

Right-of-Way Improvement Requirements

3.1 Overview of Requirements from the Land Use Code (Ch. 23.53 & 23.22)

The City of Seattle Land Use Code ([Chapter 23.53](#) 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 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 street improvements shall be constructed by the developer and accepted by the Transportation Department 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.

There are recent changes to the land use code called the Green Factor – [SMC 23.47A.015](#). These code changes affect certain Neighborhood Commercial (NC1, NC2 and NC3) and Commercial (C1 and C2) zones which requires adding landscaping to improve the aesthetic and environmental qualities to Seattle’s neighborhoods. Developers may use the adjoining right-of-way to meet the green factor requirements. For more information on this requirement, this link will take you to the [DPD Green Factor](#) page.

What improvements are required for:

-  [Existing Streets](#)
 -  [New Streets](#)
 -  [Alleys](#)
 -  [Vehicle Access Easements Across Private Property](#)
-

3.1.1 Existing Streets

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Recent Land Use Changes – Green Factor and Sidewalk Requirements

There are recent changes to the land use code called the Green Factor. These code changes affect certain Neighborhood Commercial (NC1, NC2 and NC3) and Commercial (C1 and C2) zones which requires adding landscaping to improve the aesthetic and environmental qualities to Seattle’s neighborhoods. Developers may use the adjoining right-of-way to meet the green factor requirements. For more information on this requirement, this link will take you to the [DPD Green Factor](#) page.

There have been recent changes to the land use codes regarding sidewalk requirements. A complete summary of land use code changes can be read on the [DPD Sidewalk Improvement Initiative](#) web page. This code change requires that new development in zoning for Urban Villages, Urban Centers, along arterials and in Pedestrian zones (these are within some but not all Neighborhood Commercial zones) includes sidewalks for all new construction. The DPD Applicant Service Center is a good resource to ask about the specifics of whether or not your development is included in a pedestrian zone.

Right-of-Way and Roadway

Width Requirements

- [Arterials](#)
- [Non Arterials](#)
- [Is Your Project on an Arterial?](#)

Improvement Requirements

- [By Zone](#)
- [Find Your Zone with DPD GIS](#). Choose Zoning Maps from the DPD Research web page. Next, identify the specific zoning for your project from the zoning map legend.

Right-of-Way Improvement Requirements

3.1.1a Existing Streets, Arterial Width Requirements

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Arterial Street Right-of-Way and Roadway Width Requirements for Existing Streets

Street right-of-way and roadway widths for most existing arterials have been established by the Transportation Department. Those arterials which require additional right-of-way to provide for adequate pavement width, sidewalks, and/or street trees have been identified on the Arterials list.

Required Street Right-of-Way and Roadway Widths for Seattle Arterials

[Arterial Listings »](#)

Where the street right-of-way or roadway width has not been previously established, it will be determined

There have been recent changes to the land use codes regarding sidewalk requirements. A complete summary of land use code changes can be read on the [DPD Sidewalk Improvement Initiative](#) web page. This code change affects Urban Villages, Urban Centers, along arterials and in Pedestrian zones (these are within some but not all Neighborhood Commercial zones). The DPD [Applicant Services Center](#) is a good resource to ask about the specifics of whether or not your development is included in a pedestrian zone.

Right-of-Way Improvement Requirements

3.1.1b Existing Streets, Non-Arterial Minimum Right-of Way Width Requirements

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Low Density Residential			
Zone	Standard Street Right-of-Way ¹	Minimum Street Right-of-Way ²	Standard Roadway Width ³
SF, LDT, L1 , NC1	50 feet	40 feet	25 feet
Mid-Density Residential and Mixed Commercial/ Residential			
Zone	Standard Street Right-of-Way ¹	Minimum Street Right-of-Way ²	Standard Roadway Width ³
L2, NC2-30, NC2-40	60 feet	40 feet	32 feet
L3, L4, NC2-65, SCM	60 feet	52 feet	32 feet
High-Density Residential and Mixed Commercial/Residential and Industrial 1			
Zone	Standard Street Right-of-Way ¹	Minimum Street Right-of-Way ²	Standard Roadway Width ³
NC3, MR, HR	60 feet	52 feet	36 feet
C1, C2, IB, IC	66 feet	52 feet	40 feet
IG1, IG2	66 feet	56 feet	40 feet

¹ If a project is on a block which is split into more than one land use zone category, the zone category with the most frontage determines the minimum width required. If the land use categories have equal frontage, the one with the greater requirement shall be used to determine the minimum street width.

