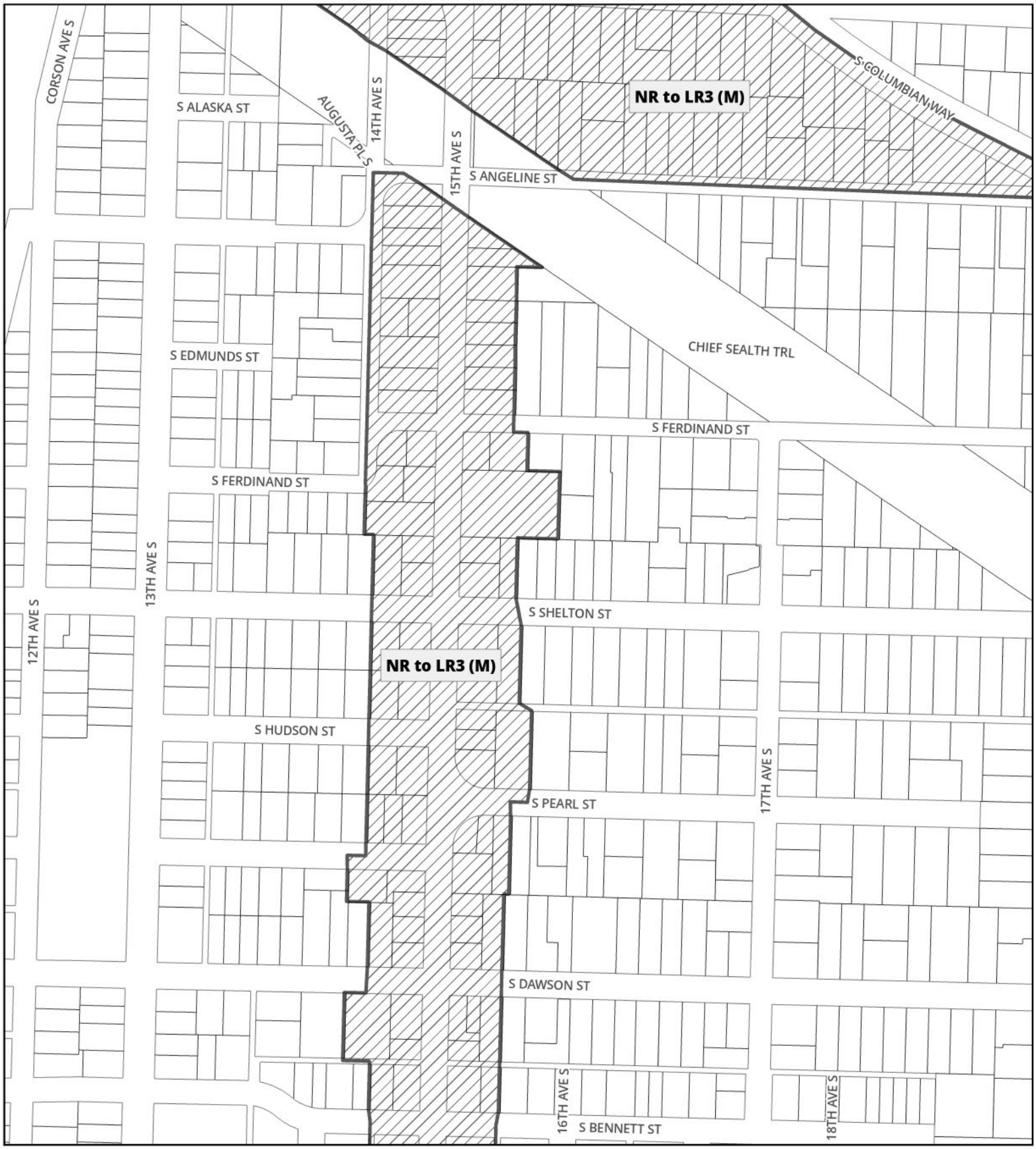
Map 163



Rezone area

Development site

0 155 310 620 Feet

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Map 164

Rezone area

Development site

0 130 260 520 Feet

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Map 165

Rezone area

Development site

0 137.5 275 550 Feet

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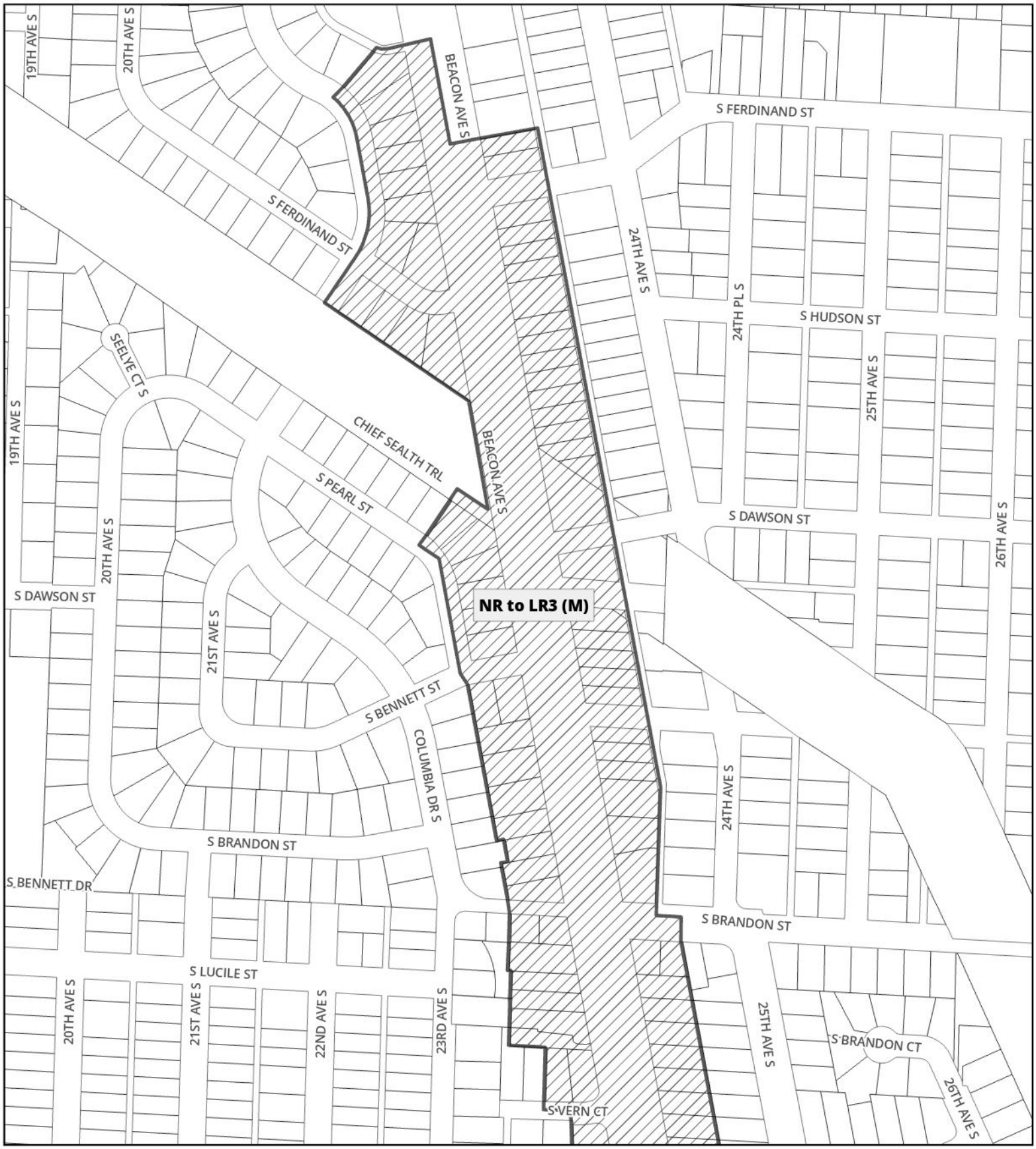
Map 166



Rezone area **Development site**

0 150 300 600 Feet

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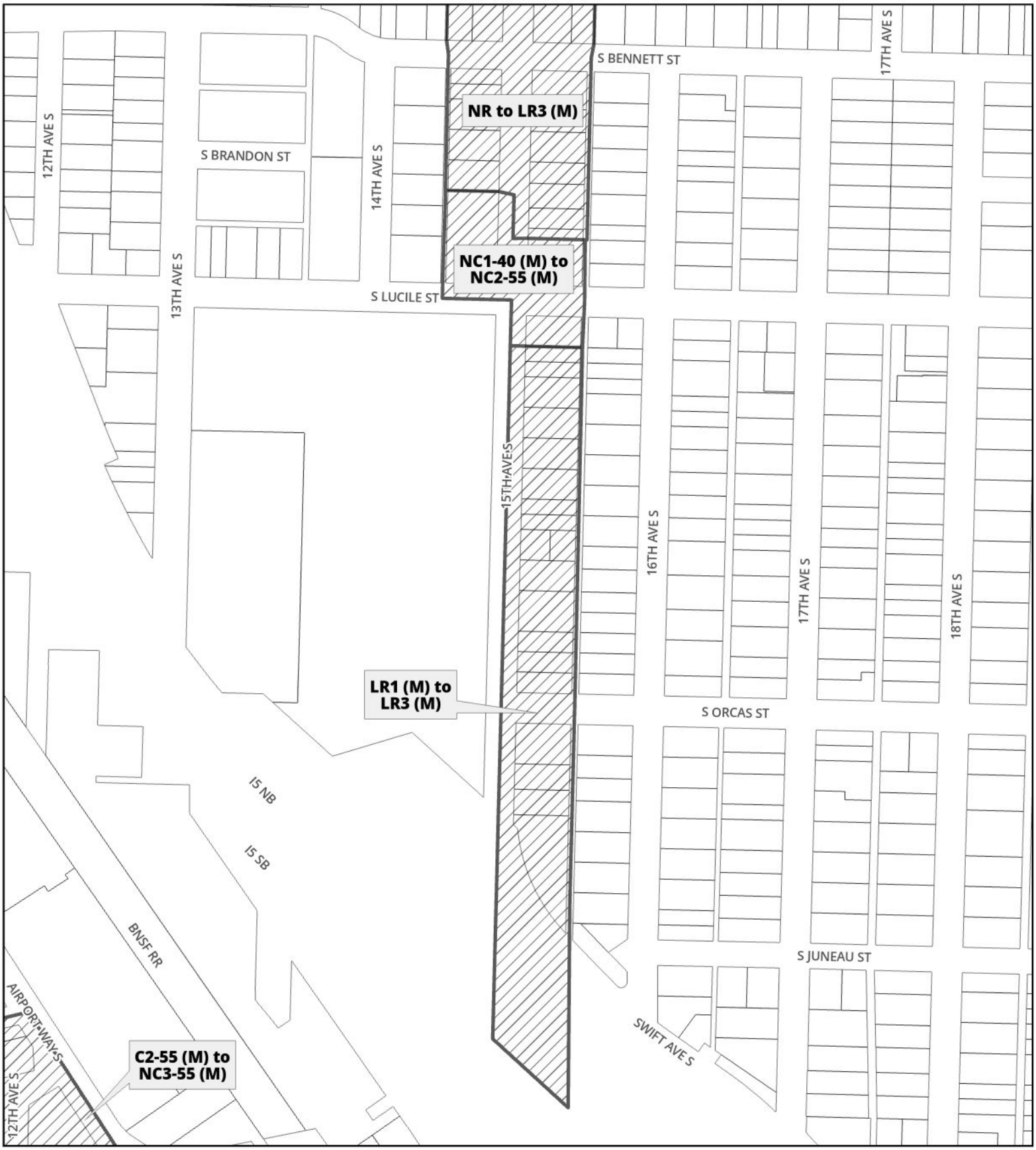
Map 167



Rezone area Development site

0 137.5 275 550 Feet

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Map 168

Rezone area **Development site**

0 62.5 125 250 Feet

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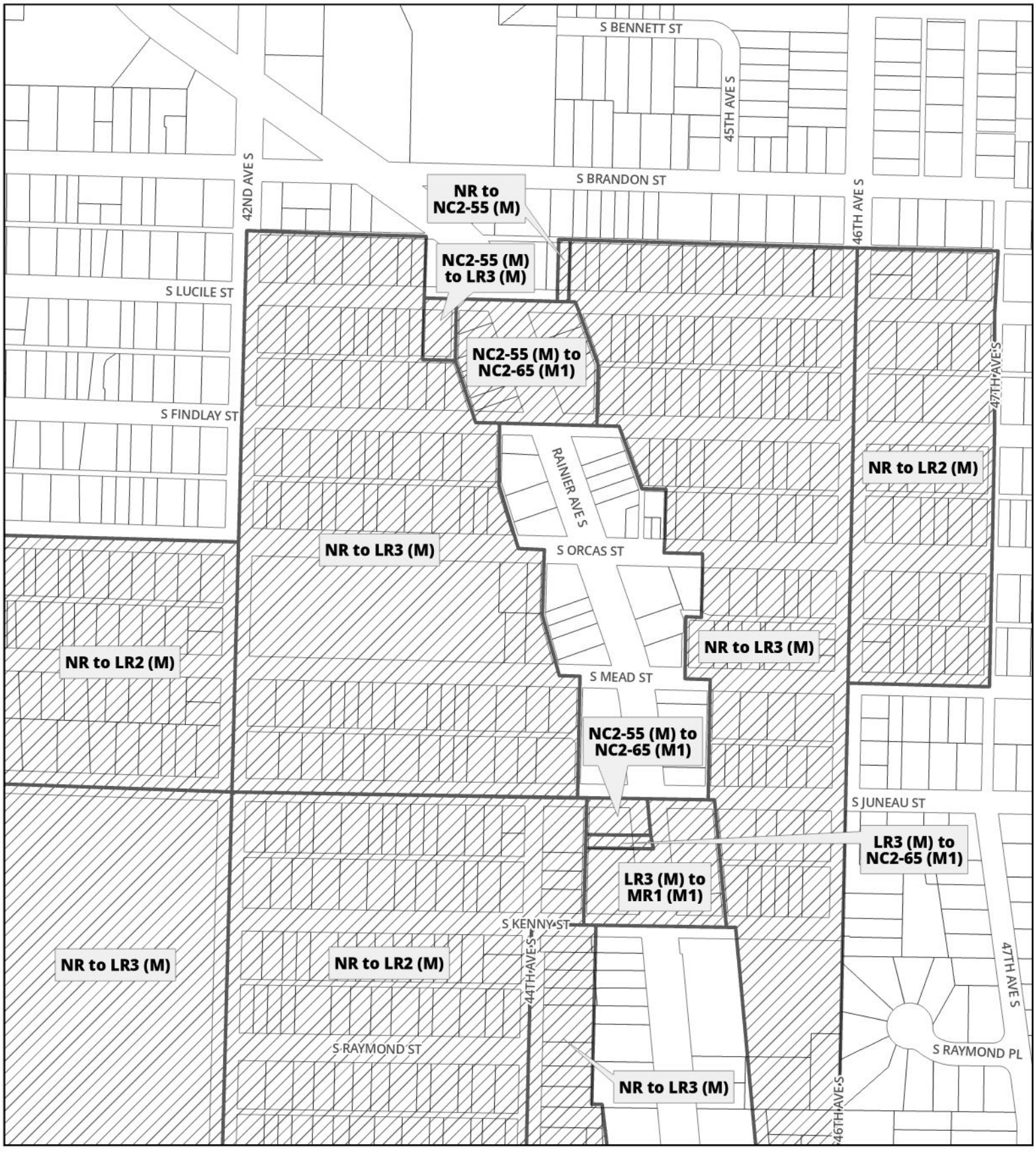
Map 169



Rezone area **Development site**

0 150 300 600 Feet

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200

Map 170

Rezone area

Development site

0 155 310 620 Feet

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Map 171

Rezone area **Development site**

0 135 270 540 Feet

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Map 172

Rezone area

Development site

0 120 240 480 Feet

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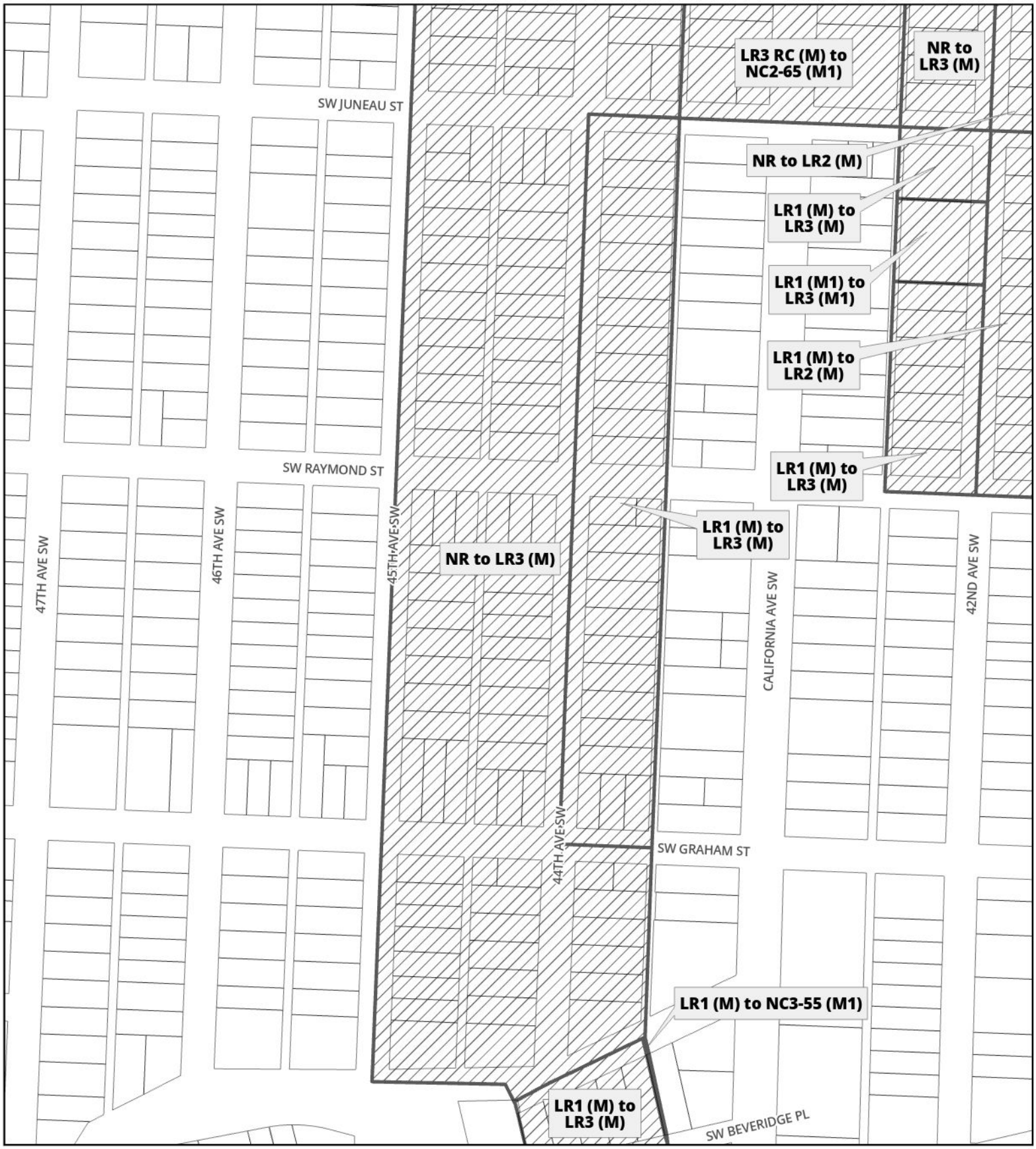
Map 173



