

Chapter 3 Right-of-Way Improvement Requirements

3.1 Overview of Requirements from the Land Use Code

The City of Seattle Land Use Code ([Chapter 23](#) of the Seattle Municipal Code) requires that streets adjacent and leading to lots being created, developed, or redeveloped, be improved or brought up to the minimum conditions specified in the Land Use Code and this Manual. The Department of Planning and Development determines the required right-of-way improvements and the Department of Transportation reviews and permits the construction of those right-of-way improvements through the Street Improvement Permitting Process.

3.1.1 Using the Land Use Code

The street improvement requirements vary by location, by land use zones and by street types to reflect the intensity of development, the scale and character of the zone, and to provide a balance between the need to accommodate vehicular and pedestrian traffic and the desire to preserve existing neighborhood character. In addition to the requirements for street and alley improvements contained in the Land Use Code, additional street and alley improvements may be required through the environmental review process.

All required improvements shall be constructed by the developer and accepted by the Department of Transportation prior to issuance of the final Certificate of Occupancy. A temporary Certificate of Occupancy may be issued prior to completion of street improvements when approved by the Director of Transportation.

Changes to the Land Use code can occur on an irregular basis and may affect the requirements necessary for your project. It is the responsibility of the applicant to know and understand the development requirements.

3.1.2 Coordination with SDOT Street Use

Once DPD has established the required Right of Way Improvements, SDOT reviews and approves the design of those improvements through the Street Improvement Permit process. Chapter 4 of this manual provides design criteria and Chapter 6 of this manual provides design guidelines for specific right of way improvements.

When new street improvements are required and the existing street right-of-way width does not meet the established width, additional street right-of-way shall be dedicated. There are circumstances where there is no requirement for the installation of curb, sidewalk, or pavement improvements. When a curb already exists, a setback and No-Protest Agreement are permitted in lieu of a dedication and improvements.

When the existing roadway or right-of-way is narrower than the required width standards, and no new pavement or curb improvements are required, a No-Protest Agreement shall be provided in lieu of roadway widening. Get more information on [No Protest Agreements](#).

3.1.3 Resources

Green Factor – 206 733 9668

Land Use Planners – 206 684 8850

Land Use Code – It is the responsibility of the applicant to understand and follow all of the development and improvement requirements

SMC 23.53 – Requirements for Streets, Alleys and Easements

SMC 23.54 – Quantity and Design Standards for Access, Off-Street Parking, and Solid Waste Storage

3.2 Requirements for Streets, Alleys and Easements

Required Improvement	Code section	Topics
Landscaping Standards	SMC 23.45.524	<ul style="list-style-type: none">• Street Tree and Landscaping Requirements
Improvement requirements for new streets in all zones:	SMC 23.53.010	<ul style="list-style-type: none">• Zone category• ROW widths
Improvement requirements for existing streets in residential and commercial zones:	SMC 23.53.015	<ul style="list-style-type: none">• Full and Reduced Improvement requirements• ROW widths• Pedestrian access and easements• Dedication requirement• No Protest Agreement• Paving Requirement
Improvement requirements for existing streets in Industrial zones:	SMC 23.53.020	<ul style="list-style-type: none">• Full and Reduced Improvement requirements• ROW widths• Pedestrian access and easements• Dedication requirement• No Protest Agreement• Paving Requirement
Alley improvements in all zones:	SMC 23.53.030	<ul style="list-style-type: none">• General requirements• Alley width

Access Easement Standards:	SMC 23.53.025	<ul style="list-style-type: none"> • Required improvements Easement standards
Pedestrian Access and Circulation	SMC 23.53.006	<ul style="list-style-type: none"> • General requirements
Parking space standards	SMC 23.54.030	<ul style="list-style-type: none"> • Curb cut width requirements • Driveway slope requirements
Overlay Districts	SMC 23.60 SMC 23.61 SMC 23.64 SMC 23.66 SMC 23.67 SMC 23.69 SMC 23.71 SMC 23.72 SMC 23.73 SMC 23.74	<ul style="list-style-type: none"> • Shoreline District • Station Area Overlay District • Airport Height Overlay District • Special Review Districts • Southeast Seattle Reinvestment Area • Major Institution Overlay District • Northgate Overlay District • Sand Point Overlay District • Pike/Pine Conservation Overlay District • Station Transition Area Overlay District

3.3 Contact Information

Organization Name/Website	Phone
Department of Planning and Development (DPD) General Information	
DPD Applicant Services Center and Permit Specialists	(206) 684-8850
Seattle Department of Transportation (SDOT) General Information	
SDOT Street Use Division	(206) 684-5283
Seattle Parks and Recreation Real Estate Section:	(206) 233-7935

Additional contact information and resources are located in the [City of Seattle Staff Directory](#), which is searchable by Department, Division and individual staff.