SDCI Map Books Legend

Zone Boundaries

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For information regarding land use or zoning controls, call 206-684-8850
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ZONING CODE DESCRIPTIONS
(M): Mandatory Housing Affordability required SMC 23.58B and 23.58C
(M1): Mandatory Housing Affordability required SMC 23.58B and 23.58C
(M2): Mandatory Housing Affordability required SMC 23.58B and 23.58C
45: NE 45th Street
65: Additional 25 feet of height permitted 23.47.012 A2
AL: Alki Parking Overlay District
BD: Ballard Landmark District
BH: Beacon Hill
C1-145 (M): Commercial 1-145
C1-200 (M): Commercial 1-200
C1-30 : Commercial 1-30
C1-40 (M): Commercial 1-40
C1-40 : Commercial 1-40
C1-55 (M): Commercial 1-55
C1-65: Commercial 1-65
C1-75 (M): Commercial 1-75
C1-75 (M1): Commercial 1-75
C1-95 (M): Commercial 1-95
C1P-40 (M): Commercial 1 Pedestrian-40
C1P-55 (M): Commercial 1 Pedestrian-55
C1P-75 (M): Commercial 1 Pedestrian-75
C2-30: Commercial 2-30
C2-40 (M): Commercial 2-40
C2-40: Commercial 2-40
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C2-55 (M): Commercial 2-55 C2-75 (M): Commercial 2-75 C2P-55 (M): Commercial 2 Pedestrian-55 CC: Columbia City Landmark District CH: Capitol Hill CM: Conservancy Management CN: Conservancy Navigation CP: Conservancy Preservation CR: Conservancy Recreation

CW: Conservancy Waterway DH1/45: Downtown Harborfront 1/45 DH2/55: Downtown Harborfront 2/55 DH2/75: Downtown Harborfront 2/75 DH2/85: Downtown Harborfront 2/85 DMC 240/290-440 : Downtown Mixed Commercial 240/290-440 DMC 340/290-440 : Downtown Mixed Commercial 340/290-440 DMC 85/75-170: Downtown Mixed Commercial 85/75-170 DMC-145: Downtown Mixed Commercial-145 DMC-170: Downtown Mixed Commercial-170

DMC-75: Downtown Mixed Commercial-75 DMC-95: Downtown Mixed Commercial-95 DMR/C 145/75: Downtown Mixed Residential/Commercial 145/75 DMR/C 280/125: Downtown Mixed Residential/Commercial 280/125 DMR/C 75/75-170: Downtown Mixed Residential/Commercial 75/75-170 DMR/C 75/75-95 : Downtown Mixed Residential/Commercial 75/75-95 DMR/C 95/75: Downtown Mixed Residential/Commercial 95/75 DMR/R 145/65: Downtown Mixed Residential/Residential 145/65 DMR/R 280/65: Downtown Mixed Residential/Residential 280/65 DMR/R 95/65: Downtown Mixed Residential/Residential 95/65 DOC1 U/450-U: Downtown Office Core 1 U/450-U DOC2 500/300-550: Downtown Office Core 2 500/300-550 DRC 85-170: Downtown Retail Core 85-170

ED: Columbia City FH: First Hill FL: Fort Lawton Landmark District GB: Greenbelt - Obsolete HB: Harvard Belmont Landmark District HF: Urban Harborfront Historic Character Area and Downtown Fire District HH: Urban Harborfront Historic Character Area

HR (M): Highrise IB U/30: Industrial Buffer Unlimited/30 IB U/45: Industrial Buffer Unlimited/45 IB U/65 : Industrial Buffer Unlimited/65 IB U/85: Industrial Buffer Unlimited/85 IC 85-175: Industrial Commercial 85-175 IC-45: Industrial Commercial-45

IC-65 (M): Industrial Commercial-65 IC-85 (M): Industrial Commercial-85 IDM 165/85-170: International District Mixed 165/85-170 IDM 85/85-170: International District Mixed 85/85-170 IDM-65-150: International District Mixed-65-150 IDM-75-85: International District Mixed-75-85 IDR 170: International District Residential 170 IDR 45/125-270: International District Residential 45/125-270