² If the street has greater than the minimum right-of-way width the applicant is required to add a sidewalk, drainage and landscaping, per the site specific zoning. Minimum right-of-way width requirements are identified in Chapter 23.53.015 of the Seattle Municipal Code. Pedestrian access and circulation requirements are identified in the [sidewalk code changes](#).

³ This width is the standard curb-to-curb design width of a fully improved street. If full street improvements are not constructed, the resultant interim pavement width may be less than this standard.

Where the existing right of way width is less than the width shown in the table above a right of way dedication or setback and [No-Protest Agreement is required](#).

Existing Streets | Improvement Requirements by Zone | Residential

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There have been recent changes to the land use codes regarding sidewalk requirements. A complete summary of land use code changes can be read on the [DPD Sidewalk Improvement Initiative](#) web page. This code change affects Urban Villages, Urban Centers, along arterials and in Pedestrian zones (these are within some but not all Neighborhood Commercial zones). The DPD Applicant Service Center is a good resource to ask about the specifics of whether or not your development is included in a pedestrian zone.

1-2 Units

Proposed projects with no more than two residential units.



Partial Requirements

Projects that meet the following criteria:

- 3 to 9 units in SF zones
- 1 to 9 units or platting of 1 to 9 lots in LDT and L1 zones
- 1 to 5 units in L2, L3, L4, MR, HR zones
- Interior remodels and interior use changes
- Additions exempt from environmental (SEPA) review
- Parking lot expansion of less than 20% of existing parking



Full Requirements

Those projects not meeting the above exceptions are required to provide full improvements.

Existing Streets | Improvement Requirements by Zone | Residential | 1-2 Units

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One or Two New Dwelling Units or Residential Lots

- **Roadway width:** 16 feet minimum plus thickened edge for drainage
- **Roadway surface:** Crushed rock (Portland cement concrete or asphalt concrete is required for roadways with a slope greater than 10%)
- **Curb:** May be required.
- **Sidewalk:** Required if in an Urban Village; Urban Center; in a Pedestrian zone or along an arterial.
- **Street drainage:** Required when street improvements are installed.
- **Street grading:** Required when street improvements are installed: All structures must be built to accommodate the standard street cross section to property lines on project side.
- **Dedication:** Required, if nonarterial has less than the minimum right-of-way width.
- **Setback:** Required, if nonarterial has less than the minimum right-of-way width.
- **No protest agreement:** Required.

Refer to [Figure 3-2: Crushed Rock Improvement](#)

Refer to [Figure 3-3: Crushed Rock Improvement Edged Detail](#)

Refer to [Figure 3-4: Asphalt Concrete Pavement: New Pavement For Streets without Existing Hard Surface](#)

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Existing Streets | Improvement Requirements by Zone | Residential | Partial

Small Residential Projects with Partial Improvement Requirements

- **Roadway width:** 18 feet for existing pavement; 20 feet plus thickened edge when there is less than 18 feet of existing pavement.
- **Roadway surface:** Portland cement concrete or asphalt concrete.
- **Curb:** Required, if on an arterial, may be required on nonarterial.
- **Sidewalk:** Required if in an Urban Village; Urban Center; in a Pedestrian zone or along an arterial.
- **Street trees:** Required as specified in the Land Use Code. Where there is no curb, trees shall be located on private property.
- **Street drainage:** Required when street improvements are installed.
- **Street grading:** Required when street improvements are installed: All structures must be built to accommodate the standard street cross section to property line on project side of street.
- **Dedication:** Not required, unless on an arterial.
- **Setback:** Required when right-of-way width is less than shown in [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- **No-protest agreement:** Required when the right-of-way or roadway width is less than shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#) when the street does not have existing curbs, or when existing curbs or when the existing curb is not in the permanent location and no new curb is required.