Rezone area **Development site**

0 125 250 500 Feet

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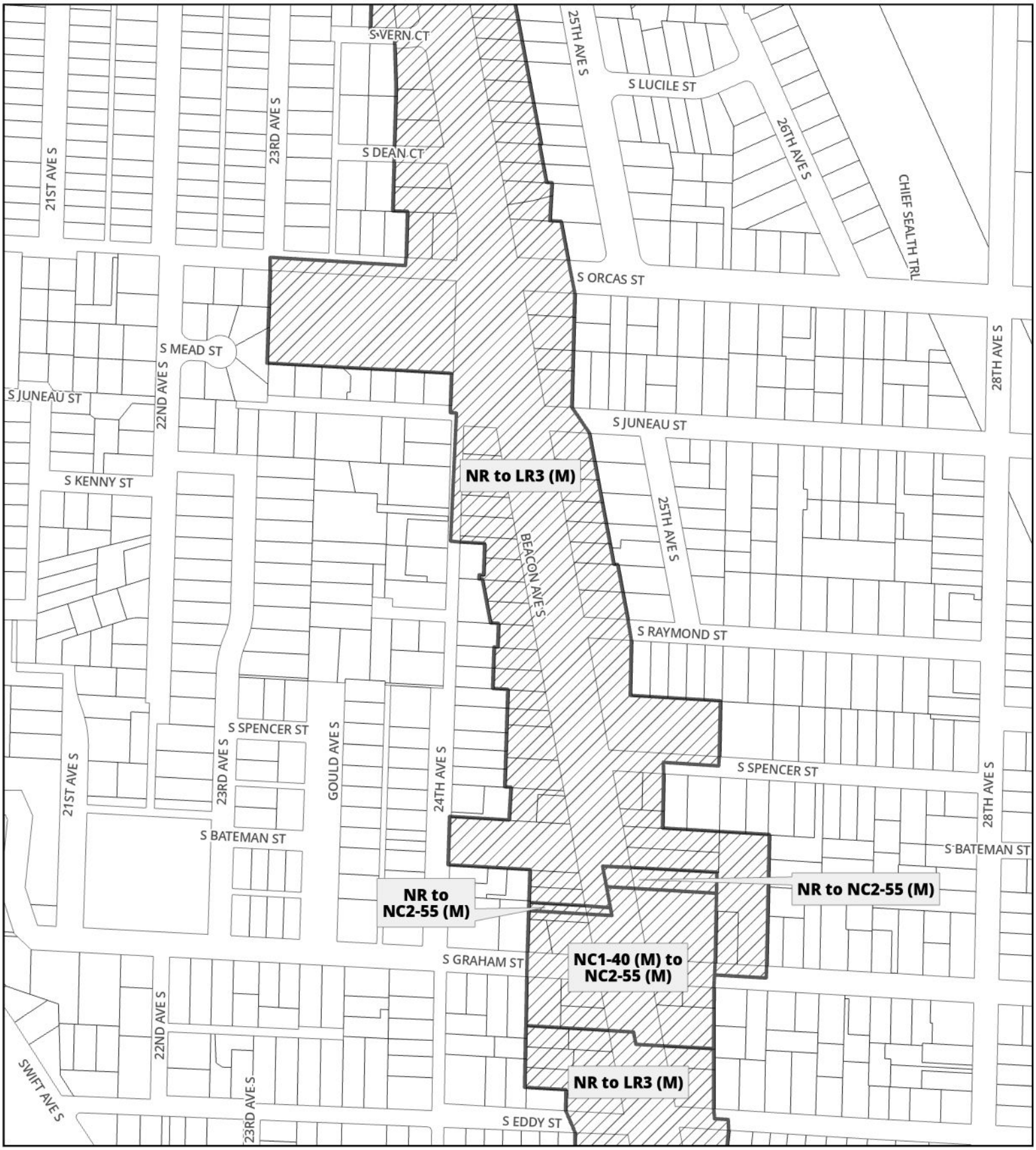
Map 174



Rezone area **Development site**

0 170 340 680 Feet

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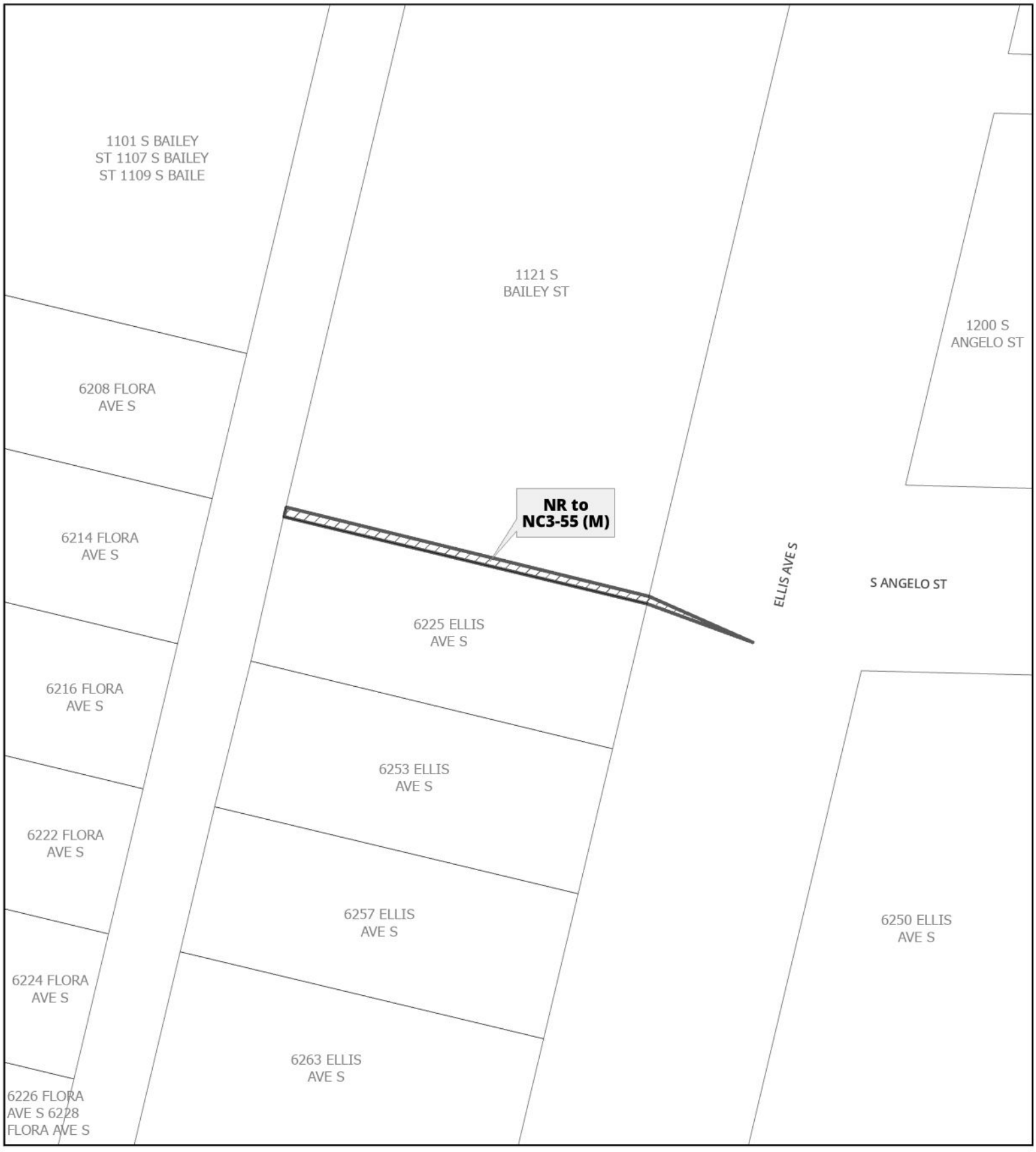
Prepared Wednesday, October 29, 2025, by OPCD.

Map 175



Rezone area **Development site**

0 15 30 60 Feet

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Map 176

Rezone area

Development site

0 90 180 360 Feet

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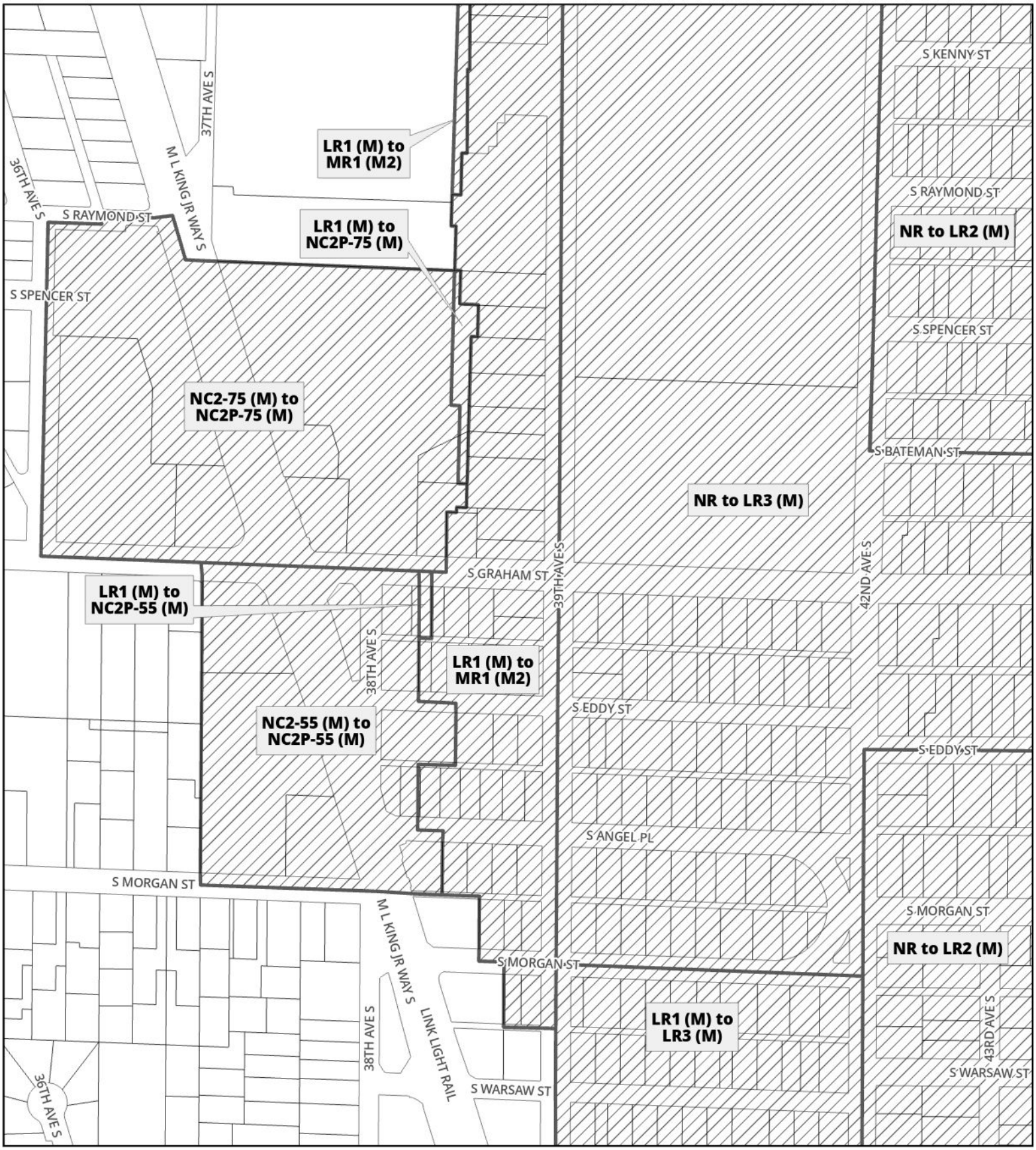
Map 177



Rezone area

Development site

0 140 280 560 Feet

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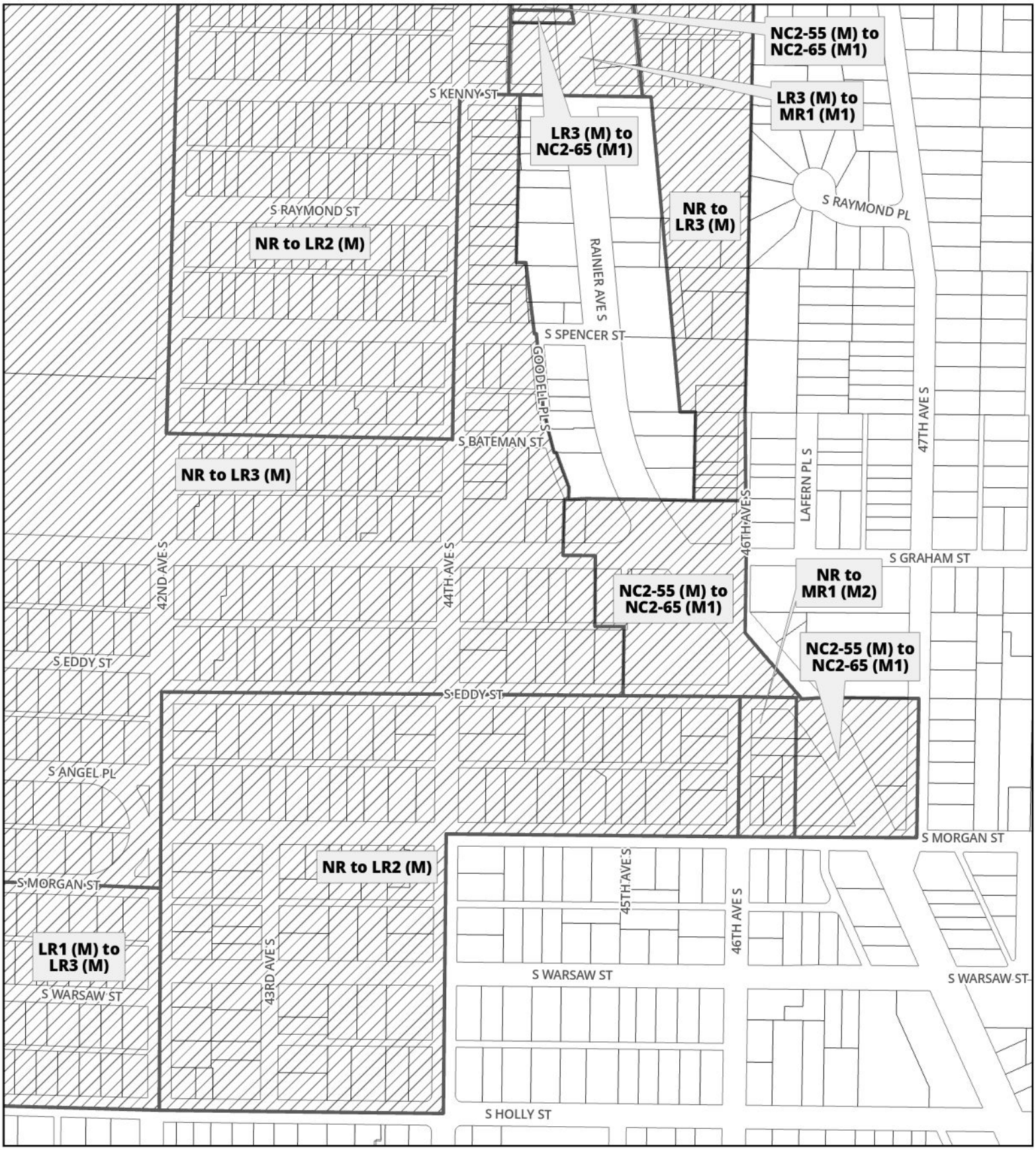
Map 178