IDR/C 125/150-270: International District Residential/Commercial 125/150-270 IG1 U/45: Industrial General 1 Unlimited/45 IG1 U/65: Industrial General 1 Unlimited/65 IG1 U/85: Industrial General 1 Unlimited/85

IG2 U/45: Industrial General 2 Unlimited/45 IG2 U/65: Industrial General 2 Unlimited/65 IG2 U/85: Industrial General 2 Unlimited/85 LR1 (M): Lowrise 1 LR1 (M1): Lowrise 1 LR1: Lowrise 1 LR1 RC (M): Lowrise 1 Residential-Commercial

LR1 RC (M1): Lowrise 1 Residential-Commercial LR2 (0.75): Lowrise 2 Incentive (0.75) Base FAR LR2 (M): Lowrise 2 LR2 (M1): Lowrise 2 LR2: Lowrise 2 LR2 RC (M): Lowrise 2 Residential-Commercial

LR2 RC (M1): Lowrise 2 Residential-Commercial LR3 (M): Lowrise 3 LR3 (M1): Lowrise 3 LR3 (M2): Lowrise 3 LR3: Lowrise 3

LR3 RC (M): Lowrise 3 Residential-Commercial

LR3 RC (M1): Lowrise 3 Residential-Commercial LR3 RC: Lowrise 3 Residential-Commercial MC: Mount Baker MIO-105-C2-75 (M): Major Institution Overlay-Commercial 2-75 MIO-105-LR2 (M): Major Institution Overlay-Lowrise 2 MIO-105-LR3 (M): Major Institution Overlay-Lowrise 3

MIO-105-MR (M): Major Institution Overlay-Midrise MIO-105-NC2-55 (M): Major Institution Overlay-Neighborhood Commercial 2-55 MIO-105-NC2P-55 (M): Major Institution Overlay-Neighborhood Commercial 2 Pedestrian-55 MIO-105-NC3-55 (M): Major Institution Overlay-Neighborhood Commercial 3-55 MIO-105-NC3-75 (M): Major Institution Overlay-Neighborhood Commercial 3-75

MIO-105-NC3-75 (M): Major Institution Overlay-Neighborhood Commercial 3-75 MIO-105-NC3-95 (M): Major Institution Overlay-Neighborhood Commercial 3-95 MIO-105-NC3P-55 (M): Major Institution Overlay-Neighborhood Commercial 3 Pedestrian-55 MIO-105-NC3P-75 (M): Major Institution Overlay-Neighborhood Commercial 3 Pedestrian-75

MIO-160-C1-55 (M): Major Institution Overlay-Commercial 1-55 MIO-160-C1-75 (M): Major Institution Overlay-Commercial 1-75 MIO-160-HR (M): Major Institution Overlay-Highrise MIO-160-IC-65 (M): Major Institution Overlay-Industrial Commercial-65 MIO-160-LR1 (M): Major Institution Overlay-Lowrise 1

MIO-160-LR3 (M): Major Institution Overlay-Lowrise 3 MIO-160-MR (M): Major Institution Overlay-Midrise MIO-160-NC3-200 (M): Major Institution Overlay-Neighborhood Commercial 3-200 MIO-160-NC3-75 (M): Major Institution Overlay-Neighborhood Commercial 3-75 MIO-160-NC3-95 (M): Major Institution Overlay-Neighborhood Commercial 3-95 MIO-160-NC3P-95 (M): Major Institution Overlay-Neighborhood Commercial 3 Pedestrian-95