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Refer to [Figure 3-6: Asphalt Concrete Pavement: New Pavement For Streets without Existing Hard Surface](#)

Refer to [Figure 3-7: Asphalt Concrete Pavement: Pavement Widening For Existing Hard Surface Streets](#)

Existing Streets | Improvement Requirements by Zone | Residential | Full

Residential Projects with Full Improvement Requirements

- **Roadway width:** Arterial widths are specified in the [Arterial List](#); Non-arterial widths are specified in the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- **Roadway surface:** Portland cement concrete or asphalt concrete is required on the half-street on the project side of the street, plus one travel lane on the other side of the street.
- **Curb:** Required if on an arterial and may be required on nonarterial.
- **Sidewalk:** Required on project side of street.
- **Street trees:** Required as specified in the Land Use Code.
- **Street drainage:** Required when street improvements are installed.
- **Street grading:** Required when street improvements are installed. All structures must be built to accommodate the standard street cross section to property line on project side of street and 5 feet beyond pavement edge on opposite side.
- **Dedication:** Required when there is less than the minimum required right of way width and street improvements are required.
- **Setback:** Required when right of way width is less than widths shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#) and no dedication is required.
- **No-protest agreement:** Required when the right of way or roadway width is less than shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#) or when there is no curb or when the existing curb is not in the permanent location and no new curb is required.
- [Summary Table of Street Improvement Requirements](#). This table needs to be revised.

Refer to Figure 3-5: Asphalt Thickened Edge Detail

Refer to Figure 3-8: Pavement Widening For Existing Hard Surface Streets

Refer to Figure 3-9: Curb and Sidewalk Improvement: New Pavement for Streets without Existing Hard Surface

Existing Streets | Improvement Requirements by Zone | Commercial

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Street improvement requirements for development or creation of new lots in NC1, NC2, NC3, C1, and C2 commercial zones are shown below and in the [Summary of Street Improvement Requirements](#).

Under this zoning, developments are eligible to incorporate the landscaping requirements to include the use of the right-of-way when calculating the [green factor](#) for their project.



Partial Improvement Requirements

- 1 to 5 residential units **outside areas** designated as Urban Villages, Urban Centers Pedestrian Zones.
- OR
- 1 residential unit in areas designated as an Urban Village, Urban Center, Pedestrian zone or along an arterial.
 - Major and minor vehicle repair uses or multipurpose retail stores of less than 750 square feet
 - Non-residential structures of less than 4000 square feet gross floor area.
 - Mixed use structures with fewer than the units listed above and less than 4000 sq. ft. of non-residential use
 - Interior remodels and interior use changes
 - Additions exempt from environmental (SEPA) review
 - Parking lot and open storage area expansion of less than 20% of area or parking spaces



Full Improvement Requirements

Those projects not meeting the above exceptions are required to provide full improvements.

Existing Streets | Improvement Requirements by Zone | Commercial | Partial

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Small Commercial Projects with Partial Improvement Requirements

- **Roadway width:** 18 feet for existing pavement; 20 feet plus thickened edge when there is less than 18 feet of existing pavement.
- **Roadway surface:** Portland cement concrete or asphalt concrete.
- **Curb** May be required if along an arterial and not required if not along an arterial.
- **Sidewalk:** Required if in an Urban Village or Center, in a Pedestrian Zone or along an arterial.
- **Street trees:** Required as specified in the Land Use Code. Where there is no curb, trees shall be placed on private property.
- **Street drainage:** Required when street improvements are installed.

- **Street grading:** Required when street improvements are installed. All structures must be built to accommodate the standard street cross section to property line on project side of street and five feet beyond pavement edge on opposite side.
- **Dedication:** Not required unless additional right of way is needed to install the required pavement width.
- **Setback:** Required when right of way width is less than the width shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#) and no dedication is required.
- **No-protest agreement:** Required when the right of way or roadway width is less than shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#), when the street does not have existing curbs, or when existing curbs are not in the permanent location.
- [Summary of Street Improvement Requirements](#). Needs revisions.

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Refer to [Figure 3-7: Asphalt Concrete Pavement: Pavement Widening For Existing Hard Surface Streets](#)

Refer to [Figure 3-10: Asphalt Concrete Pavement: New Pavement For Streets without Existing Hard Surface](#)

Existing Streets | Improvement Requirements by Zone | Commercial | Full

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Commercial Projects with Full Improvement Requirements

- **Roadway width:** Arterial widths are specified in the Arterial List; Non-arterial widths are specified in the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- **Roadway surface:** Portland cement concrete or asphalt concrete is required on the half-street on the project side of the street, plus one travel lane on the other side of the street.
- **Curb** Required if along an arterial and may be required on nonarterial.
- **Sidewalk:** Required.
- **Street trees:** Required as specified in the Land Use Code.
- **Street drainage:** Required when street improvements are installed.
- **Street grading:** Required when street improvements are installed: All structures must be built to accommodate the standard street cross section to property line on project side of street and 5 feet beyond pavement edge on opposite side.
- **Dedication:** Required when there is less than the minimum required street right-of-way width and street improvements are required.
- **Setback:** Required when street right-of-way width is less than shown in the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#) and no dedication is required.
- **No-protest agreement:** Required when the right of way or roadway width is less than shown in the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#) or when there is no curb or when the existing curb is not in the permanent location and no new curb is required.
- [Summary of Street Improvement Requirements](#). Needs revision.