Rezone area Development site

0 162.5 325 650 Feet

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Map 179

Rezone area

Development site

0 87.5 175 350 Feet

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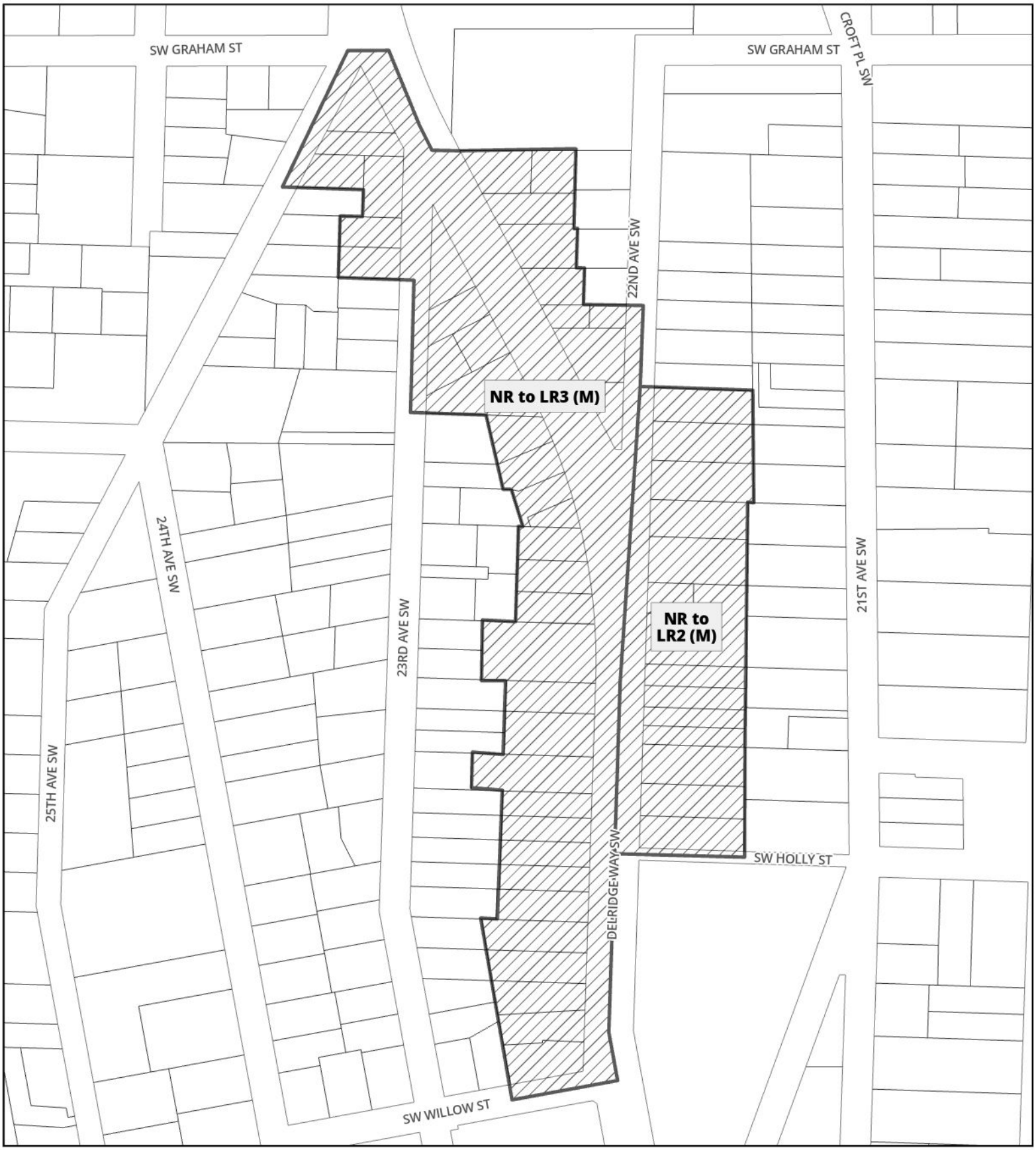
Map 180



Rezone area **Development site**

0 115 230 460 Feet

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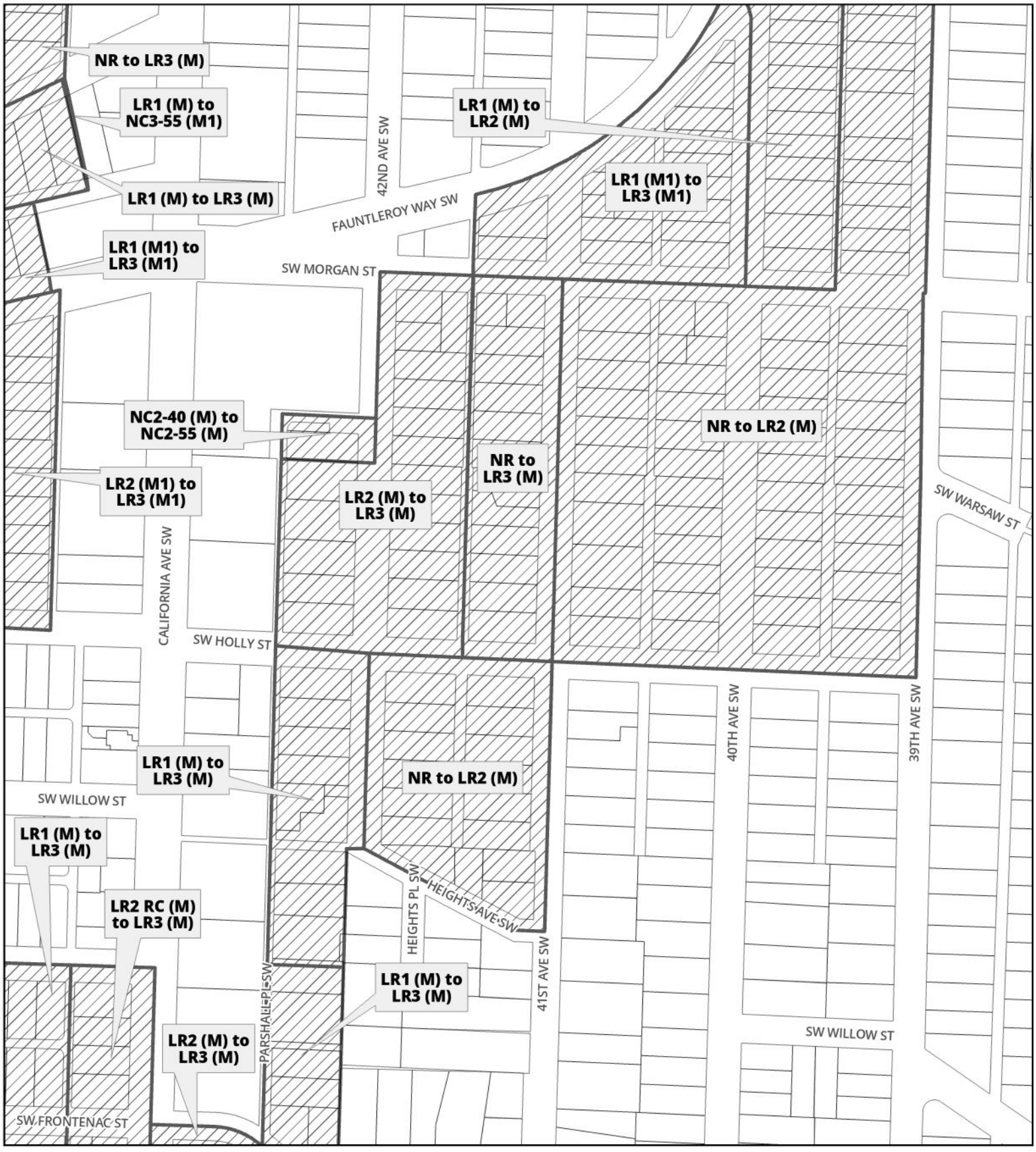
Prepared Wednesday, October 29, 2025, by OPCD.

Map 181



Rezone area

Development site

0 120 240 480 Feet

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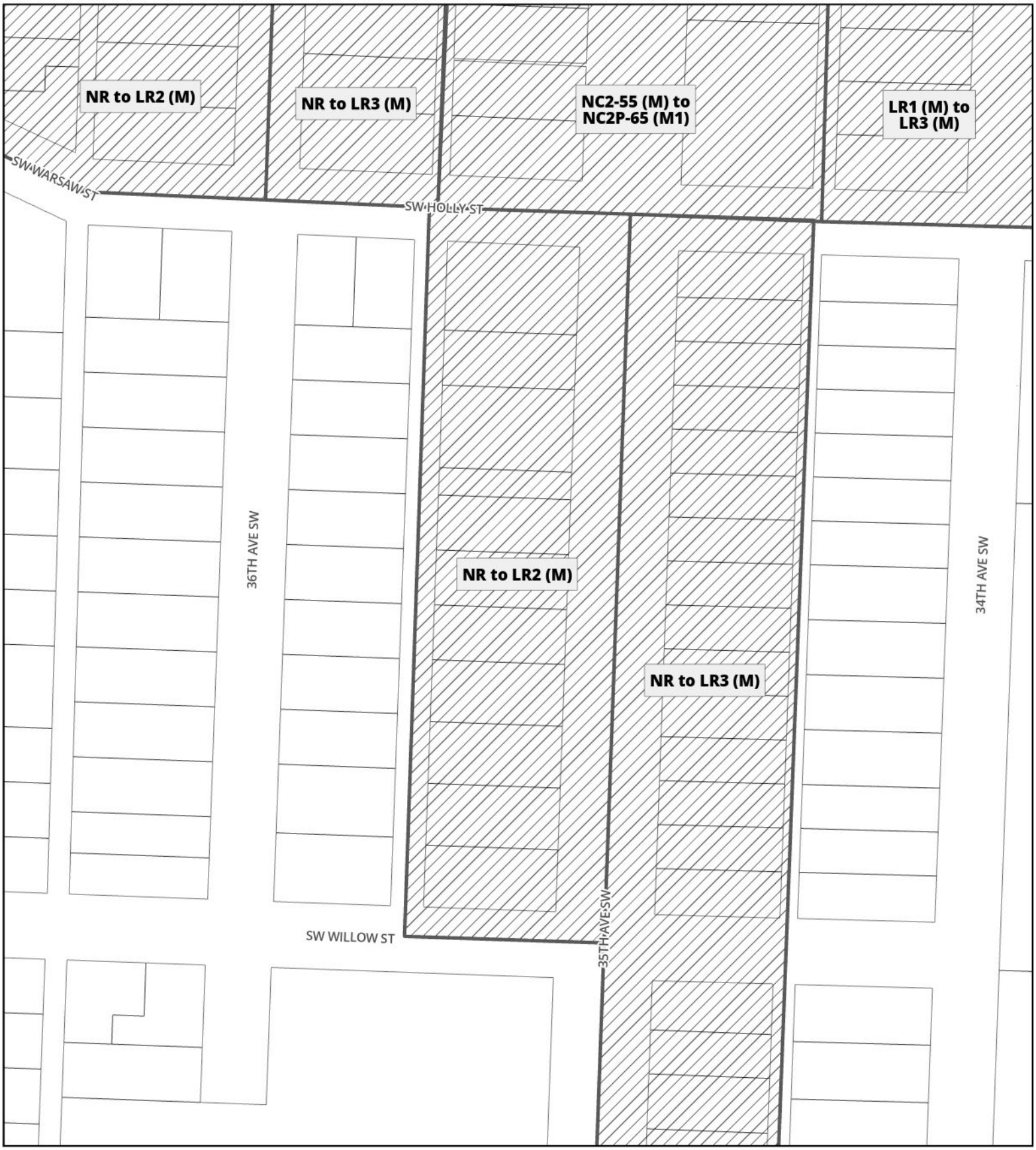
Map 182



Rezone area

Development site

0 62.5 125 250 Feet

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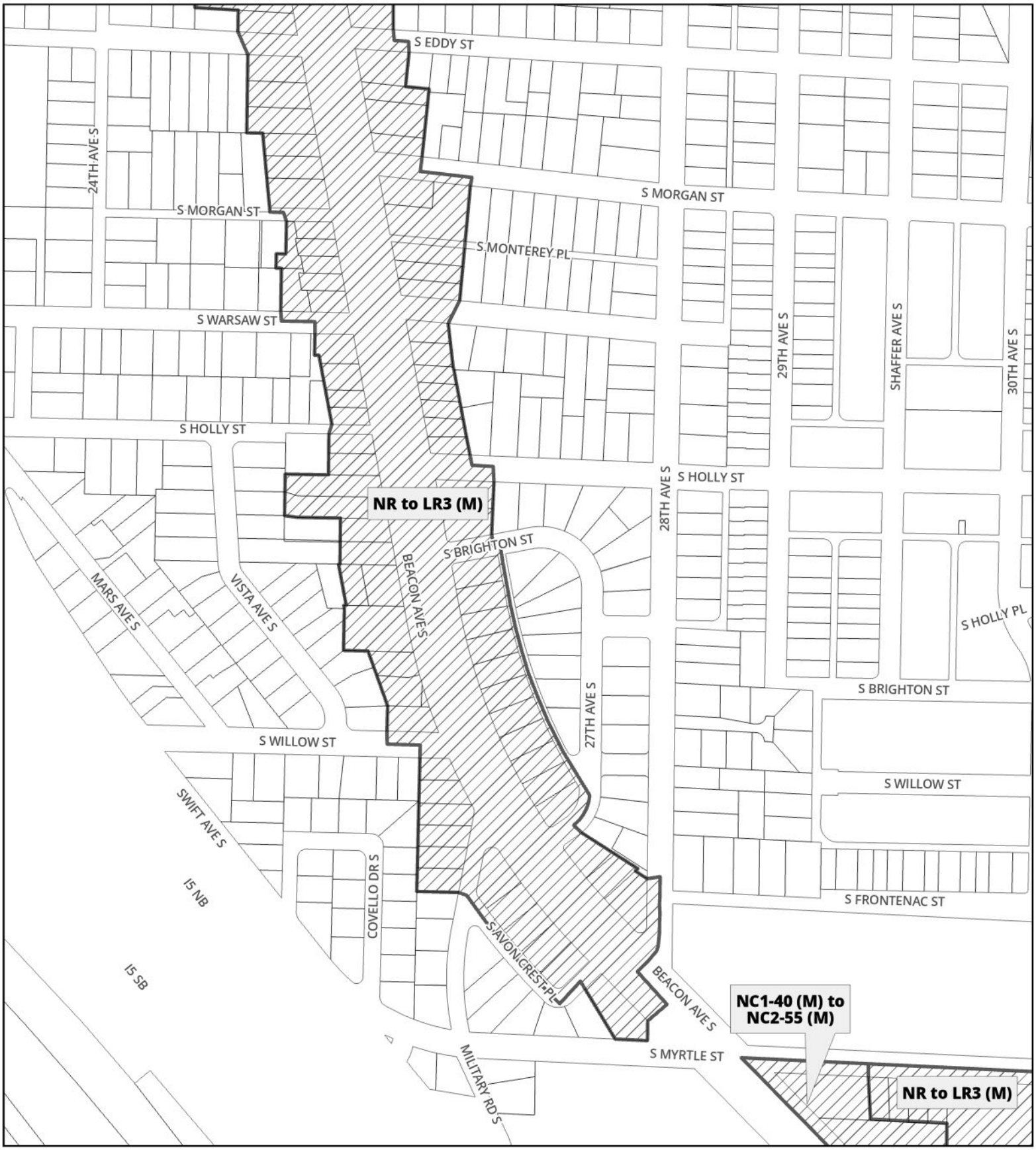
Map 183



Rezone area **Development site**

0 162.5 325 650 Feet

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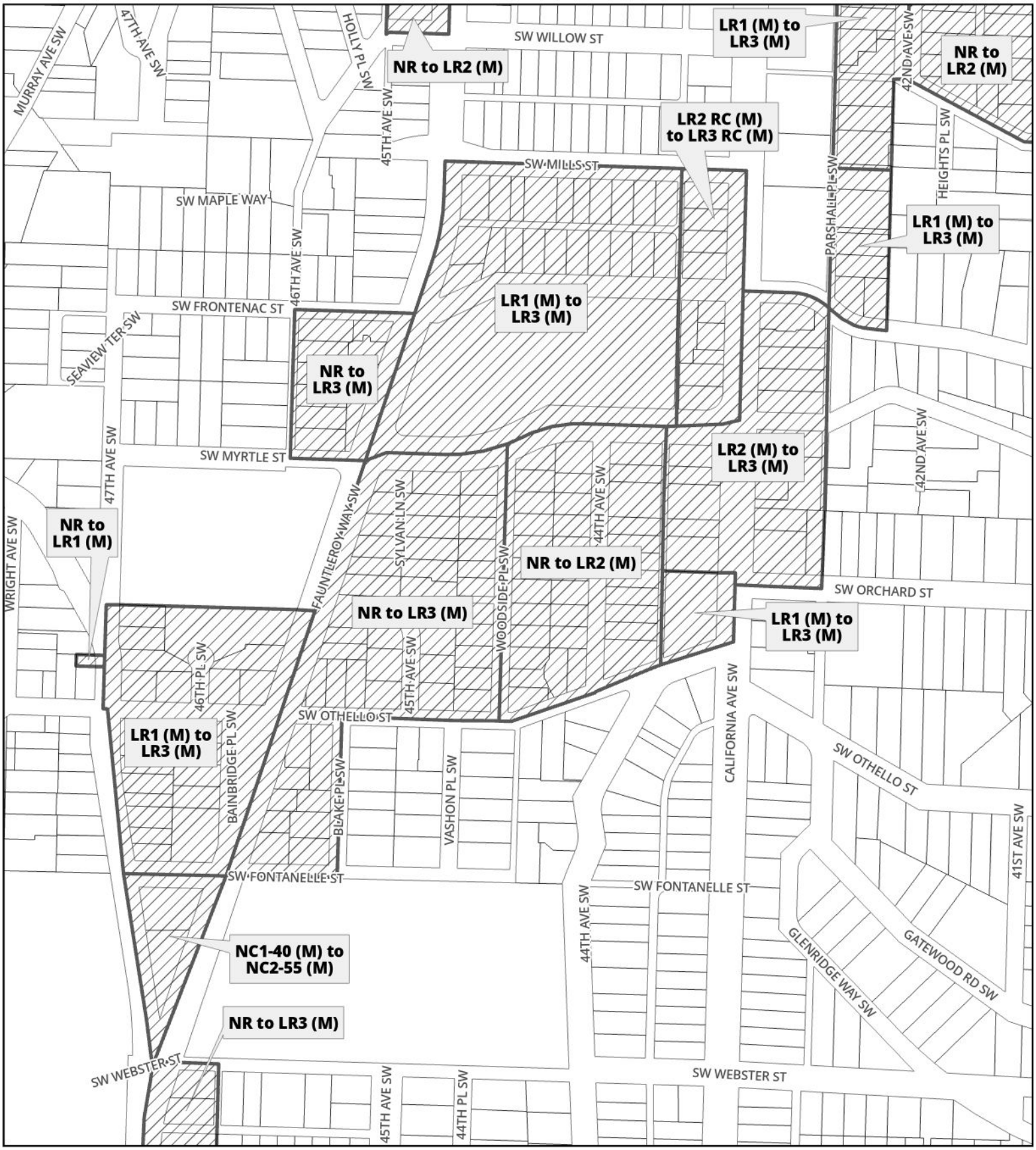

Rezone area

Development site

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Rezone area **Development site**