MIO-160-SF 5000: Major Institution Overlay-160-Single Family 5000 MIO-160/125-LR3 (M): Major Institution Overlay-Lowrise 3 MIO-160/125-SF 5000: Major Institution Overlay-160/125-Single Family 5000 MIO-160/140-LR3 (M): Major Institution Overlay-Lowrise 3 MIO-160/140-SF 5000: Major Institution Overlay-160/140-Single Family 5000 MIO-200-C1-75 (M): Major Institution Overlay-Commercial 1-75 MIO-200-HR (M): Major Institution Overlay-Highrise

MIO-200-LR3 (M): Major Institution Overlay-Lowrise 3 MIO-200-MR (M): Major Institution Overlay-Midrise MIO-200-NC3-75 (M): Major Institution Overlay-Neighborhood Commercial 3-75 MIO-240-C1-75 (M): Major Institution Overlay-Commercial 1-75 MIO-240-HR (M): Major Institution Overlay-Highrise MIO-240-LR2 (M): Major Institution Overlay-Lowrise 2 MIO-240-MR (M): Major Institution Overlay-Midrise

MIO-240-NC3-75 (M): Major Institution Overlay-Neighborhood Commercial 3-75 MIO-240-NC3P-200 (M): Major Institution Overlay-Neighborhood Commercial 3 Pedestrian-200 MIO-37-C1-55 (M): Major Institution Overlay-Commercial 1-55 MIO-37-C1-75 (M): Major Institution Overlay-Commercial 1-75 MIO-37-C2-55 (M): Major Institution Overlay-Commercial 2-55

MIO-37-IC-65 (M): Major Institution Overlay-Industrial Commercial-65 MIO-37-IG1 U/45 : Major Institution Overlay-37-Industrial General 1-Unlimited/45 MIO-37-LR1 (M): Major Institution Overlay-Lowrise 1 MIO-37-LR2 (M): Major Institution Overlay-Lowrise 2 MIO-37-LR3 (M): Major Institution Overlay-Lowrise 3 MIO-37-LR3 RC (M): Major Institution Overlay-Lowrise 3 Residential-Commercial

MIO-37-MR (M): Major Institution Overlay-Midrise MIO-37-NC1-55 (M): Major Institution Overlay-Neighborhood Commercial 1-55 MIO-37-NC2-55 (M): Major Institution Overlay-Neighborhood Commercial 2-55 MIO-37-SF 5000: Major Institution Overlay-37-Single Family 5000

MIO-50-C1-55 (M): Major Institution Overlay-Commercial 1-55 MIO-50-LR1 (M): Major Institution Overlay-Lowrise 1 MIO-50-LR1 RC (M): Major Institution Overlay-Lowrise 1 Residential-Commercial MIO-50-LR2 (M): Major Institution Overlay-Lowrise 2 MIO-50-LR3 (M): Major Institution Overlay-Lowrise 3

MIO-50-MR (M): Major Institution Overlay-Midrise MIO-50-NC1-55 (M): Major Institution Overlay-Neighborhood Commercial 1-55 MIO-50-NC2-55 (M): Major Institution Overlay-Neighborhood Commercial 2-55 MIO-50-NC2-75 (M1): Major Institution Overlay-50-Neighborhood Commercial 2-75 MIO-50-SF 5000: Major Institution Overlay-50-Single Family 5000 MIO-65-C1-55 (M): Major Institution Overlay-Commercial 1-55 MIO-65-IC-65 (M): Major Institution Overlay-Industrial Commercial-65

MIO-65-LR2 (M): Major Institution Overlay-Lowrise 2 MIO-65-LR3 (M): Major Institution Overlay-Lowrise 3 MIO-65-MR (M): Major Institution Overlay-Midrise MIO-65-NC2-55 (M): Major Institution Overlay-Neighborhood Commercial 2-55 MIO-65-NC2P-55 (M): Major Institution Overlay-Neighborhood Commercial 2 Pedestrian-55 MIO-65-NC2P-75 (M): Major Institution Overlay-Neighborhood Commercial 2 Pedestrian-75 MIO-65-NC3-75 (M): Major Institution Overlay-Neighborhood Commercial 3-75 MIO-65-NC3-95 (M): Major Institution Overlay-Neighborhood Commercial 3-95