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Refer to [Figure 3-8: Pavement Widening For Existing Hard Surface Streets](#)

Refer to [Figure 3-9: Curb and Sidewalk Improvement: New Pavement for Streets without Existing Hard Surface](#)

**Summary of Street Improvements for Existing Streets
in Commercial Zones NC1, NC2, NC3, C1 and C2**

**Sidewalks are required for any new construction in Urban Villages,
Urban Centers, in Pedestrian Zones and along Arterials per [SMC 23.53.015](#)**

IMPROVEMENT REQUIREMENT

	Surfacing and Drainage	Curb	Sidewalk	Dedication to Meet Width Requirements	Setback	No- Protest Agreement	Design Structures & Driveways to Future Street Grade
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EXISTING RIGHT-OF-WAY ELEMENTS

Existing curbs			✓				✓
Adequate roadway width							
Adequate right of way width							
No sidewalk							
Existing curbs			✓			✓	✓
Inadequate roadway width							
Adequate right of way width							
No sidewalk							
Existing curbs			✓			✓	✓
Inadequate roadway width							
Adequate right of way width							
Existing sidewalk							
Existing curbs			✓		✓	✓	✓
Inadequate right of way width							
No curbs	✓	✓	✓				✓
Adequate right of way width	Pavement						
No curbs	✓	✓	✓	✓			✓
Inadequate right of way width	Pavement						

IMPROVEMENT REQUIREMENT							
	Surfacing and Drainage	Curb	Sidewalk	Dedication to Meet Width Requirements	Setback	No- Protest Agreement	Design Structures & Driveways to Future Street Grade

Legend: ✓ = required; blank = not required; NA = Not Applicable; * Hard surface required when slope exceeds 10%

Existing Streets | Improvement Requirements by Zone | Industrial

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Industrial Commercial Zones (IC); Industrial Buffer (IB) —directly across from or adjacent to commercial or residential zones



Small Projects with Reduced Improvement Requirements



Projects with Full Improvement Requirements

Existing Streets | Improvement Requirements by Zone | Industrial

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Small Industrial Projects in IG1, IG2, and IB Zones with Reduced Improvement Requirements

- **Roadway width:** Meet Fire Code requirements; 28 feet recommended by Transportation Department for operation of trucks.
- **Roadway surface:** Meet Fire Code requirements (Portland cement concrete or asphalt concrete is required for roadways with a slope greater than 10%).
- **Curb, sidewalk:** Required, if on an arterial or on a street designated on the [Industrial Streets Landscaping map](#). If there is no curb, a pedestrian walkway shall be required per SMC 23.53.006.
- **Street drainage:** Required when street improvements are installed.
- **Street grading:** Required when street improvements are installed: All structures must be built to accommodate the standard street cross section to property line on project side and 5 feet or more beyond the pavement edge on the opposite side.
- **Dedication:** Not required.
- **Setback:** Required when the right of way width is less than shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- **No-protest agreement:** Required when roadway or right of way width is less than the minimum shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- [Summary of Street Improvement Requirements for Existing Streets in General Industrial Zones Table](#).

Refer to [Figure 3-3: Crushed Rock Improvement Edged Detail](#)

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Refer to [Figure 3-11: Crushed Rock Improvement Industrial Zones](#)

Refer to [Figure 3-12: Asphalt Concrete Pavement: New Pavement for Streets without Existing Hard Surface in Industrial Zones](#)

Refer to [Figure 4-15: Asphalt Pedestrian Walkway](#)

Refer to [Figure 4-16: Asphalt Pedestrian Walkway 10 Feet or More From Existing Roadway](#)

Existing Streets | Improvement Requirements by Zone | Industrial | Full

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Projects in Industrial Commercial Zones (IC); Industrial Buffer (IB) —directly across from or adjacent to commercial or residential zones - with Full Improvement Requirements