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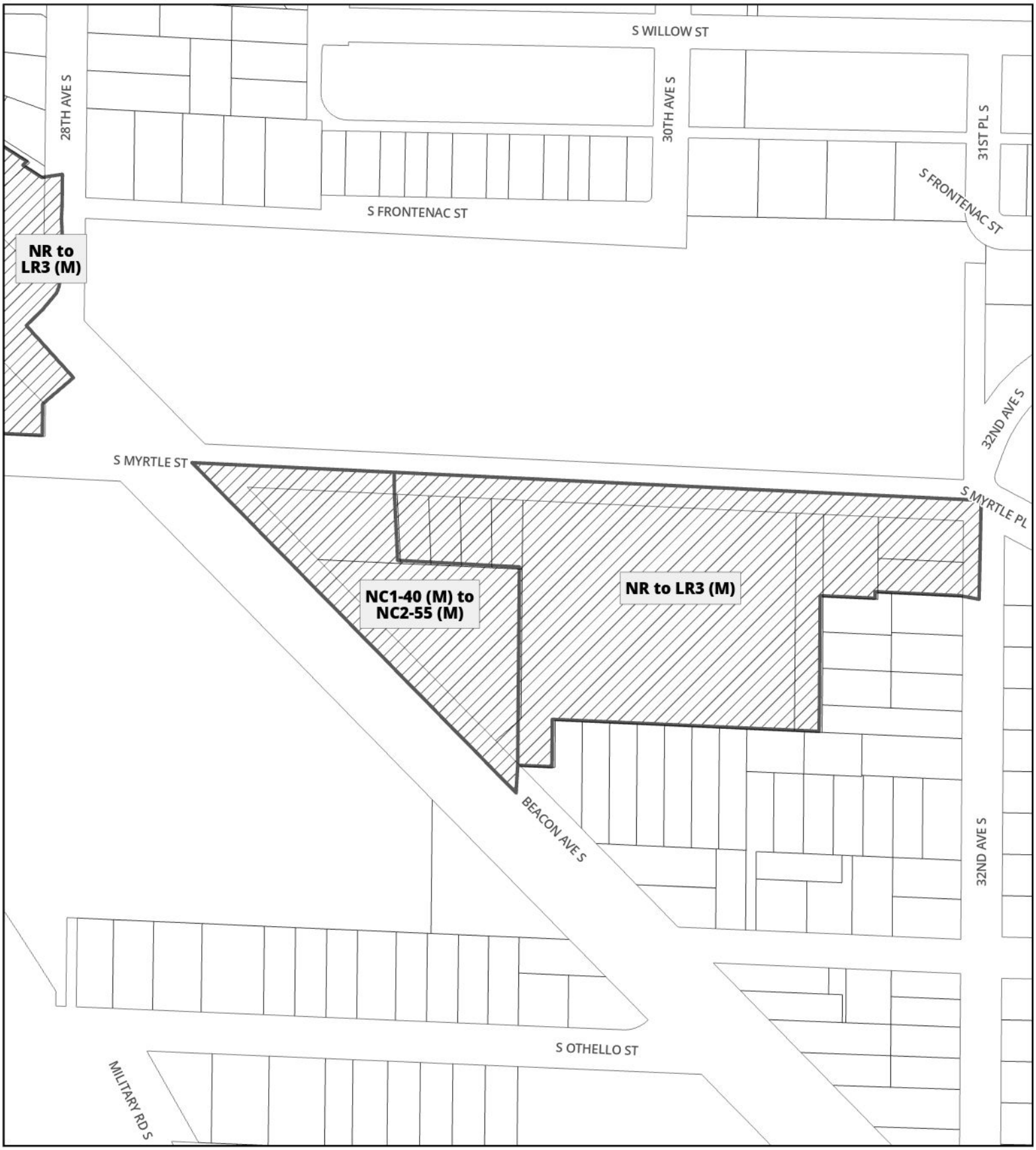
Map 186



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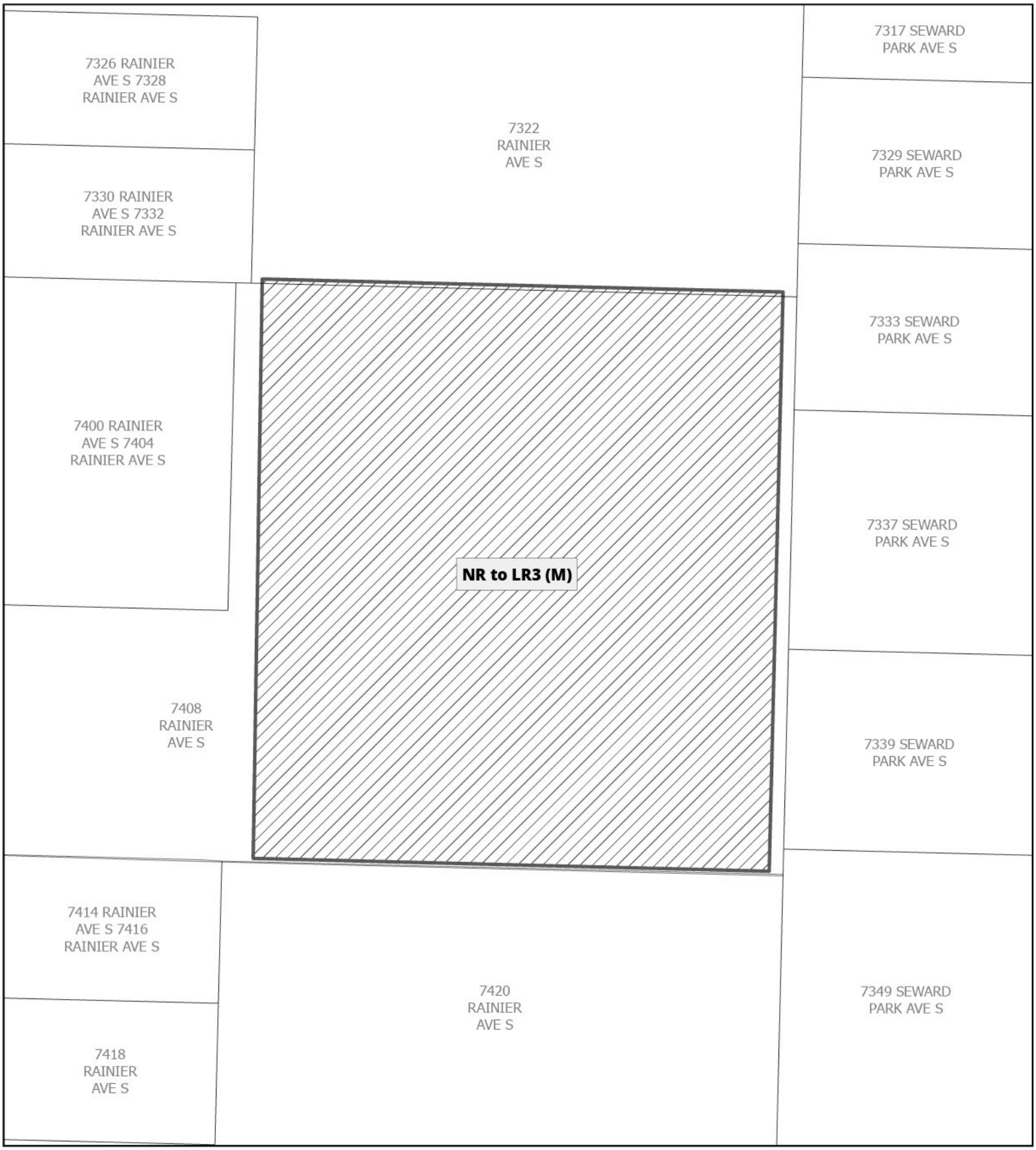

Rezone area **Development site**

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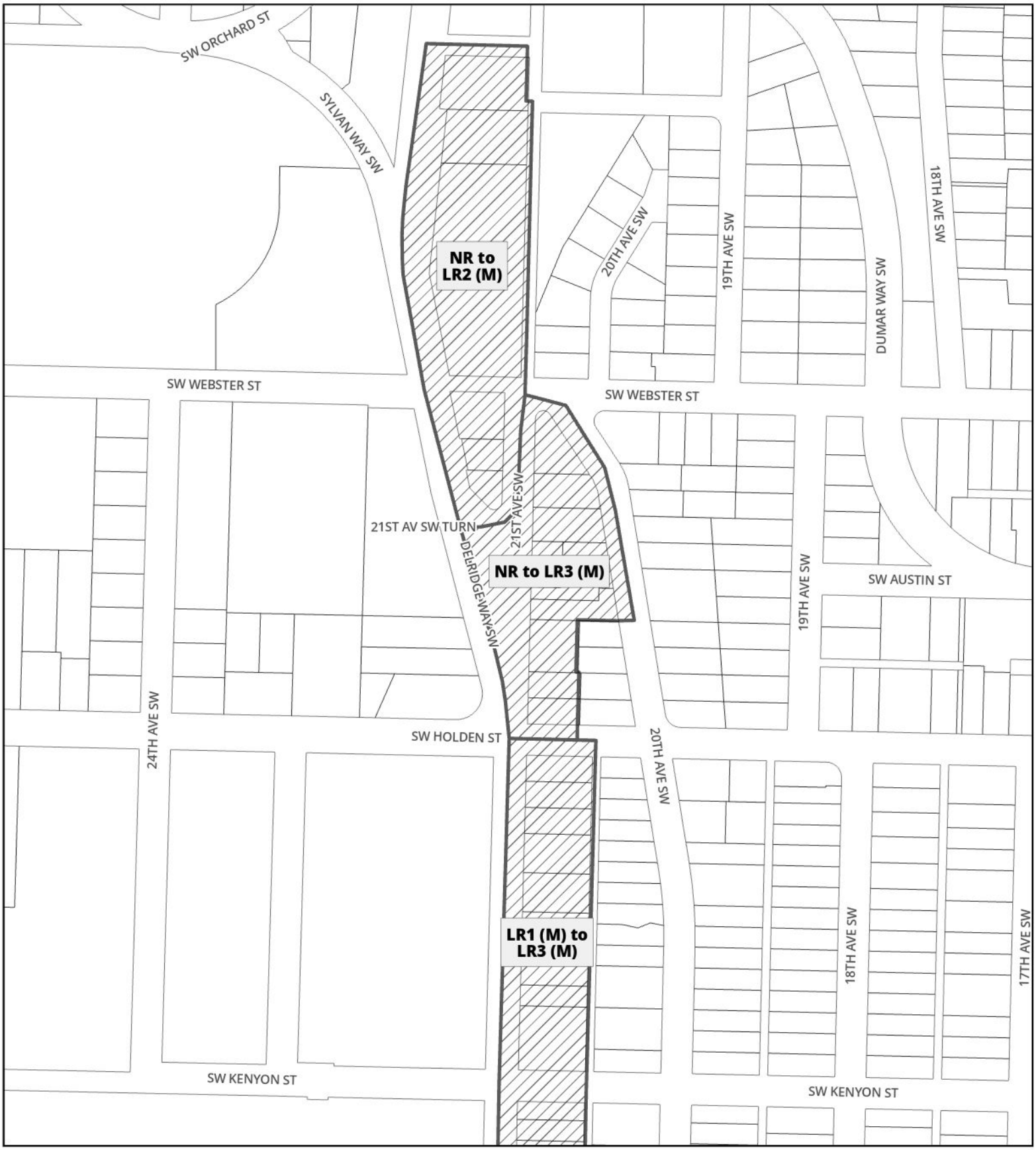

Rezone area

Development site

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Rezone area **Development site**

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Map 190

Rezone area

Development site

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Rezone area **Development site**

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Rezone area

Development site

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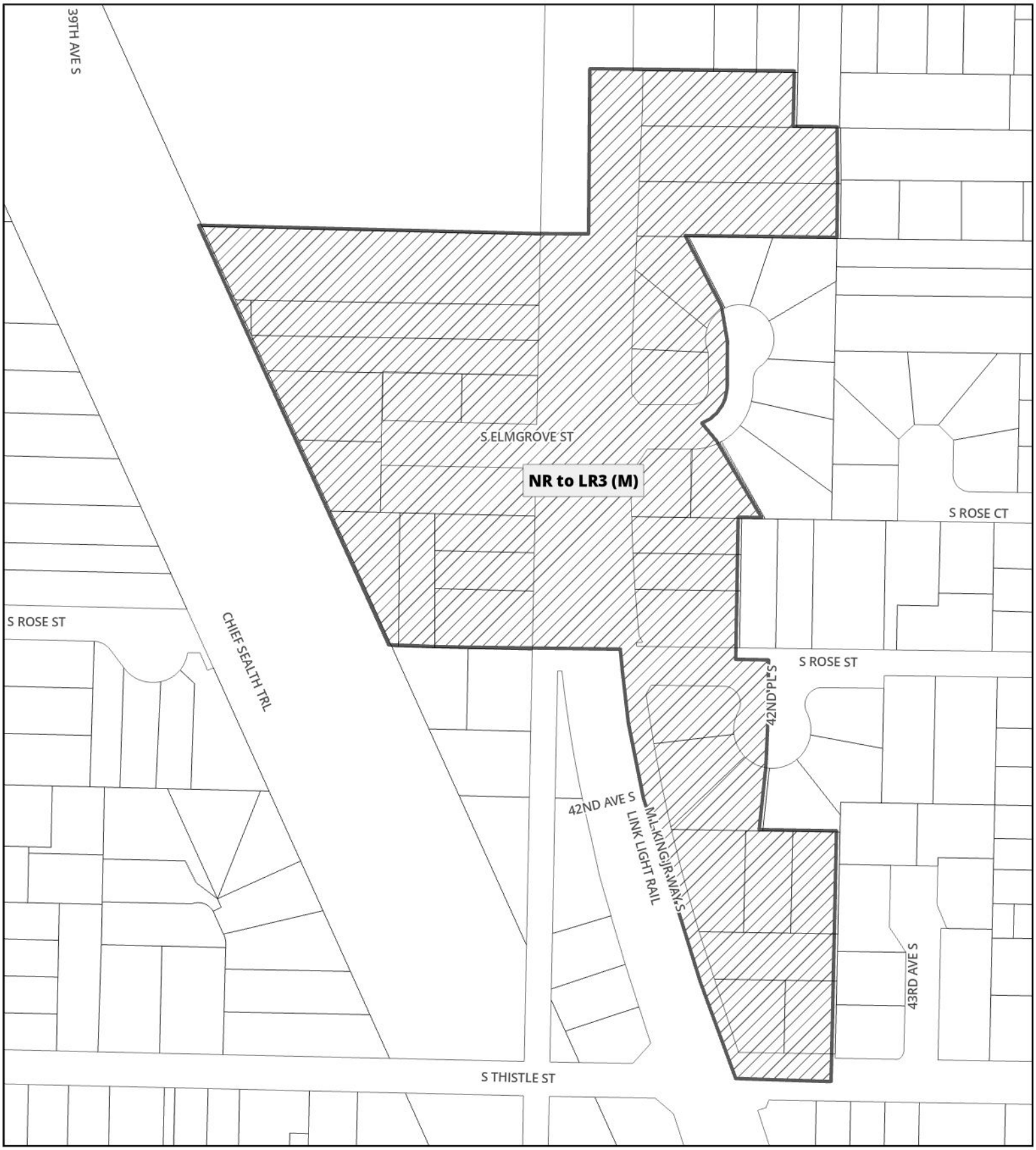

Rezone area **Development site**

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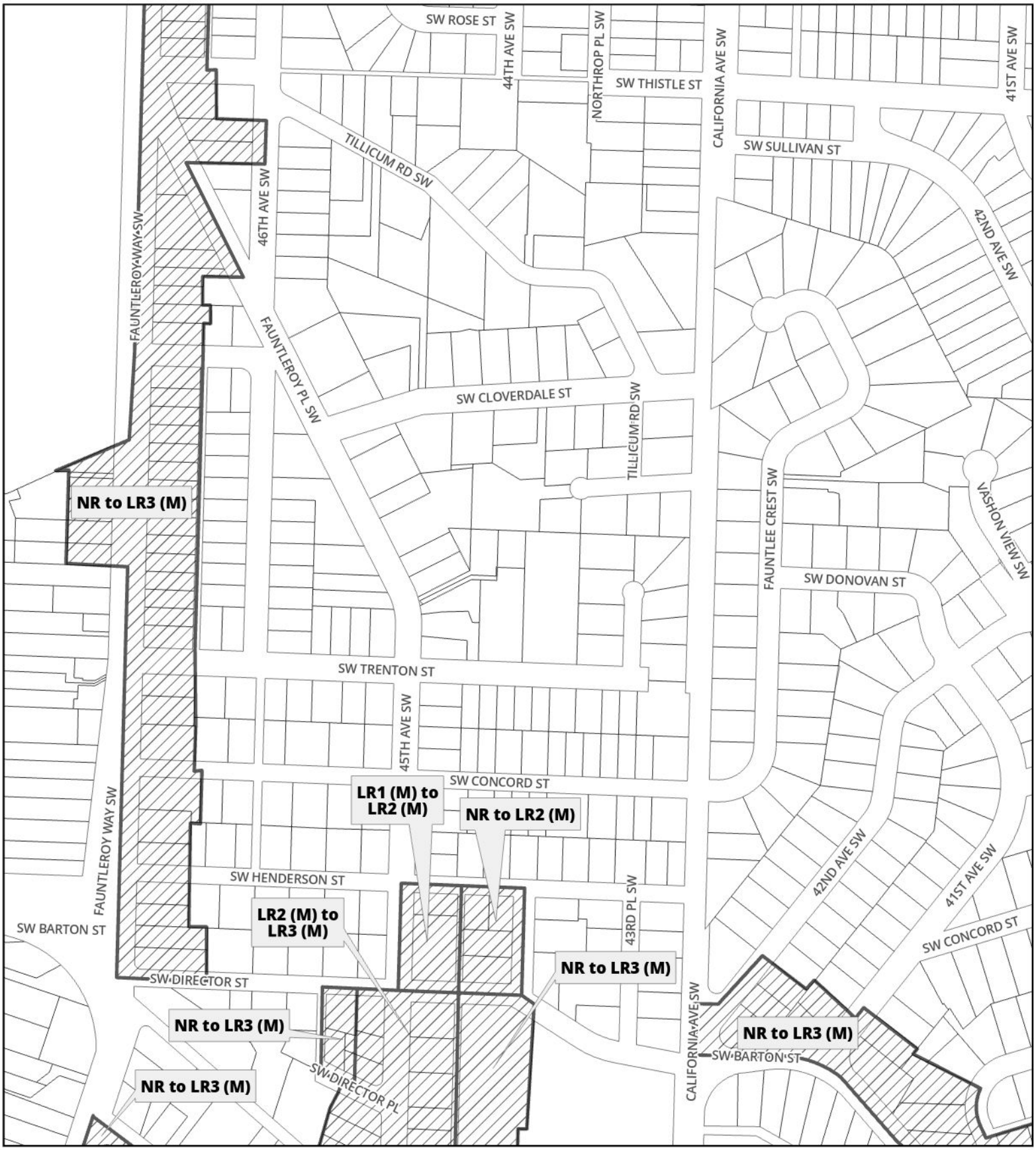