MIO-65-NC3P-75 (M): Major Institution Overlay-Neighborhood Commercial 3 Pedestrian-75 MIO-65-SF 5000: Major Institution Overlay-65-Single Family 5000 MIO-70-HR (M): Major Institution Overlay-Highrise MIO-70-MR (M): Major Institution Overlay-Midrise MIO-70-NC3-95 (M): Major Institution Overlay-Neighborhood Commercial 3-95 MIO-70-NC3P-200 (M): Major Institution Overlay-Neighborhood Commercial 3 Pedestrian-200 MIO-70-SF 5000 : Major Institution Overlay-70-Single Family 5000

MIO-90-HR (M): Major Institution Overlay-Highrise MIO-90-LR1 (M): Major Institution Overlay-Lowrise 1 MIO-90-LR2 (M): Major Institution Overlay-Lowrise 2 MIO-90-NC3-95 (M): Major Institution Overlay-Neighborhood Commercial 3-95 MIO-90-SF 5000: Major Institution Overlay-90-Single Family 5000 MPC-YT: Master Planned Community Yesler Terrace

MR (M): Midrise MR (M1): Midrise MR (M2): Midrise MR: Midrise MR RC (M): Midrise Residential-Commercial MR RC (M1): Midrise Residential-Commercial NC1-30 (M): Neighborhood Commercial 1-30 NC1-30: Neighborhood Commercial 1-30 NC1-40 (M): Neighborhood Commercial 1-40

MIO-65-LR1 (M): Major Institution Overlay-Lowrise 1

NC1-40 (M1): Neighborhood Commercial 1-40 NC1-40 (M2): Neighborhood Commercial 1-40 NC1-40: Neighborhood Commercial 1-40 NC1-55 (M): Neighborhood Commercial 1-55 NC1-55 (M1): Neighborhood Commercial 1-55 NC1-55 (M2): Neighborhood Commercial 1-55 NC1-65 (M1): Neighborhood Commercial 1-65 NC1-75 (M): Neighborhood Commercial 1-75

NC1-75 (M1): Neighborhood Commercial 1-75 NC1-75 (M2): Neighborhood Commercial 1-75 NC1P-40 (M): Neighborhood Commercial 1 Pedestrian-40 NC1P-55 (M): Neighborhood Commercial 1 Pedestrian-55 NC1P-55 (M1): Neighborhood Commercial 1 Pedestrian-55 NC1P-55 (M2): Neighborhood Commercial 1 Pedestrian-55 NC1P-65 (M1): Neighborhood Commercial 1 Pedestrian-65 NC2-30: Neighborhood Commercial 2-30 NC2-40 (M): Neighborhood Commercial 2-40

NC2-40 (M2): Neighborhood Commercial 2-40 NC2-40: Neighborhood Commercial 2-40 NC2-55 (M): Neighborhood Commercial 2-55 NC2-55 (M1): Neighborhood Commercial 2-55 NC2-55 (M2): Neighborhood Commercial 2-55 NC2-65 (M1): Neighborhood Commercial 2-65 NC2-65 (M2): Neighborhood Commercial 2-65 NC2-65: Neighborhood Commercial 2-65 NC2-75 (M): Neighborhood Commercial 2-75

NC2-75 (M1): Neighborhood Commercial 2-75

NC2-75 (M2): Neighborhood Commercial 2-75

continued ZONING CODE DESCRIPTIONS NC2P-30 (M1): Neighborhood Commercial 2 Pedestrian-30 NC2P-40 (M): Neighborhood Commercial 2 Pedestrian-40 NC2P-40 (M1): Neighborhood Commercial 2 Pedestrian-40 NC2P-40: Neighborhood Commercial 2 Pedestrian-40 NC2P-55 (M): Neighborhood Commercial 2 Pedestrian-55 NC2P-55 (M1): Neighborhood Commercial 2 Pedestrian-55 NC2P-55 (M2): Neighborhood Commercial 2 Pedestrian-55 NC2P-65 (M1): Neighborhood Commercial 2 Pedestrian-65