- **Roadway width:** Arterials width specified in the [Arterial List](#); Nonarterials width specified in [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- **Roadway surface:** Portland cement concrete or asphalt concrete is required on the half-street on the project side of the street, plus one travel lane on the other side of the street.
- **Curb:** Required if on an arterial and may be required on nonarterial.
- **Sidewalk:** Required.
- **Street trees:** Required as specified in the Land Use Code.
- **Street drainage:** Required when street improvements are installed.
- **Street grading:** Required when street improvements are installed: All structures must be built to accommodate the standard street cross section to property line on project side of street and 5 feet beyond pavement edge on opposite side.
- **Dedication:** Required when there is less than the minimum required right of way width and street improvements are required.
- **Setback:** Required when street right-of-way width is less than the width shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- **No-protest agreement:** Required when the street right of way or roadway width is less than the width shown in the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#) or when there is no curb or when the existing curb is not in the permanent location and no new curb is required.
- [Summary of Street Improvement Requirements](#). Additional requirements for projects located within the Stadium Transition Area Overlay District, refer to SMC 23.74.010a: Pedestrian Environment Designation of the Land Use Code.

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Refer to [Figure 3-8: Pavement Widening For Existing Hard Surface Streets](#)

Refer to [Figure 3-9: Curb and Sidewalk Improvement: New Pavement for Streets without Existing Hard Surface](#)

Existing Streets | Improvement Requirements by Zone | Industrial

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Small Industrial Projects in IG1, IG2, and IB Zones with Reduced Improvement Requirements

- **Roadway width:** Meet Fire Code requirements; 28 feet recommended by Transportation Department for operation of trucks.
- **Roadway surface:** Meet Fire Code requirements (Portland cement concrete or asphalt concrete is required for roadways with a slope greater than 10%).
- **Curb, sidewalk:** Required, if on an arterial or on a street designated on the [Industrial Streets](#)

- **Landscaping map.** If there is no curb, a pedestrian walkway shall be required per SMC 23.53.006.
- **Street drainage:** Required when street improvements are installed.
- **Street grading:** Required when street improvements are installed: All structures must be built to accommodate the standard street cross section to property line on project side and 5 feet or more beyond the pavement edge on the opposite side.
- **Dedication:** Not required.
- **Setback:** Required when the right of way width is less than shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- **No-protest agreement:** Required when roadway or right of way width is less than the minimum shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- [Summary of Street Improvement Requirements for Existing Streets in General Industrial Zones Table](#).

Refer to Figure 3-3: Crushed Rock Improvement Edged Detail

Refer to Figure 3-5: Asphalt Thickened Edge Detail

Refer to Figure 3-11: Crushed Rock Improvement Industrial Zones

Refer to Figure 3-12: Asphalt Concrete Pavement: New Pavement for Streets without Existing Hard Surface in Industrial Zones

Refer to Figure 4-15: Asphalt Pedestrian Walkway

Refer to Figure 4-16: Asphalt Pedestrian Walkway 10 Feet or More From Existing Roadway

Larger Industrial Projects in IG1, IG2, and IB Zones on Designated Landscape Streets

[View Designated Industrial Landscape Street Map](#)

- **Roadway width:** Arterial widths are specified in the [Arterial List](#); Non-arterial widths are specified in the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- **Roadway surface:** Portland cement concrete or asphalt concrete is required on the project side of the street, plus one travel lane on the other side of the street.
- **Curb, sidewalk:** Required.
- **Street trees:** Required as specified in the Land Use Code.
- **Street drainage:** Required.
- **Street grading:** Required when street improvements are installed: All structures must be built to accommodate the standard street cross section to property line on project side of street and 5 feet beyond edge of pavement on opposite side.
- **Dedication:** Required when there is less than the minimum required right of way width and street improvements are required.
- **Setback:** Required when the right of way width does not meet the minimum shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- **No-Protest agreement:** Required when the right of way or roadway width is less than shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#) or when the street does not have existing curbs or when the existing curb is not in the permanent location and

- no new curb is required.
- [Summary of Street Improvement Requirements for Existing Streets in General Industrial Zones](#). This needs to be updated.

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Refer to [Figure 3-8: Pavement Widening For Existing Hard Surface Streets](#)

Refer to [Figure 3-9: Curb and Sidewalk Improvement: New Pavement for Streets without Existing Hard Surface](#) needs to be revised or create a new figure w/o the curb.