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Rezone area

Development site

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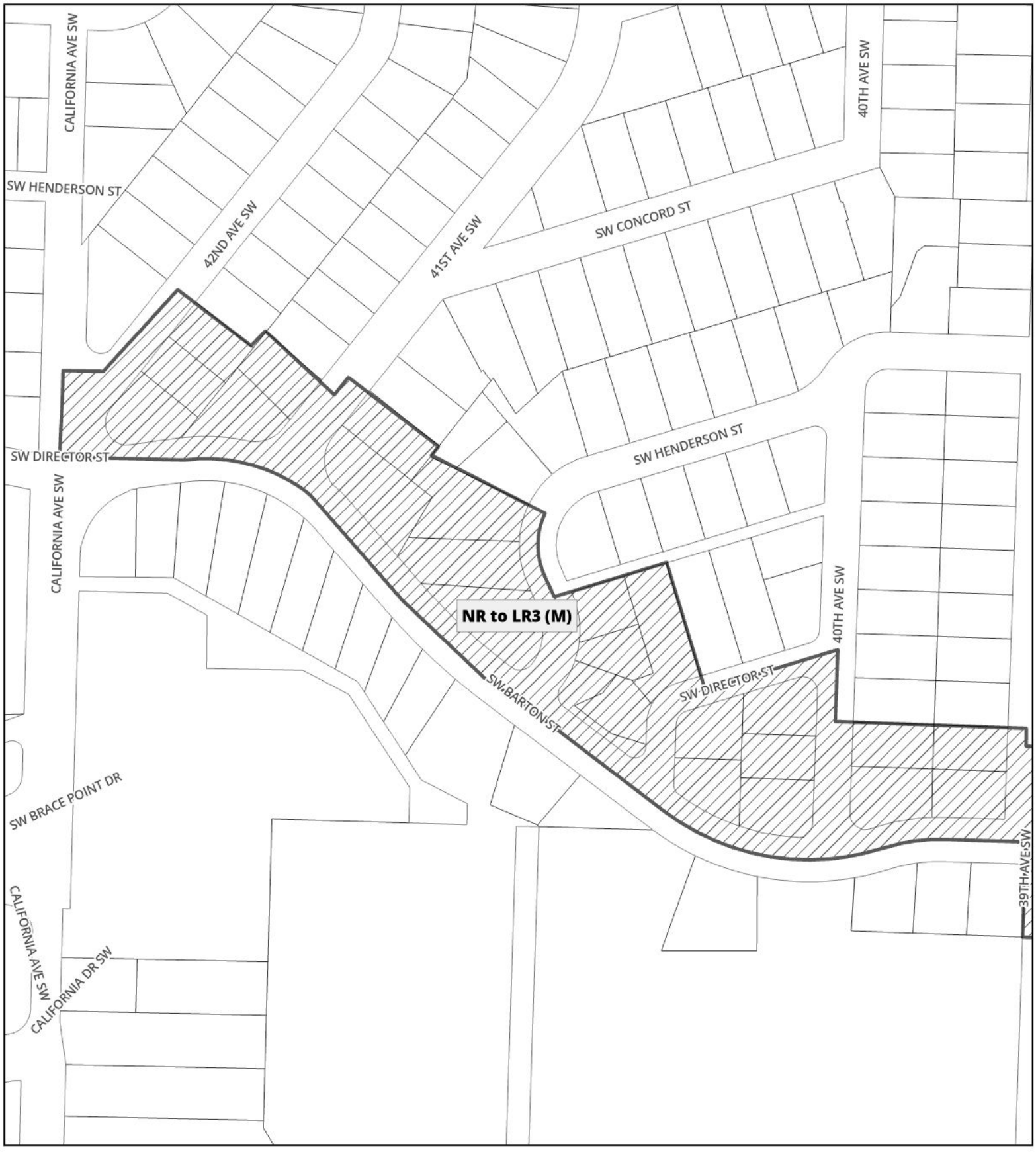

Rezone area **Development site**

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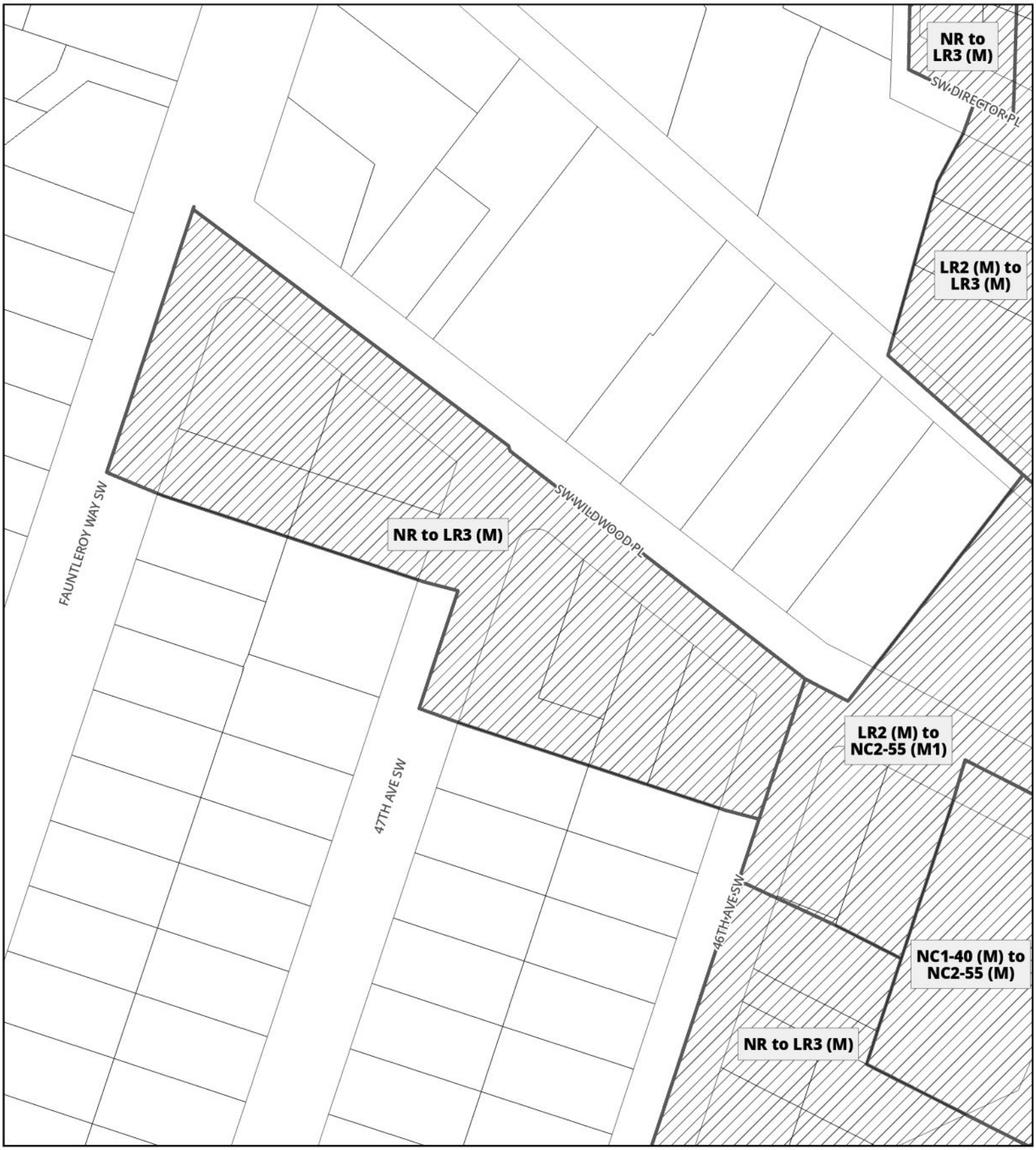
Map 197



Rezone area

Development site

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0 165 330 660 Feet

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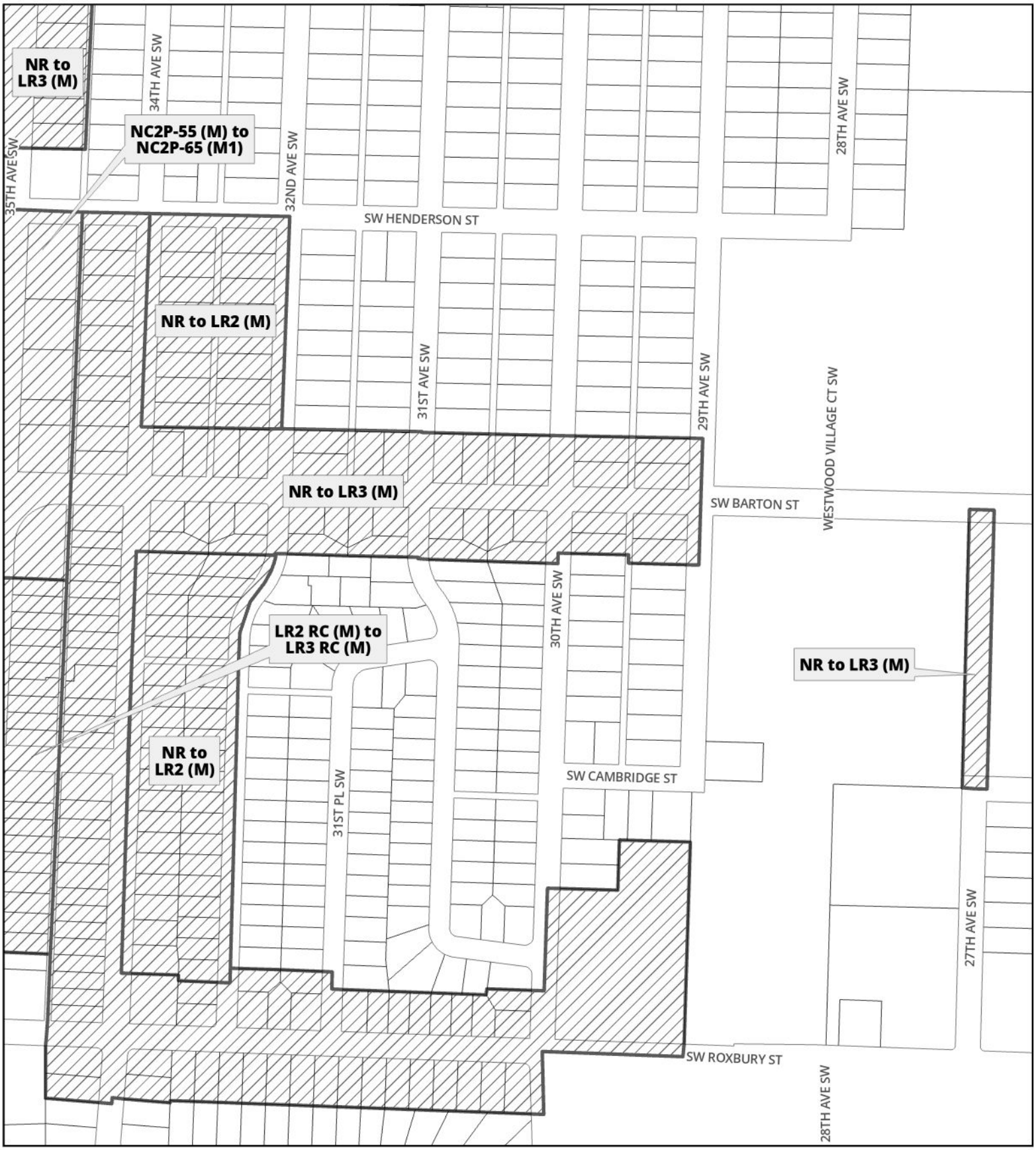

Rezone area

Development site

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Map 200

Rezone area **Development site**

0 140 280 560 Feet

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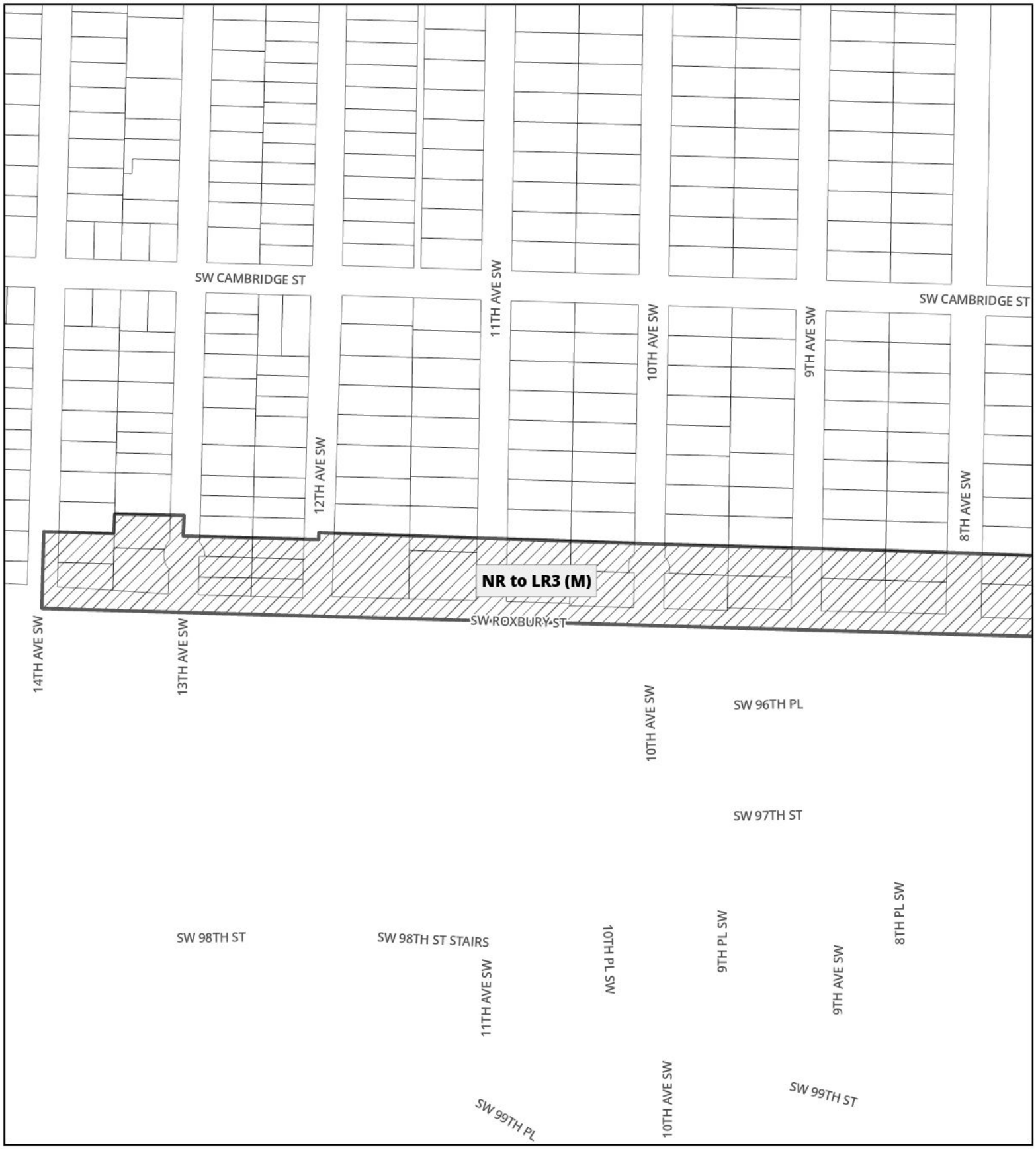
Map 201



Rezone area Development site

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Map 202

Rezone area

Development site

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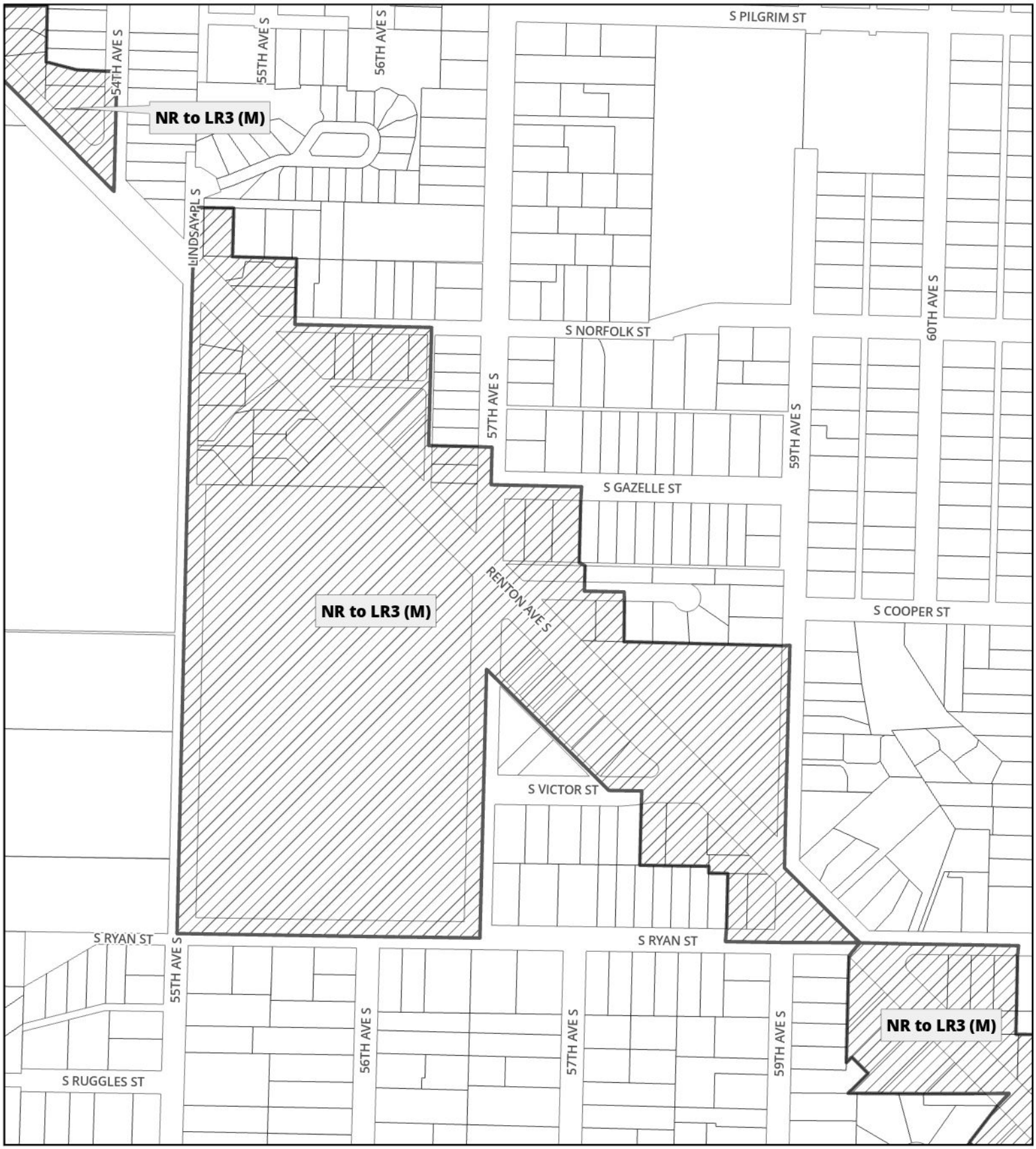
Map 203