NC2P-65: Neighborhood Commercial 2 Pedestrian-65 NC2P-75 (M): Neighborhood Commercial 2 Pedestrian-75 NC2P-75 (M1): Neighborhood Commercial 2 Pedestrian-75 NC2P-75 (M2): Neighborhood Commercial 2 Pedestrian-75 NC3-145 (M): Neighborhood Commercial 3-145 NC3-200 (M): Neighborhood Commercial 3-200 NC3-40 (M): Neighborhood Commercial 3-40 NC3-40 : Neighborhood Commercial 3-40 NC3-55 (M): Neighborhood Commercial 3-55

NC3-55 (M1): Neighborhood Commercial 3-55 NC3-65 (M1): Neighborhood Commercial 3-65 NC3-65: Neighborhood Commercial 3-65 NC3-75 (M): Neighborhood Commercial 3-75 NC3-75 (M1): Neighborhood Commercial 3-75 NC3-75 (M2): Neighborhood Commercial 3-75 NC3-95 (M): Neighborhood Commercial 3-95 NC3-95 (M1): Neighborhood Commercial 3-95 NC3P-200 (M): Neighborhood Commercial 3 Pedestrian-200 NC3P-40: Neighborhood Commercial 3 Pedestrian-40

NC3P-55 (M): Neighborhood Commercial 3 Pedestrian-55 NC3P-65 (M): Neighborhood Commercial 3 Pedestrian-65 NC3P-65 (M1): Neighborhood Commercial 3 Pedestrian-65 NC3P-65: Neighborhood Commercial 3 Pedestrian-65 NC3P-75 (M): Neighborhood Commercial 3 Pedestrian-75 NC3P-75 (M1): Neighborhood Commercial 3 Pedestrian-75 NC3P-75 (M2): Neighborhood Commercial 3 Pedestrian-75 NC3P-95 (M): Neighborhood Commercial 3 Pedestrian-95

NC3P-95 (M2): Neighborhood Commercial 3 Pedestrian-95 NG: Northgate Overlay District OT: Othello PMM-85: Pike Market Mixed-85 PN: Pike/Pine Conservation Overlay District

PSM 100/100-120: Pioneer Square Mixed 100 Residential 100-120 PSM 100/100-130: Pioneer Square Mixed 100 Residential 100-130 PSM 100/120-150: Pioneer Square Mixed 100 Residential 100-150 PSM-100: Pioneer Square Mixed-100 PSM-245: Pioneer Square Mixed-245 PSM-85-120: Pioneer Square Mixed-85-120 RG: Rainier/Genesee Business District RO: Roosevelt

RSL (M): Residential Small Lot SA: Stadium Area Transition Overlay District and Downtown Fire District SF 5000: Single Family 5000 SF 5000-PUD: Single Family 5000-Planned Unit Development SF 7200: Single Family 7200 SF 9600 : Single Family 9600

SG: Southeast Seattle Reinvestment Area and Rainier/Genesee Business District SK: Sand Point Park Area SL: Sand Point Naval Air Station Landmark District SM-D 95 (M): Seattle Mixed Dravus 95 SM-NG 145: Seattle Mixed Northgate 145

SM-NG 240: Seattle Mixed Northgate 240 SM-NR 145 (M): Seattle Mixed North Rainier 145 SM-NR 75 (M): Seattle Mixed North Rainier 75 SM-NR 75 (M2): Seattle Mixed North Rainier 75 SM-NR 95 (M): Seattle Mixed North Rainier 95 SM-NR 95 (M1): Seattle Mixed North Rainier 95 SM-RB 125 (M): Seattle Mixed Rainier Beach 125 SM-RB 125 (M2): Seattle Mixed Rainier Beach 125 SM-RB 55 (M1): Seattle Mixed Rainier Beach 55 SM-RB 85 (M): Seattle Mixed Rainier Beach 85 SM-RB 85 (M2): Seattle Mixed Rainier Beach 85 SM-SLU 100/65-145: Seattle Mixed South Lake Union 100/65-145 SM-SLU 100/95: Seattle Mixed South Lake Union 100/95 SM-SLU 145: Seattle Mixed South Lake Union 145