Refer to [Figure 3-13: New Concrete Sidewalk with Existing Curb](#)

Existing Streets | Improvement Requirements by Zone | Industrial | Reduced

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Small Projects in Industrial Commercial Zones (IC); Industrial Buffer (IB) —directly across from or adjacent to commercial or residential zones with Reduced Improvement Requirements

- Major and minor vehicle repair uses or multipurpose convenience stores of less than 750 square feet.
- Structures with less than ten artist’s studio dwellings.
- Non-residential structures of less than 4000 square feet gross floor area.
- Interior remodels and interior use changes.
- Additions exempt from environmental (SEPA) review.
- Parking lot and open storage expansion of less than 20% of area or existing parking spaces.
 - **Roadway width:** 18 feet for existing pavement; 20 feet plus thickened edge when there is less than 18 feet of existing pavement.
 - **Roadway surface:** Portland cement concrete or asphalt concrete
 - **Curb, sidewalk:** Required, if on an arterial or on a street designated on the [Industrial Streets Landscaping map](#). If there is no curb, a pedestrian walkway shall be required per SMC 23.53.006.
 - **Street trees:** Required as specified in the Land Use Code. Where there is no curb, trees shall be placed on private property.
 - **Street drainage:** Required when street improvements are installed.
 - **Street grading:** Required when street improvements are installed: All structures must be built to accommodate the standard street cross section to property line on project side of street and 5 feet beyond pavement edge on opposite side.
 - **Dedication:** Not required unless additional right-of-way is needed to install the required pavement width.
 - **Setback:** Required when right-of-way width is less than shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#) and no dedication is required.
 - **No-protest agreement:** Required when roadway or right-of-way width is less than the minimum shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
 - [Summary of Street Improvement Requirements](#).

Types of small industrial projects with reduced improvement requirements are defined by the Land Use Code in [SMC 23.53.020 E2](#) .

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Refer to [Figure 3-6: Asphalt Concrete Pavement: New Pavement For Streets without Existing Hard Surface](#)

Refer to [Figure 3-7: Asphalt Concrete Pavement: Pavement Widening For Existing Hard Surface Streets](#)

Existing Streets | Improvement Requirements by Zone | Industrial | Reduced

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Small Projects in Industrial Commercial Zones (IC); Industrial Buffer (IB) —directly across from or adjacent to commercial or residential zones with Reduced Improvement Requirements

- Major and minor vehicle repair uses or multipurpose convenience stores of less than 750 square feet.
- Structures with less than ten artist’s studio dwellings.
- Non-residential structures of less than 4000 square feet gross floor area.
- Interior remodels and interior use changes.
- Additions exempt from environmental (SEPA) review.
- Parking lot and open storage expansion of less than 20% of area or existing parking spaces.
 - **Roadway width:** 18 feet for existing pavement; 20 feet plus thickened edge when there is less than 18 feet of existing pavement.
 - **Roadway surface:** Portland cement concrete or asphalt concrete
 - **Curb:** Required if on an arterial and may be required on nonarterial.
 - **Sidewalk:** Required, if on an arterial or on a street designated on the [Industrial Streets Landscaping map](#). If there is no curb, a pedestrian walkway is required per SMC 23.53.006.
 - **Street trees:** Required as specified in the Land Use Code. Where there is no curb, trees shall be placed on private property.
 - **Street drainage:** Required when street improvements are installed.
 - **Street grading:** Required when street improvements are installed: All structures must be built to accommodate the standard street cross section to property line on project side of street and 5 feet beyond pavement edge on opposite side.
 - **Dedication:** Not required unless additional right-of-way is needed to install the required pavement width.
 - **Setback:** Required when right-of-way width is less than shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#) and no dedication is required.
 - **No-protest agreement:** Required when roadway or right-of-way width is less than the minimum shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
 - [Summary of Street Improvement Requirements](#).

Types of small industrial projects with reduced improvement requirements are defined by the Land Use Code in SMC [23.53.020 E2](#) .