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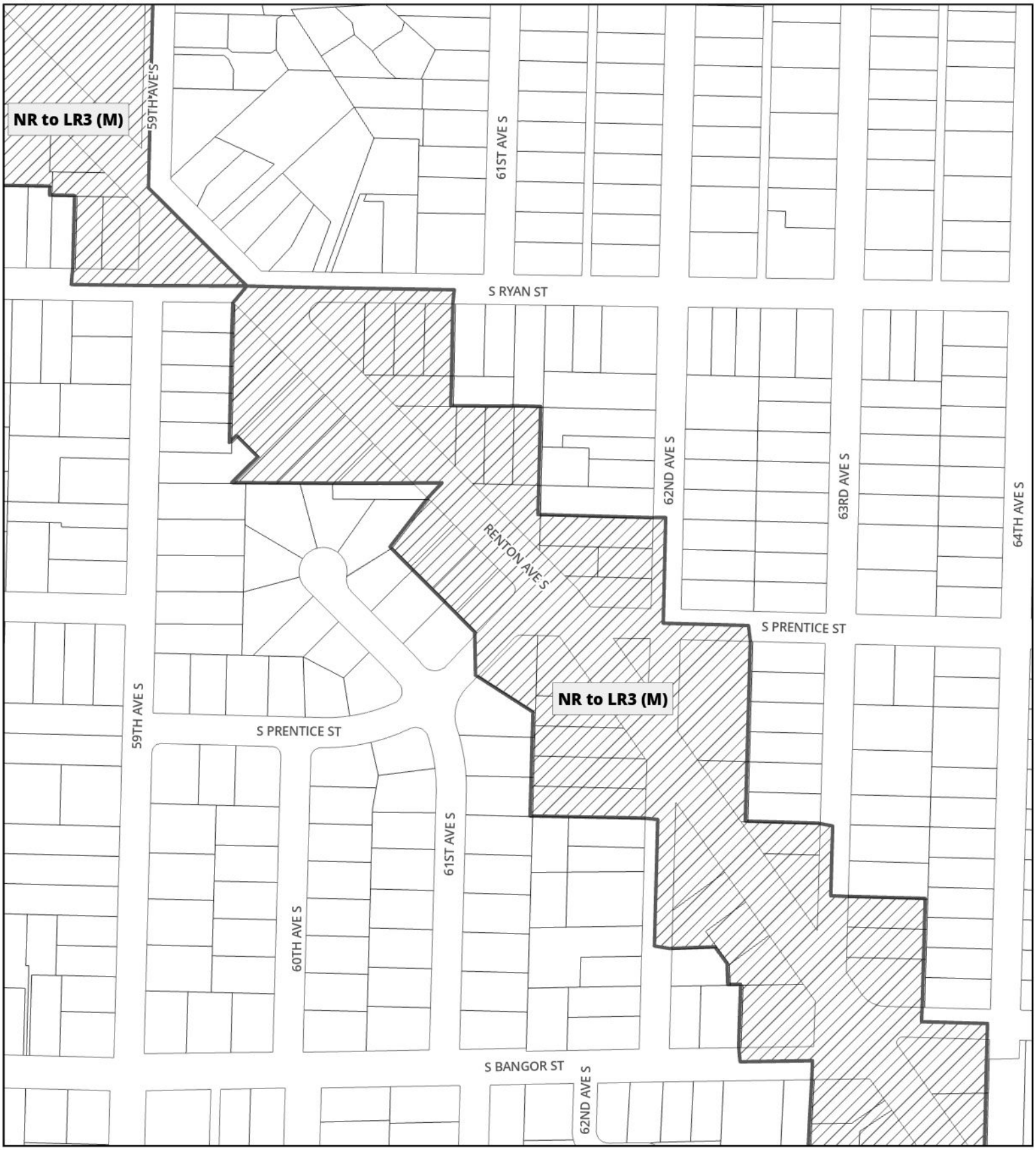

Rezone area

Development site

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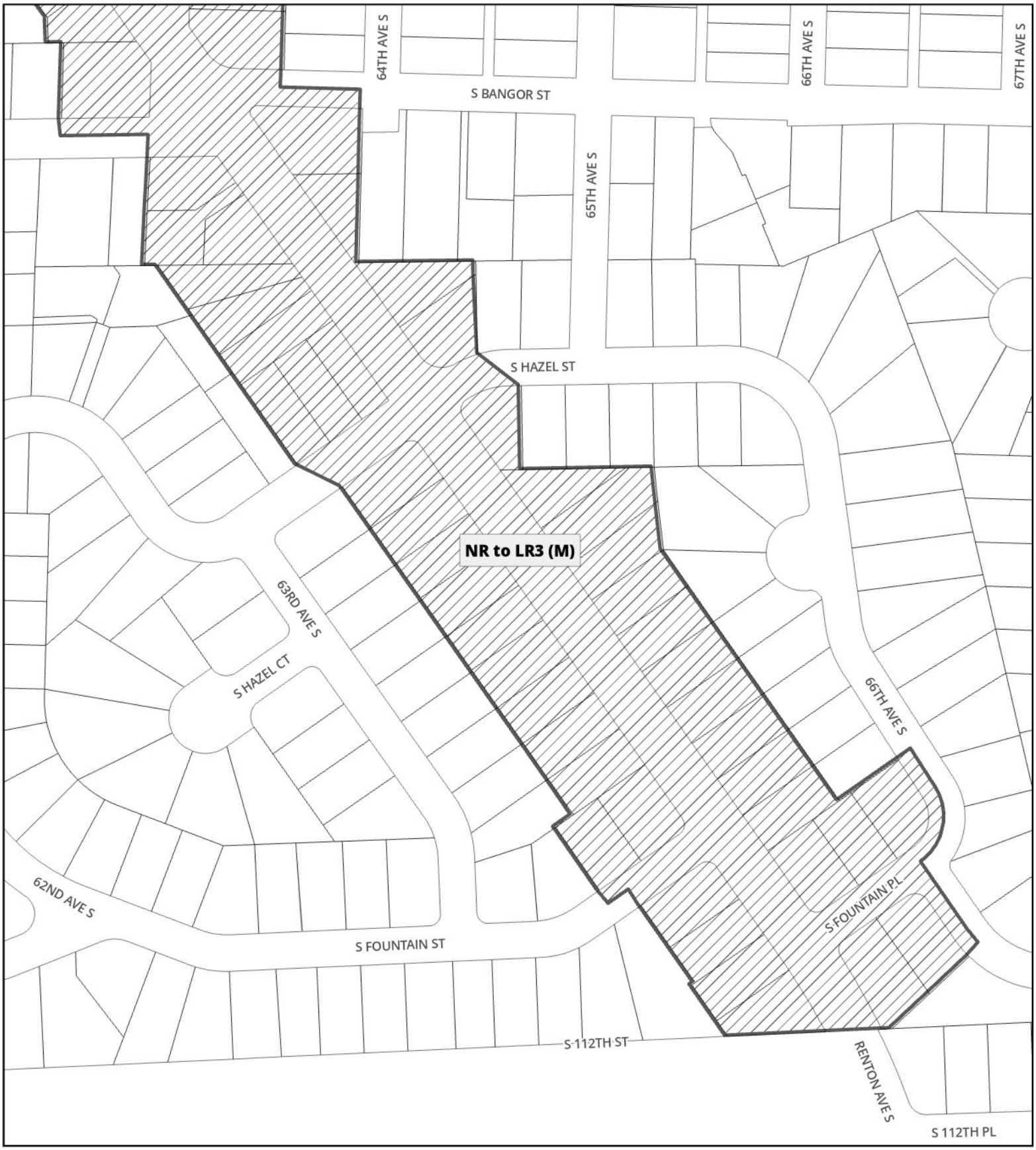
Map 205



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SUMMARY and FISCAL NOTE

Department:	Dept. Contact:	CBO Contact:
Office of Planning & Community Development (OPCD)	Brennon Staley	Alena Johnson

1. BILL SUMMARY

Legislation 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.

Summary and Background of the Legislation:
This legislation implements zoning changes in neighborhood centers, in new and expanded regional and urban centers, and along frequent transit routes. It also implements the following changes to certain development standards:

- changes floor area ratios (FAR) and height limits in Lowrise zones;
- creates a new Midrise zone;
- changes the height limit in the existing Midrise Residential (MR) zone;
- updates setbacks in MR zones;
- removes structure width and depth requirements for MR zones;
- creates consistent standards for measurement of FAR across all zones; and
- clarifies where screening is required for surface parking in LR and MR zones.

This legislation helps to implement the growth strategy outlined in the recently adopted One Seattle Plan Comprehensive Plan.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ☐ **Yes** ☒ **No**

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation have financial impacts to the City? ☒ **Yes** ☐ **No**

This legislation will not have any direct impacts to expenditures, revenues, or positions. However, it would have the following indirect impacts:

Tax Base
The legislation is likely to increase the construction of housing in Seattle, particularly apartments and condominiums. Increased housing construction would generate additional tax revenue in the following ways: (1) directly through increased construction sales tax and real estate excise tax (REET); and (2) indirectly through an increase in property taxes and the number of residents in Seattle. While the City has not estimated likely increases in housing and population due to this legislation, the Environmental Impact Statement for this legislation and previous legislation to comply with House Bill (HB) 1110 analyzed the impact of 40,000 additional homes over 20 years. About half of these homes were in Centers and Corridors zones.

Permit Review
This legislation is likely to increase the number of permits for housing excluding other economic factors. Increased permit review costs would be paid by the associated permit fees.

Information Technology, Education, & Outreach
Implementation of this legislation will require updates to zoning maps, GIS layers, websites, director's rules, and other public materials as well as minor changes to software to account for new zone names. It is expected that this work will be accomplished using existing staff resources. Technology update costs are estimated to be less than $25,000 and will be paid by SDCI permit fee revenue. Language translation costs are estimated to be $5,000 to $10,000 and will be paid by SDCI permit fee revenue.

4. OTHER IMPLICATIONS

a. Please describe how this legislation may affect any departments besides the originating department.

Fiscal impacts will primarily occur in permitting departments including the Seattle Department of Construction and Inspections (SDCI), Seattle Department of Transportation (SDOT), Seattle Public Utilities, (SPU), Seattle City Light (SCL), Seattle Fire Department (SFD), and the Department of Neighborhoods (DON).

b. Does this legislation affect a piece of property? If yes, please attach a map and explain any impacts on the property. Please attach any Environmental Impact Statements, Determinations of Non-Significance, or other reports generated for this property.

The legislation will not affect a specific piece of property; however, it will apply generally to areas in newly designated Neighborhood Centers, in expanded Regional and Urban Centers, and along Frequent Transit Corridors. It will also have minor impacts on development regulations in other areas.

c. Please describe any perceived implication for the principles of the Race and Social Justice Initiative.

i. How does this legislation impact vulnerable or historically disadvantaged communities? How did you arrive at this conclusion? In your response please consider impacts within City government (employees, internal programs) as well as in the broader community.
This legislation is intended to help reduce the cost of housing by increasing the supply of housing**.**

ii. Please attach any Racial Equity Toolkits or other racial equity analyses in the development and/or assessment of the legislation. A summary of racial equity analysis associated with the One Seattle Plan is attached.

iii. What is the Language Access Plan for any communications to the public?
SDCI will provide a summary of the development standards as updated by this legislation in the languages specified in SDCI's language access plan.

d. Climate Change Implications

i. Emissions: How is this legislation likely to increase or decrease carbon emissions in a material way? Please attach any studies or other materials that were used to inform this response.
This legislation is intended to encourage housing within Seattle compared to areas outside of Seattle. Consequently, it should help to reduce carbon emissions from transportation by locating new households in areas of transit, employment, and amenities.

ii. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.
This legislation is not expected to substantially affect Seattle's resiliency.

e. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)? What mechanisms will be used to measure progress towards meeting those goals?
This legislation implements the Mayor's proposed One Seattle Plan. No new initiative or major programmatic expansion is proposed.

5. CHECKLIST

Please click the appropriate box if any of these questions apply to this legislation.

☒ **Is a public hearing required?**

☒ **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required?**

☐ **If this legislation changes spending and/or revenues for a fund, have you reviewed the relevant fund policies and determined that this legislation complies?**

☐ **Does this legislation create a non-utility CIP project that involves a shared financial commitment with a non-City partner agency or organization?**

6. ATTACHMENTS

Summary Attachments:
Summary Attachment 1 – One Seattle Plan RET Summary Report

One Seattle Plan Comprehensive Plan Update

Racial Equity Toolkit Summary

May 2025

Background

The City of Seattle is updating its Comprehensive Plan, a roadmap for where and how Seattle will grow and invest in communities over the next 20 years and beyond. Seattle last engaged in a citywide process to update its Comprehensive Plan a decade ago. This major update, the One Seattle Plan (Plan), sets a refreshed vision and charts a new roadmap for the future. Central to that vision is working toward a city where current and future residents can benefit from and experience racially equitable outcomes — a city where someone's race or ethnicity does not impact health, wellbeing, or access to opportunity, including housing.

A Racial Equity Toolkit (RET) is a process to guide the development of the goals and policies in this Plan in order to further racial equity. Conducting a RET is an iterative process of community engagement, analysis, policy development, and evaluation, with each step informing the next. With guidance from the Seattle Office of Civil Rights (SOCR), the Office of Planning and Community Development (OPCD) employed a RET process in developing the Mayor's Recommended One Seattle Plan.

This work included an analysis of the existing Seattle 2035 Comprehensive Plan, extensive racial equity data and analysis published in the One Seattle Plan Housing appendix, analysis of racial equity impacts in an Environmental Impact Statement, and enhanced public engagement with communities that have historically been marginalized from policy processes like a major update of the Comprehensive Plan. More complete documentation of each of these components of the RET can be found via the links provided.

Finally, the RET has resulted in key changes and additions to the City's policies that will guide actions by multiple departments over the next 20 years, including a new growth strategy and policies that promote racial equity added throughout the Plan.

Racial Equity Analysis of Seattle 2035 and Urban Village Strategy (2021)

A Statement of Legislative Intent (29-4-B-1-2019) adopted by City Council in 2019 requested that the OPCD, in consultation with the Department of Neighborhoods (DON) and SOCR, "prepare a racial equity analysis of Seattle's strategy for accommodating growth" as part of "pre-planning work in anticipation of the next major update to the Comprehensive Plan." To accomplish this work, OPCD contracted with PolicyLink, a national research and action institute dedicated to advancing racial and economic equity.

The project involved targeted outreach to historically marginalized communities and included a series of focus groups and a larger citywide stakeholder workshop in fall 2020. Participants included community members, organizations active in community development and advocacy around racial equity issues, and City boards and commissions. A community engagement summary report from this process can be found here.

PolicyLink's evaluation of the current Comprehensive Plan was informed by input from this public outreach and was also informed by a review of data analysis and documents related to the Comprehensive Plan and its implementation.

A final report from this process includes findings and recommendations from PolicyLink on what changes should be made in the Comprehensive Plan and how implementation can achieve more equitable outcomes. Topic areas included: housing supply and affordability, housing and neighborhood choice, jobs and economy, displacement, and community engagement. The final report can be found here.

Equitable Community Engagement

Beginning with the official launch of the One Seattle Plan process in spring 2022, OPCD engaged the public through several phases of community and stakeholder input oriented around key milestones in the Comprehensive Plan update process. These included early engagement and scoping for the Environmental Impact Statement (EIS) in 2022, engagement around key policy topics in the Plan in 2022 and 2023, feedback on the draft Plan and Draft EIS in spring 2024, and feedback on draft zoning changes in fall 2024.

Foundational community engagement goals for the One Seattle Plan were:

- Provide additional opportunities for communities that have been historically underrepresented in the City's planning and engagement processes, especially Black, Indigenous, and People of Color communities.
- Create opportunities for interaction and co-creation with community and stakeholders.

Equitable community engagement included a range of new and expanded strategies:

- DON Community Liaisons assisted with outreach to cultural communities, conducted focus groups, and provided translation services as needed.
- OPCD ensured language access to communities speaking all 7 of Seattle's Tier 1 languages through translated materials for community events, translation tools on project websites, and interpretation at key community engagement events.
- OPCD contracted with 8 community-based organizations (CBOs) to conduct tailored engagement with the members of communities they serve and produce reports of findings and recommendations for the Comprehensive Plan. The CBOs included Asian Pacific American Labor Alliance (APALA), Capitol Hill Eco District, Duwamish Valley Sustainability Association/ Duwamish Valley Youth Vision Project, Estelita's Library, Khmer Community of Seattle/King County/ Noio Pathways/ KIMYUNITY, Wa Na Wari/ CACE 21, and sləpiləbəxʷ (Rising Tides). Reports from each of the CBOs are available here.
- OPCD worked with key City boards and commissions for input on the Plan, including the Equitable Development Initiative Advisory Board, sləpiləbəxʷ (Rising Tides) Indigenous Planning Group, Green New Deal Oversight Board, Mayor's Council on African American Elders, and Seattle Immigrant and Refugee Commission, among others.
- Between June and July of 2023, OPCD facilitated stakeholder interviews with representatives from over 40 organizations working to address displacement in their communities.

A complete description of community engagement for the One Seattle Plan can be found here.

Data Analysis

The Comprehensive Plan update was informed by several rounds of data analysis that identified, quantified, and mapped equity related factors including historical and ongoing racial disparities, displacement risk, and racial outcomes associated with alternative growth scenarios.

One outcome of the last major Comprehensive Plan update, Seattle 2035, was the creation of the Equitable Development Initiative (EDI). In coordination with EDI, OPCD has analyzed and reported on data that show how the city is progressing toward equitable outcomes across neighborhoods and racial and cultural communities. The resulting Equitable Development Monitoring Program (link) was established to fulfill this role, publishing several reports and data dashboards in the years leading up to the One Seattle Plan process. As stated in the Plan's Introduction, it is OPCD's intent after adoption of the One Seattle Plan to continue similar monitoring work focusing on implementation and outcomes that impact racial equity.

The Community Indicators Report was released in 2020. This report contains data on housing, community and neighborhood access to opportunity, transportation, and access to education and economic opportunities, which collectively show ongoing disparities among demographic groups and areas of the city.

The Comprehensive Plan update process that led to the adoption of Seattle 2035 in 2015 and 2016 used a newly developed Displacement Risk Index map to inform growth strategy and anti-displacement policies. Alongside the Community Indicators Report, OPCD also produced a new data dashboard of Heightened Displacement Risk Indicators that complement the map. The One Seattle Plan update process built upon this prior work with an updated map (included in the Housing Appendix) and early work to update the dashboard and initiate a multi-departmental and data-informed effort to track and improve upon the City's existing anti-displacement toolbox.