SM-SLU 175/85-280: Seattle Mixed South Lake Union 175/85-280 SM-SLU 240/125-440: Seattle Mixed South Lake Union 240/125-440 SM-SLU 85-280: Seattle Mixed South Lake Union 85-280 SM-SLU 85/65-160: Seattle Mixed South Lake Union 85/65-160 SM-SLU/R 65/95: Seattle Mixed South Lake Union/Residential 65/95 SM-U 75-240 (M1): Seattle Mixed University 75-240 SM-U 85: Seattle Mixed University 85 SM-U 95-320 (M1): Seattle Mixed University 95-320 SM-U/R 75-240 (M1): Seattle Mixed University/Residential 75-240

SM-UP 160 (M): Seattle Mixed Uptown 160 SM-UP 65 (M): Seattle Mixed Uptown 65 SM-UP 65 (M1): Seattle Mixed Uptown 65 SM-UP 65: Seattle Mixed Uptown 65 SM-UP 85 (M): Seattle Mixed Uptown 85 SM-UP 85 (M1): Seattle Mixed Uptown 85 SM-UP 85: Seattle Mixed Uptown 85 SM-UP 95 (M): Seattle Mixed Uptown 95 SO: Sand Point Overlay District SP: Sand Point Overlay District and Sand Point Park Area SS: Southeast Seattle Reinvestment Area ST: Stadium Area Transition Overlay District

UC: Urban Commercial UG: Urban General **UH**: Urban Harborfront UI: Urban Industrial UM: Urban Maritime UR: Urban Residential

Platted Lot Lines

—— Plat_Block_Lots_Tracts

-----Easements ---- Waterways

--- Meander Line

---- Harbor Lines

---- Construction Limit Line

---- Bulkhead_Pierhead Lines **Donation Land Claim**

Other

King County Parcels

The bold text represents the site address, the smaller text is the minor tax account account number. For condos, the major six digit number is displayed

Fire Hydrants Data source: Seattle Public Utilities

Gov't Meander Line Buffer (200 feet)

200 foot buffer surrounding Seattle's historic shoreline. Note the Government Meander Line is visible as described in Platted Lot Lines.

Zoned Special Streets Parcels fronting special designated streets contain development standards

as indicated in dark brown text. There are cases where multiple designations **** Applies to both sides of the street

**** One side only

There are instances of streets designated on one side of the street which are described in the label with a cardinal (N.S.E. or W) as a suffix.

Environmentally critical areas include the following layers: Liquefaction prone areas Flood prone areas (source:FEMA FIRM) Abandoned landfills (includes 1,000 foot methane producing buffer)

ECA - Critical Areas

ECA - SEPA (State Environmental Policy Act)

This layer includes geo-hazard areas as well as environmental layers and are

Forty percent steep slope Potential slide areas Known slide areas Wildlife habitat

Known Slide Events

Source: Seattle Landslide Study, Shannon and Wilson Inc, 2000 Number represents the Shannon and Wilson Slide ID

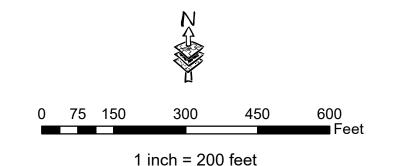
Light Rail Station Overlay The light rail station area overlay district exists around some light rail stations. and extends approximately [500 feet to 2,500 feet] from the station

Urban Villages

call 206-733-9595

Label includes the urban village name and the urban village type

City Designated Landmarks Landmark controls are designated by the Landmarks Preservation Board per Seattle Municipal Code 25.12.350 and administered by the Historic Preservation Program in the Department of Neighborhoods. For more info, please



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