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Refer to [Figure 3-6: Asphalt Concrete Pavement: New Pavement For Streets without Existing Hard Surface](#)

Refer to [Figure 3-7: Asphalt Concrete Pavement: Pavement Widening For Existing Hard Surface Streets](#)

Larger Industrial Projects in IG1, IG2, and IB Zones Not on Designated Landscape Streets

- **Roadway width:** Meet Fire Code requirements; 28 feet recommended by the Transportation Department for operation of trucks.
- **Roadway surface:** Meet Fire Code requirements (Portland cement concrete or asphalt concrete is required for roadways with a slope greater than 10%)
- **Curb:** Required if along arterial, may be required on nonarterial.
- **Sidewalk:** Required, if along an arterial or the portion of the development abutting the arterial.
- **Street drainage:** Required.
- **Street grading:** All structures must be built to accommodate the standard street cross section when improvements are required.
- **Dedication:** Not required.
- **Setback:** Required when street right-of-way width is less than the width shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#).
- **No-protest agreement:** Required when the street right-of-way or roadway width is less than the width shown in the [Arterial List](#) or the [Non-Arterial Minimum Street Right-of-Way Width Requirements Table](#) when the street does not have existing curbs, or when existing curbs are not in the permanent location.
- [Summary of Street Improvement Requirements for Existing Streets in General Industrial Zones.](#)

Refer to [Figure 3-3: Crushed Rock Improvement Edged Detail](#)

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Refer to [Figure 3-11: Crushed Rock Improvement Industrial Zones](#)

Refer to [Figure 3-12: Asphalt Concrete Pavement: New Pavement for Streets without Existing Hard Surface in Industrial Zones](#)

Summary of Street Improvements for Existing Streets in Industrial Buffer (IB) Zone Across from Residential and Commercial Zones, and in Industrial Commercial (IC) Zones.

Sidewalks are required for any new construction in Urban Villages, Urban Centers, in Pedestrian Zones and along Arterials per [SMC 23.53.015](#)

IMPROVEMENT REQUIREMENT

	Surfacing and Drainage	Curb	Sidewalk	Dedication to Meet Width Requirements	Setback	No- Protest Agreement	Design Structures & Driveways to Future Street Grade
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TYPE OF STREET / DEVELOPMENT

Existing curbs			✓				✓
Adequate roadway width							

Adequate right of way width							
No sidewalk							
Existing curbs			✓			✓	✓
Inadequate roadway width							
Adequate right of way width							
No sidewalk							
Existing curbs			✓			✓	✓
Inadequate roadway width							
Adequate right of way width							
Existing sidewalk							
Existing curbs			✓		✓	✓	✓
Inadequate right of way width							
No curbs	✓	✓	✓				✓
Adequate right of way width	Pavement						
No curbs	✓	✓	✓	✓			✓
Inadequate right of way width	Pavement						
IMPROVEMENT REQUIREMENT							
	Surfacing and Drainage	Curb	Sidewalk	Dedication to Meet Width Requirements	Setback	No- Protest Agreement	Design Structures & Driveways to Future Street Grade

Legend: ✓ = required; blank = not required; NA = Not Applicable; * Hard surface required when slope exceeds 10%

Improvements are determined on a case by case basis. Contact the [Seattle Department of Transportation](#) for more information.

Right-of-Way Improvement Requirements

3.1.2a New Streets, Required Widths - Arterials

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Street right-of-way and roadway widths for new arterials vary depending on the pavement width needed to serve projected traffic volumes and parking needs. The width required for new streets shall be determined by the Seattle Department of Transportation. For more information, contact [Street Use](#).

3.1.2b New Streets, Required Widths - Non Arterials

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Minimum street right-of-way and roadway widths required for new non-arterial streets. Street right-of-way widths for new non-arterial streets in Downtown or zoned Seattle Mixed shall be determined by the Seattle Department of Transportation. For more information, please contact [Street Use](#).

Right-of-Way and Roadway Widths for New Non Arterial Streets

Land Use Zone Categories*	Right-of-Way Width	Roadway Width
SF, LDT, L1, NC1	50 feet	25 feet
L2, L3, L4, NC2	56 feet	32 feet
MR, HR, NC3	60 feet	36 feet
C1, C2, IB, IC	60 feet	40 feet
IG1, IG2	66 feet	40 feet

* If a project is on a block which is split into more than one land use zone category, the zone category with the most frontage determines the minimum width required. If the land use categories have equal frontage, the one with the greater width requirement shall be used to determine the minimum width.

3.1.2c New Streets, Street Improvement Requirements - Arterials

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New arterial streets shall be fully improved to the design roadway width and pavement depth, with curbs, sidewalks, and street trees on both sides of the street, and drainage facilities.