The Plan update was informed by new and more complete documentation of a long history of racial discrimination in Seattle. The Housing Appendix includes a new section, Historical Context of Racist Housing and Land Use Practices, that details this history from initial colonization through highly discriminatory housing policies in the 20th century to conditions today that continue to result in racially disparate outcomes in housing and access to opportunity.

The Housing Appendix includes additional data and analysis explicitly directed at identifying racial disparities. Data on households shows ongoing differences across racial and cultural communities in income, homeownership, and housing cost burden. A Geographic Analysis of Racial and Social Equity in Housing explores patterns of segregation within the city and neighborhood disparities in housing affordability and access to opportunities that intersect with race.

Racial equity was also incorporated into environmental review for the One Seattle Plan. As part of the scoping process in Fall 2022, OPCD identified equity metrics that were to be addressed in the Environmental Impact Statement analysis. The One Seattle Comprehensive Plan EIS evaluated six growth strategy alternatives for potential impacts to the built and natural environment. Elements of the environment that were studied included earth and water quality, air quality/GHG, plants and animals, energy and natural resources, noise, land use patterns, historic resources, population, employment and housing, transportation, and public services and utilities. For each element historical inequities related to each topic area are documented. Where environmental impacts for

any of the alternatives are identified, consideration is given to whether there are racial disparities in how these impacts are experienced and mitigation measures are identified.

Goals and Policies in the One Seattle Plan

The RET process informed and shaped the final Mayor's Recommended One Seattle Plan, with goals, policies, and implementation approaches that are explicitly designed to promote equity and opportunity broadly and specifically address the impacts of historical racism and persistent racial disparities.

The Introduction to the Plan describes four "key moves" which include housing and affordability, equity and opportunity, community and neighborhoods, and climate and sustainability, all of which describe the broad objectives of the Plan to foster a more equitable city as we grow and invest in the future.

A centerpiece of the Plan is the newly revised growth strategy, which provides direction on the types and locations of development, particularly housing, to meet our needs for housing supply, diversity, and affordability over the next 20 years. The proposed growth strategy addresses the legacy of racially exclusive zoning through implementation of HB 1110 (the new state "middle housing" requirement) and with proposed locations for denser housing, including more affordable rental housing, in more places across the city, including new Neighborhood Centers and transit corridors located in areas with high access to opportunity and few housing options now. These changes were designed to reduce market pressures that are contributing to high housing costs and displacement of low income and communities of color and to promote opportunities and incentives for affordable housing development.

In addition to the Growth Strategy element, the proposed One Seattle Plan includes significant changes to 10 topical policy elements, changes that include adding and strengthening goals and policies that promote racial equity and anti-displacement strategies. Highlights include:

- In the Transportation element, a new Creating an Equitable Transportation System section with policies on transportation equity, including promotion of affordability, equitable access, and investments in underserved areas of the city.
- In the Housing element, a new Housing Security and Stable Communities section with expanded goals and policies on anti-displacement.
- In the Housing element, new and expanded policies underscoring the role of community ownership of land, proactive involvement of groups historically excluded from and burdened by housing policies, and support for lower- and moderate-income homeowners to achieve stability and wealth creation through development on their properties.
- In the Capital Facilities element, a new Equitable Capital Facilities and Service section
- In the Utilities element, expanded policies on equitable service provision to address all utilities as well as specific issues, such as affordability and community impacts.
- In the Economic Development element, policies promoting small business ownership, particularly among historically marginalized communities.
- In the Climate and Environment element, a Carbon Pollution Reduction subelement that emphasizes strategies consistent with a just transition away from fossil fuels.

- In the Climate and Environment element, a Healthy, Resilient Communities and Environment subelement that promotes strategies to achieve an equitable distribution of investments to mitigate climate impacts.
- In the Parks and Open Space element, new policies emphasizing equitable access and community partnerships, enhancing and indigenous culture and practice
- In the Arts and Culture element, new narrative and policies recognizing and promoting Indigenous arts and culture.
- In the Community Involvement element, a strong orientation around equitable engagement with goals and policies related to partnerships, community capacity building, and engagement with Indigenous communities.

One Seattle Plan Zoning Update

Centers & Corridors Legislation

DIRECTOR'S REPORT

JANUARY 2026

City of Seattle

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Overview

Seattle continues to struggle with a persistent housing affordability crisis stemming primarily from insufficient housing supply for our growing population.

Over the next twenty years, the population of Puget Sound region is expected to grow substantially, which will further increase pressure on housing prices. The One Seattle Plan calls for increasing the supply and diversity of housing to help address several key challenges facing Seattle including affordability, homelessness, economic mobility, and climate change.

The City Council adopted the One Seattle Plan (Ordinance 127375) in December 2025, establishing a new citywide growth strategy. Council also adopted Neighborhood Residential Update legislation (Ordinance 127376) in December 2025, implementing changes to comply with Washington House Bill (HB) 1110 and update Seattle's Neigborhood Residential (NR) zoning.

This legislation described in this document, called **Centers and Corridors**, will help to implement the vision in the One Seattle Plan by increasing our capacity to build apartments and condos more widely in areas with access to transit, shops, and services. Specifically, this legislation would rezone land in newly designated Neighborhood Centers, in new and expanded Urban Centers, and along frequent transit corridors. It would also update development standards in Lowrise (LR) and Midrise (MR) zones including modifying height and floor area ratio (FAR) allowances in Lowrise zones, creating a new 6-story MR zone, updating setback standards in MR zones, removing maximum width and depth requirements in MR zones, and implementing minor changes to FAR measurement techniques and standards for screening parking.

By increasing the supply and diversity of housing in neighborhoods across the city, this legislation will:

- Improve housing affordability by easing upward pressure on prices and increasing the range of available housing options
- Address a root cause of homelessness by making housing more accessible to people at all income levels
- Foster inclusive, mixed-income neighborhoods that reflect the diversity of the broader community
- Create communities where more people can access transit, shops, and services by walking, biking, and rolling
- Reduce regional sprawl and greenhouse gas emissions

This document summarizes the legislation as transmitted to Council in January 2026. Information on proposed and adopted amendments will be available on the City Clerk's website once the legislation is introduced.

Background

Since 2022, the City has been working to update our Comprehensive Plan, which was adopted after three years of public process in December 2025 as the One Seattle Plan. The Plan is a roadmap for where and how Seattle will grow and invest in communities over the next 20 years, toward becoming a more equitable, livable, sustainable, and resilient city.

Two pieces of legislation implement zoning changes envisioned by the One Seattle Plan and its Growth Strategy element:

1. **Permanent State Zoning Compliance Legislation.** Adopted in December 2025, this legislation updated NR zones to expand the variety of housing types allowed, including duplexes, triplexes, and stacked flats, consistent with new state requirements in HB 1110. Updating NR zones, which represent about two-thirds of Seattle, will help increase the supply and diversity of predominately family-sized homeownership opportunities.

2. **Centers and Corridors Legislation.** This legislation, which is the subject of this Director's Report, would implement zoning changes in new and expanded centers and along transit corridors to increase opportunities for predominantly rental and condominium homes in areas with access to transit, shops, and services.

Seattle's Growth Strategy

The Growth Strategy in the One Seattle Plan identifies five distinct "place types" that describe the types of residential, commercial, and industrial development appropriate in different areas of Seattle:

- **Regional Centers:** Seattle's seven regional centers represent the most densely populated neighborhoods, such as Capitol Hill and Downtown, with a mix of housing, office, retail, entertainment, and access to regional transit. These areas can include zoning for high-rise towers.
- **Urban Centers:** Zoned to accommodate a mix of housing, jobs, shops, and services with access to frequent transit, urban centers include residential and mixed-use structures up to eight stories, with potentially higher densities around light rail stations.
- **Neighborhood Centers:** A new designation situated in residential areas throughout the city, neighborhood centers are designed to accommodate a diverse mix of moderate-density housing, particularly apartments and condos. Neighborhood centers are located around existing commercial activity and frequent transit access. Zoning in these areas should allow residential and mixed-use buildings up to six stories in the core, and smaller apartment buildings and other attached or stacked homes on the periphery.
- **Urban Neighborhood:** Residential areas outside of centers, including all Neighborhood Residential zones, are designated as Urban Neighborhood. These areas are traversed by a network of frequent transit routes, where zoning for apartments up to six stories is identified as appropriate.
- **Manufacturing & Industrial Centers (MIC):** Seattle's two MICs comprise areas of concentrated industrial, manufacturing, and maritime activity with limited retail, office, and residential functions.

These place types are shown on the One Seattle Plan's Future Land Use Map on the following page. This Centers and Corridors Legislation would amend zoning in the newly designated Neighborhood Centers, in new and recently expanded Regional and Urban Centers, and along frequent transit corridors located throughout the Urban Neighborhood place type. These changes are necessary to expand capacity for apartments and condominiums, which supports the One Seattle Plan's vision to address our housing shortage and promote housing abundance and choice across the city's neighborhoods.

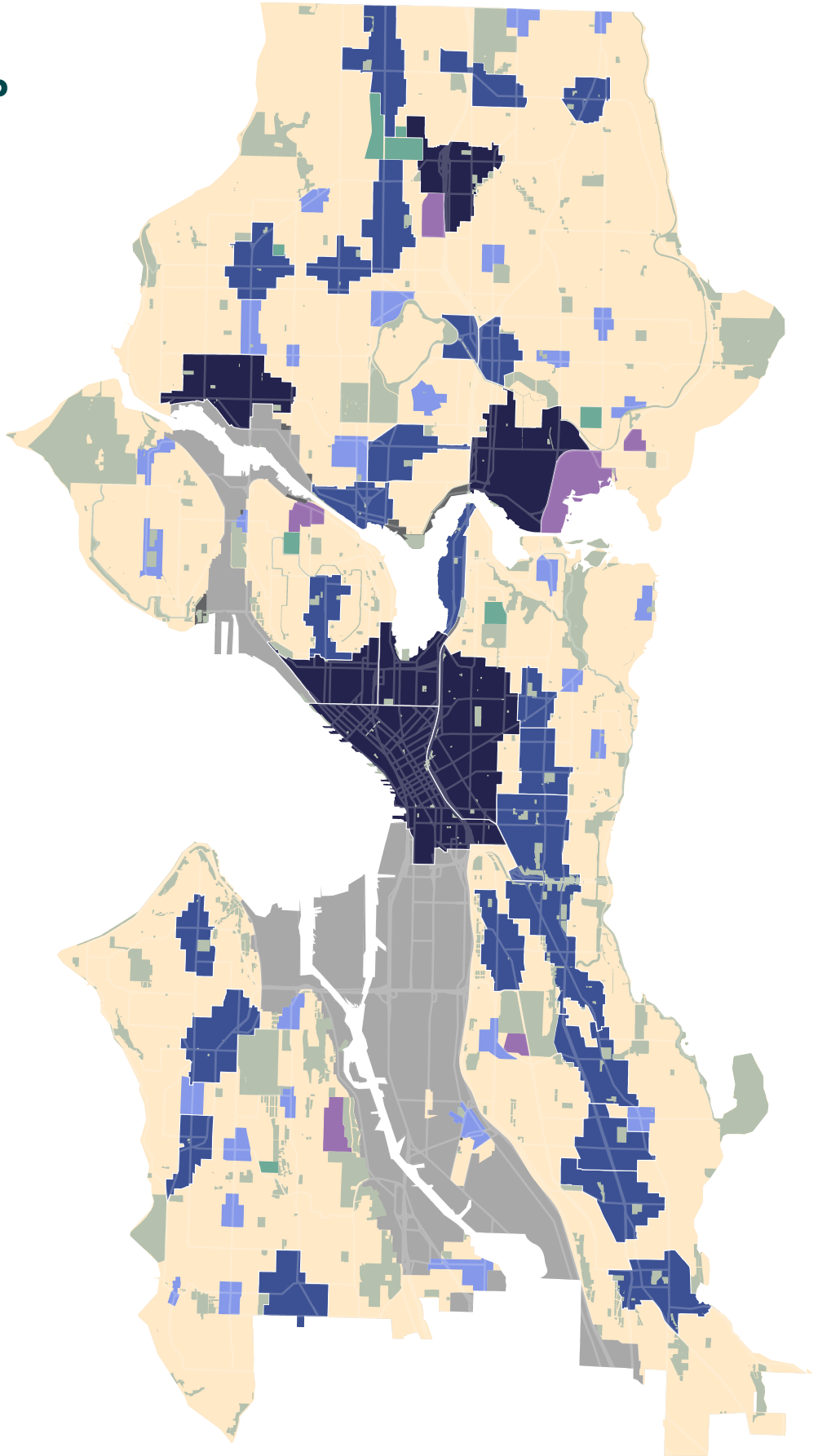
One Seattle Plan Future Land Use Map

Place types

- Regional Center
- Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

Other areas

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

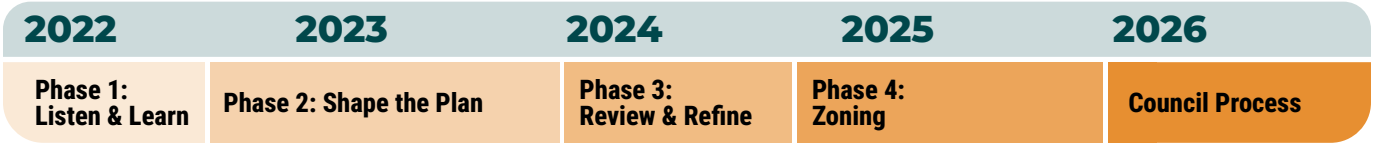


Developing the proposal

Since 2022, the City's work to develop the One Seattle Plan and define a new approach to zoning has proceeded through four phases:

- In Phase 1, "**Listen and Learn**," we introduced the planning and engagement process to the public, gained insights into the major issue areas to be addressed, and established the tools and community relationships that informed the Plan update.
- In Phase 2, "**Shape the Plan**," OPCD released a scoping report with initial options for an updated Growth Strategy, including the potential location of Neighborhood Centers, several new or expanded Urban and Regional centers, and corridors around transit. After additional public engagement, OPCD refined those initial Growth Strategy options and began conducting environmental analysis.
- Phase 3, "**Refine the Plan**," began with the release of the Draft Plan, including the draft Growth Strategy, an initial proposal for updating NR zoning, and a Draft Environmental Impact Statement. OPCD conducted public engagement to get feedback and then began updating the proposal based on what we heard.
- Phase 4, "**Zoning Update Engagement**," began with the release of an detailed zoning maps and draft legislation to implement the vision in the One Seattle Plan. During the public comment period on the proposal and draft legislation, OPCD received more than 9,000 comments. Staff read and considered each comment individually. A summary of the engagement process and the comments received is available in the Zoning Update Public Comment Summary.

While Council review of the One Seattle Plan and updated NR zoning occurred in 2025, this legislation will be reviewed by Council in 2026.



In developing zoning proposals, OPCD used the descriptions of each place type in the One Seattle Plan to develop initial concepts and then considered local conditions to develop a specific proposal. Staff conducted site visits of all new and expanded centers, conducted visual surveys of transit routes, and closely reviewed online information about transit routes, environmentally critical areas (ECAs), slopes, and flood risk. This approach allowed staff to consider various goals, including:

- Expanding the supply and diversity of housing in neighborhoods across Seattle
- Implementing strategies to address ongoing displacement risk
- Allowing more people to live near transit
- Creating complete neighborhoods where more people walk, bike, and roll to shops and services
- Responding to urban form factors such as transitions, topography, and irregular lots
- Responding to environmental factors such as environmentally critical areas, steep slopes, large roads, and pollution generators such as highways
- Incorporating the knowledge and perspectives of community members and stakeholders across the city

Proposal summary

This legislation would amend zoning in neighborhood centers, new and expanded urban centers, and along frequent transit routes. It would also implement changes to development standards to support the development of apartments and condos throughout Seattle. The rezones and changes to development standards are summarized below.

Rezones

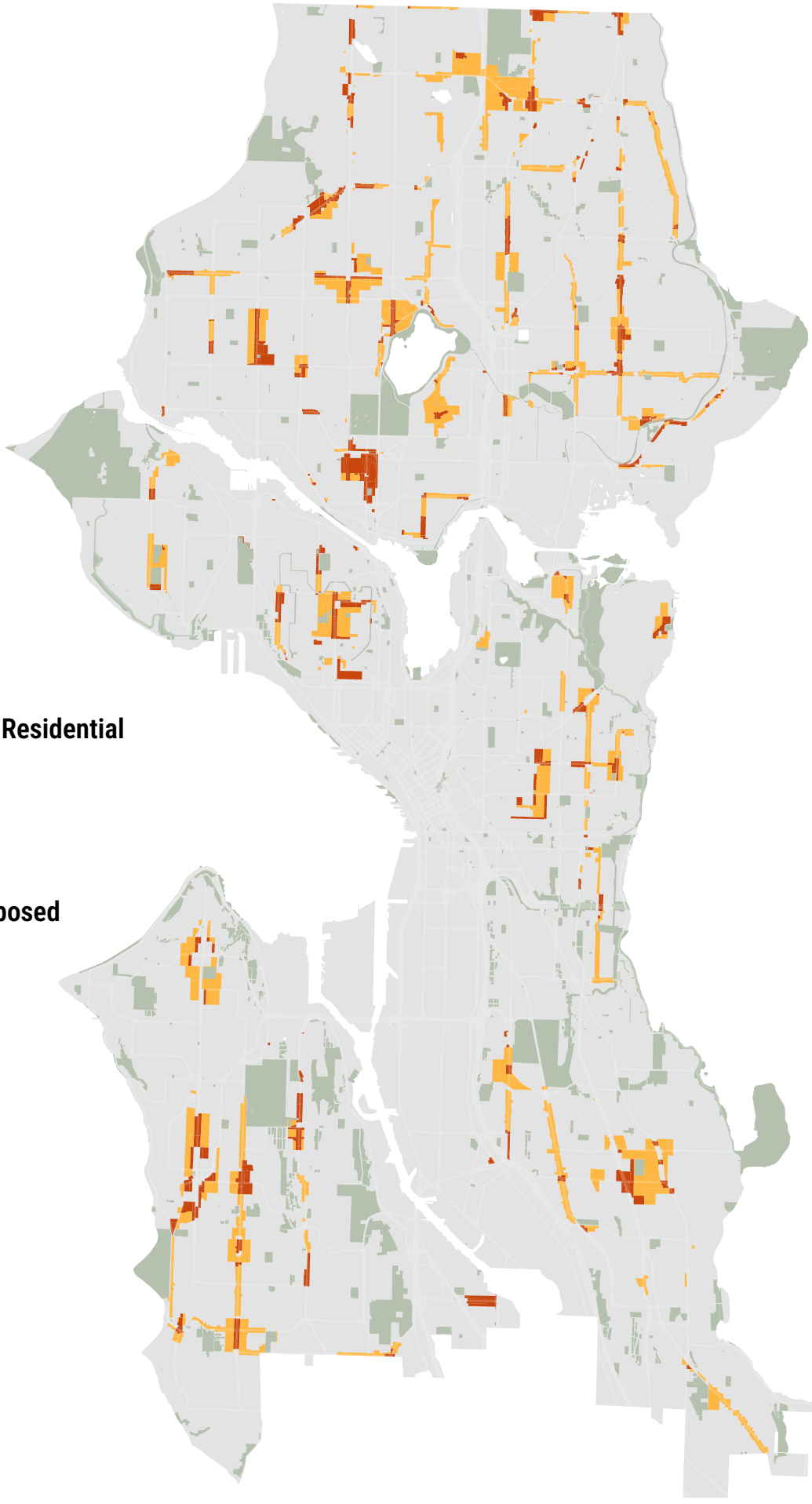
This legislation would implement rezones in:

- Twenty-nine new Neighborhood Centers and a 30th Neighborhood Center in South Park (previously designated as an Urban Center)
- Five Urban Centers with expanded boundaries (Greenwood, Queen Anne, Graham, Admiral, and Morgan Junction)
- A new Pinehurst–Haller Lake Urban Center
- Properties adjacent to frequent transit routes located in the Urban Neighborhood place type

The full zoning proposal is available on an interactive map located on the Zoning Update website. The online map shows existing zoning, proposed zoning, and areas where the proposed zoning has changed since the October 2024 draft proposal. The map on the following page shows the geographic extent of the proposed changes.

These changes aim to increase capacity for apartments and condominiums throughout the city. Consequently, most proposed rezones would allow development of up to 5-6 stories, where construction of apartments and condominiums is considered more economically feasible. Building apartments and condominiums at a smaller scale is challenging given the higher requirements for energy efficiency, sprinklers, construction methods, elevators, accessibility, condo liability insurance, and solid waste. From 2020 to 2024, only two apartment buildings with 32 total units were built in residential zones with height limits of four stories or less.

Mandatory Housing Affordability (MHA) requirements would be applied to all rezoned properties. MHA requires that new development contribute to affordable housing by either providing affordable units on site or paying into a fund to build units offsite. All development in LR zones would be required to meet the standard affordability requirements, but properties rezoned to MR or Neighborhood Commercial (NC) zones could have higher affordability requirements (known as M1 and M2 requirements) based on the degree of the upzone.


Rezone areas
by existing zone
Neighborhood Residential
Other zone
No rezone proposed

Changes to development standards

Below is a summary of the proposed changes to development standards, the primary goal of which is to make it easier to build apartments and condos in Lowrise and Midrise zones. Seattle currently has three Lowrise zones (LR1, LR2, and LR3) and one Midrise zone (MR).

HEIGHT LIMITS IN LOWRISE ZONES

The height limits in Lowrise Zones would be updated in order to achieve the following goals:

1. Allow for more livable floor-to-floor heights
2. Provide an incentive for stacked flats in LR1 and LR2 zones consistent with the incentive Council recently added in NR zones
3. Make LR3 heights consistent across multiple geographies

Below is a summary of the specific changes proposed and the rationale for each change:

Change	Rationale
In LR1 zones, increase height for stacked flats in buildings with six or more principal dwelling units from 32 feet to 42 feet	Council recently increased the height limits for stacked flats in NR zones to 42 feet if the project meets a Green Factor score of 0.6. This change resulted in greater development potential in NR zones than in LR1 zones. This change to LR1 zoning would make the height limit for stacked flats consistent with the height limit in NR zones, which would incentivize development in LR zones consistent with the growth strategy of the One Seattle Comprehensive Plan. Green Factor is already required in Lowrise zones so it is not necessary to make this height contingent on meeting Green Factor as is the case in NR zones.
Increase height in LR2 zones from 40 feet to 42 feet	This change would improve floor-to-ceiling heights consistent with the recent change to increase heights in NR and LR1 zones from 30 feet to 32 feet. Generally, it is desirable to have 9 feet from floor to ceiling height plus 1 foot assembly between floors. Consequently, 40 feet is generally reasonable for a building on a flat lot with an entry at ground level. However, additional height is desirable to address situations such as when the entryway is raised, the site is sloped, extra sound-proofing is desired, or extra ductwork is required by the Energy Code.
Increase height allowed in LR3 zones from 40 or 50 feet, depending on the location, to 52 feet	Currently, height limits in LR3 zones are 50 feet inside regional centers, urban centers, and station areas and 40 feet (same as LR2) elsewhere. This change would make LR3 a five-story zone in all areas, making it easier to build apartments and condominiums and boosting housing capacity on those lots. Increasing the height from 50 to 52 feet would also improve floor-to-ceiling heights, consistent with changes in LR1 and LR2 zones.
Reduce the amount of additional height that can be achieved by projects with raised first floors in Lowrise zones from 4 feet to 2 feet	Currently, housing developments with a partially exposed basement floor are allowed up to 4 feet of additional height. This provision was added to encourage partially daylit basements. We are proposing to reduce the amount of height that can be achieved through this bonus by 2 feet since the height limit in LR1 zones was recently increased by two feet and the height limit in LR2 and LR3 zones is proposed to increase by two feet as part of this proposal. Overall, the impact of these changes together is to ensure that projects with partially daylit basements would continue to have the same height limit while projects without basements could be two feet taller.

FAR FOR STACKED FLATS IN LR1 AND LR2 ZONES

The maximum building floor area allowed on a lot is equal to the floor area ratio (FAR) multipled by the lot size. Council recently increased the FAR for stacked flats in NR zones to 2.0 for projects achieving a Green Factor score of 0.6. An FAR of 2.0 means that maximum building floor area allowed is equivalent to twice the lot area.

For stacked flats in LR1 and LR2 zones in buildings with six or more principal dwelling units, this legislation would increase the FAR to 2.0 so it is consistent with the height limit in NR zones. This change would remove an incentive for developers to locate stacked flat projects in Neighborhood Residential rather than Lowrise zones. However, the substantial majority of projects in these zones are likely to continue to be townhouse. This bonus would be limited to buildings with six or more principal dwelling units so that it applies to apartments and condos rather than townhouses or detached homes with ADUs.

FAR IN LR3 ZONES

This legislation would increase FAR in LR3 zones:

1. from 2.3 to 2.5 in areas inside regional centers, urban centers, and station areas (designated areas around certain light rail stations)
2. from 1.8 to 2.5 in areas outside regional centers, urban centers, and station areas, for consistency with FAR limits elsewhere

Currently, LR3 zones outside regional centers, urban centers, and station areas have height and FAR requirements that are similar to LR2 zones. In recent years, development in these zones have been almost entirely townhouses due to their very low height and FAR limits. Inside regional centers, urban centers, and station areas, LR3 zones still have a low FAR per story compared with other zones. Below is a chart comparing FAR and the typical number of stories allowed in different zones.

The proposed FAR increase would increase the feasibility of apartments and condominiums in these zones. Even with the increased FAR, though, a five-story apartment building with consistent floor plates on each floor would only occupy about half the lot.

Zone	FAR	Height (stories)	FAR per story
NR — stacked flats (as recently amended)	2.0	4	50%
LR1 & LR2 — stacked flats (proposed)	2.0	4	50%
LR3 (existing)	2.3	5	46%
LR3 (proposed)	2.5	5	50%
MR1 (proposed)	3.2	6	53%
MR2	4.5	7	64%
NC-55	3.75	5	75%
NC-65	4.5	6	75%

SETBACKS, BUILDING WIDTH, AND BUILDING DEPTH IN MR ZONES

MR zones currently have the most complex requirements for building shape of any zone. These requirements including ground-floor setbacks, upper-level setbacks, and limitations on the width and depth of buildings. Setbacks refer to the distance that a building must be setback from property lines. Maximum building width and depth limits regulate the length of buildings as measured both parallel to and perpendicular to the front lot line.

In recent years, almost all MR development has sought multiple departures from Design Review Boards to make the project work. Even with departures, architects typically have little design flexibility because the remaining standards necessitate a specific form. The upper-level setback requirement is particularly problematic because it requires different floor plates on different floors. Apartment buildings typically align units across floors so that piping, wiring, stairs, and vents have consistent vertical pathways. Requiring multiple floor plates throughout a building can increase cost and design complexity and result in less energy efficient buildings.

Additionally, House Bill 1183 prohibits upper-level setbacks for many types of buildings, so this change will help comply with this new law. Below is a summary of existing and proposed standards.

Standard	Existing	Proposed
Front setback	7 feet average, 5 feet minimum	7 feet average, 5 feet minimum
Rear setback	15 feet without alley, 10 feet with alley	10 feet without alley, 0 feet with alley
Side setback	7 feet average, 5 feet minimum	5 feet
Upper-level front setback above 70 feet	15 feet	Removed
Upper-level side setback above 42 feet	7 feet average, 5 feet minimum	Removed
Maximum width	150 feet	Removed
Maximum depth	80 percent of lot	Removed

NEW MIDRISE ZONE

Currently, the LR3 zone allows for 5-story buildings and the existing Midrise zone allows for 7- or 8-story buildings, leaving no residential zone with a 6-story height limit. This legislation would create a new Midrise zone called MR1 and rename the existing MR zone MR2. The MR1 zone would have a height limit of 65 feet (which generally allows 6 stories), a maximum FAR of 3.2, and the same setbacks as MR2 zones. MR1 would be applied in limited areas of new and proposed centers, particularly adjacent to Neighborhood Commercial zones with a 65-foot height limit.

HEIGHT LIMIT IN MR2 ZONES

This legislation would increase the height in MR2 zones from 80 to 85 feet. The proposed height increase would allow projects to accommodate ground-floor spaces with 12- to 15-foot ceilings without sacrificing a floor of residential construction. Higher ground-floor heights are important for ground-floor commercial spaces as well as safer and more efficient solid waste collection service.

FLOOR AREA RATIO MEASUREMENT

This legislation would create a consistent approach to measurement of FAR across all zones. The main outcome of this change is that exterior stairs and corridors in NC zones would count toward FAR. However, these types of features are not common in those zones so the impact on future projects would likely be minimal.

SCREENING

The code currently requires that parking in LR and MR zones is “screened from direct street view” by street-facing facades, garage doors, fence, wall, and/or landscaped area. The vagueness of this criterion has resulted in inconsistent interpretations by reviewers and a high degree of unpredictability. Some reviewers have required gates across driveways and fences around the entire front yard to ensure screening for parking at all angles, even when parking is located behind the house. The legislation would clarify that the direct view is measured perpendicular to a street and that gates across driveways are not required. This change is a technical edit to clarify how the regulations are applied.

Comparison to October 2024 zoning proposal

OPCD received more than 9,000 responses to our request for feedback on the draft zoning maps. Responses included calls to reduce the area or intensity of the rezones, calls to increase the area or intensity of the rezones, and feedback on local circumstances in specific areas. Each comment was read and considered individually by staff. A summary of the engagement process and the comments received is available in the Zoning Update Public Comment Summary.

Overall, feedback identified four areas where the zoning proposal could be updated to better implement the proposed growth strategy:

1. Residents provided lots of local knowledge about specific circumstances in different locations that needed to be considered on a case-by-case basis.
2. The size of expansions in urban centers without light rail and bus rapid transit were large compared to the area of similar urban centers in other areas.
3. Given their linear nature, frequent transit routes contain a wide variety of sites with unusual topography or lot configurations that could be better addressed.
4. Addressing split-zoned lots (where the zoning changes in the middle of a lot) could remove existing barriers to development on many lots.

Additionally, the proposal was updated where center boundaries were changed in the One Seattle Plan. Below is a summary of how we amended the October 2024 zoning maps to address these topics:

LOCAL CIRCUMSTANCES

Staff reviewed many comments about local circumstances on specific blocks and sites. The comments were reviewed individually given the goals used to develop the initial proposal including:

- Expanding the supply and diversity of housing in neighborhoods across Seattle
- Implementing strategies to address ongoing displacement risk
- Allowing more people to live near transit
- Creating complete neighborhoods where more people walk, bike, and roll to shops and services
- Responding to urban form factors such as transitions, topography, and irregular lots
- Responding to environmental factors such as environmentally critical areas, steep slopes, large roads, and pollution generators like highways

Changes were proposed in areas where public feedback identified local conditions suggesting a different zone might better align with these principles. Examples of feedback that resulted in changes included information on how topography, undeveloped rights-of-way, or irregular lot shapes affected site access or transitions with adjacent lots.

URBAN CENTER EXPANSIONS

Some comments expressed concern that the proposed size of the urban centers without light rail or bus rapid transit (Greenwood, Queen Anne, and Admiral) were found to be larger than other centers with greater access to transit. In response, the urban centers without light rail or bus rapid transit were reduced to be more consistent with other urban centers.

FREQUENT TRANSIT ROUTES

Many comments noted a high degree of variability along frequent transit routes in terms of factors such as slope and lot configurations. Staff reviewed all the frequent transit routes to reconsider these factors as well as specific feedback from residents. Based on this review, some proposed rezones along frequent transit routes were removed on steeply sloped streets (e.g., Madrona Drive), streets where transit service had changed or was proposed to change (e.g., southeast Magnolia, 10th Ave E in north Capitol Hill), historic boulevards (e.g., 10th Ave W in west Queen Anne), or where the initial proposal would have resulted in small areas of isolated lots with different zoning or irregular zoning transitions. Additionally, we applied LR2 (which has a four-story height limit) rather than LR3 (which has a five-story height limit) in some areas where a grade change would have resulted in more intense transitions between properties.

SPLIT-ZONED SITES

Throughout Seattle, many sites have two or more zoning designations on different portions of the site. These instances of "split zoning" often create challenges for redevelopment by requiring a building design that accommodates two sets of development standards. OPCD staff used a GIS analysis to identify sites with split zoning. These sites were reviewed on a case-by-case basis. Instances of split zoning were generally unchanged where the split zoning was intended to acknowledge environmentally critical areas, major institution boundaries, or industrial areas. In other cases, the goal was to reduce the frequency and degree of split zoning while considering the following goals:

- Minimizing irregular zoning boundaries or isolated lots
- Creating a consistent pattern of zone boundaries across blocks
- Considering zoning transitions with adjacent lots
- Providing greater capacity on large sites with high opportunity for housing
- Resolving split-zoned lots generally resulted in applying the higher-density zone on a site.

UPDATED CENTER BOUNDARIES

The zoning proposal was updated to reflect changes to center boundaries that were made in the One Seattle Plan. Where boundaries shrank and the lots were not adjacent to frequent transit routes, proposed changes to zoning were generally removed. Where boundaries were expanded, a new proposal was developed based on the principles used to develop the initial proposals.

In two neighborhoods the boundaries were substantially changed. In the Whittier Neighborhood Center, the boundary was shifted from a wider, circular shape around a single bus rapid transit stop to a more narrow, linear shape around three bus rapid transit stops. In this case, the updated proposal continues the zoning proposed for the center of the original boundary south throughout the center. In the Northwest Green Lake Neighborhood Center, the boundary was recentered along a single bus rapid transit stop. For this area, the zoning was increased next to the bus rapid transit stop to be more consistent with other centers focused around a bus rapid transit stop.

Conclusion and next steps

This legislation represents an important step in implementing the One Seattle Plan and will make it easier to build apartments and condos in neighborhoods throughout Seattle. This change will help to increase the supply and diversity of housing in Seattle in order to reduce the cost of housing and to allow more people to find housing that works for them.

A summary of outreach efforts undertaken to evaluate the proposal is available at: www.seattle.gov/opcd/one-seattle-plan/engagement. Council will also conduct a public hearing as part of their deliberation. The Director finds this proposal supports applicable City policies and increases zoning and recommends that the Council adopt this legislation.

Council will review the legislation and consider amendments before adopting final legislation. The legislation will be effective 30 days after it is passed by Council and signed by the Mayor.

More information on Council's process will be available on Council's Comprehensive Plan website.

SEATTLE CITY COUNCIL

March 5, 2026

NOTICE OF A SEATTLE CITY COUNCIL PUBLIC HEARING ON PHASE 2 OF THE COMPREHENSIVE PLAN - LEGISLATION TO IMPLEMENT ZONING CHANGES IN NEW AND EXPANDED CENTERS AND ALONG TRANSIT CORRIDORS

The Seattle City Council's Select Committee on the Comprehensive Plan will hold a public hearing on April 6, 2026, starting at 9:30 AM, on CB 121173. This legislation would do the following:

- Rezone areas in Neighborhood Centers to generally allow residential development up to 5-6 stories
- Rezone areas in new Urban Centers and where boundaries have been expanded to generally allow a mix development including residential and commercial at consistent with the growth strategy in the Comprehensive Plan
- Rezone areas near frequent transit routes in urban neighborhoods to Lowrise zoning
- Increase height allowance in Lowrise zones
- Increase FAR in Lowrise zones for certain stacked flat projects
- Increase FAR in Lowrise 3 zone
- Create a new Midrise zone M1 for 6-story projects
- Simplify Midrise setback standards
- Rename existing Midrise zone to Midrise 2 and increase the height limit
- Other cleanup changes

The legislation is intended to create more opportunity for construction of apartments and condominiums in rezoned areas.

PUBLIC HEARING

The City Council's Select Committee on the Comprehensive Plan will hold a public hearing to take comments on the legislation and rezones on Monday, April 6, 2026, at 9:30 AM. The hearing will be held in the:

City Council Chambers
2nd Floor, Seattle City Hall
600 Fourth Avenue, Seattle, WA

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the Select Committee on the Comprehensive Plan agenda a few days prior to the meeting at http://www.seattle.gov/council/committees. Print and communications access is provided on prior request. Seattle City Council Chambers is

accessible. 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:

Councilmember Lin
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025
or by email to council@seattle.gov

Written comments should be received by Monday, April 6, 2026, at 5:00 PM.

INFORMATION AVAILABLE

The proposed legislation is available at the Office of Planning and Community Development's website at https://www.seattle.gov/opcd/one-seattle-plan and One Seattle Plan Zoning Update.

Questions regarding the legislation may be directed to Michael Hubner, Office of Planning and Community Development at michael.hubner@seattle.gov or 206-684-8380 or to HB Harper, Council Central Staff at 425-566-0645 or hb.harper@seattle.gov.