Refer to [Figure 3-14: Full Improvements for Newly Dedicated Streets](#)

Improvement required for new streets. Utilities and appurtenances needed to serve the new development, such as water, electricity, telephone, public sewer, public storm drain, streetlights, and fire hydrants shall be installed in conjunction with construction of the street improvements.

3.1.2d New Streets, Street Improvement Requirements - Non Arterials

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Residential

- SF** Single Family
- L1** Lowrise 1
- L2** Lowrise 2
- L3** Lowrise 3
- L4** Lowrise 4
- LDT** Lowrise/Duplex/Triplex
- MR** Midrise
- HR** Highrise

Commercial

- NC1** Neighborhood - Commercial 1
- NC2** Neighborhood - Commercial 2
- NC3** Neighborhood - Commercial 3
- C1** Commercial 1
- C2** Commercial 1

Industrial

- IB** Industrial Buffer
- IG1** General Industrial 1
- IG2** General Industrial 2

Downtown and Seattle Mixed Zones

- Downtown
- Seattle Mixed Zones

New Streets | Street Improvement Requirements | Non Arterials | Residential

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Partial Improvements

One to nine dwelling units in SF, LDT, and L1 zones
One to five dwelling units in L2, L3, L4, MR, and HR zones

Full Improvements

Ten or more dwelling units in SF, LDT, and L1 zones
Six or more dwelling units in L2, L3, L4, MR, and HR zones

New Streets | Street Improvement Requirements | Non Arterials | Residential Street Improvements | Partial Improvements

Partial Residential Street Improvements

- **Roadway surface:** Portland cement concrete or asphalt concrete.
- **Curb, sidewalk:** Required.
- **Street grading:** Standard street cross section to right-of-way line on both sides of street.
- **Street drainage:** Required.

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Refer to [Figure 3-6: Asphalt Concrete Pavement: New Pavement For Streets without Existing Hard Surface](#)

Refer to [Figure 3-7: Asphalt Concrete Pavement: Pavement Widening For Existing Hard Surface Streets](#)

New Streets | Street Improvement Requirements | Non Arterials | Residential Street Improvements | Full Improvements

Full Residential Street Improvements

- **Roadway surface:** Portland cement concrete or asphalt concrete.
- **Curb, sidewalk:** Required on both sides of the street.
- **Street grading:** Standard street cross section to the street right-of-way line on both sides of the street.
- **Street drainage:** Required.

Refer to [Figure 3-5: Asphalt Thickened Edge Detail](#)

Refer to [Figure 3-9: Curb and Sidewalk Improvement: New Pavement for Streets without Existing Hard Surface](#)

If the street could be extended in the future to serve additional lots, or if the street is an extension of an existing paved street, the new street shall be paved to the level of improvement shown above.

New Streets | Street Improvement Requirements | Non Arterials | Commercial

Commercial (NC1, NC2, NC3, C1, C2)

- **Roadway surface:** Portland cement concrete or asphalt concrete. Designed pavement section required in C1 and C2 zones.
- **Curb, sidewalk:** Required on both sides.
- **Street grading:** Standard street cross section to property line on both sides.
- **Street drainage:** Required.

Refer to [Figure 3-14: Full Improvements for Newly Dedicated Streets](#)

If the street could be extended in the future to serve additional lots, or if the street is an extension of an existing paved street, the new street shall be paved to the level of improvement shown above.

Under this zoning, developments are eligible to incorporate the landscaping requirements to include the use of the right-of-way when calculating the [green factor](#) for their project.

New Streets | Street Improvement Requirements | Non Arterials | Industrial

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Industrial (IB, IC, IG1, IG2)

- **Roadway surface:** Portland cement concrete or asphalt concrete with designed pavement section.
- **Curb, sidewalk:** Required on both sides.
- **Street grading:** Standard street cross section to right of way lines on both sides of street.
- **Street drainage:** Required.
- **Street trees:** Required.

Refer to [Figure 3-14: Full Improvements for Newly Dedicated Streets](#)

If the street could be extended in the future to serve additional lots, or if the street is an extension of an existing paved street, the new street shall be paved to the level of improvement shown above.

New Streets | Street Improvement Requirements | Non Arterials | Downtown and Seattle Mixed Zones

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Downtown and Seattle Mixed Zones

Street right-of-way and pavement widths for new streets in Downtown and Seattle Mixed Zones shall be specified by the Seattle Department of Transportation on a case-by-case basis. Contact [Street Use](#) for more information.

3.1.3 Alleys

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Existing Alleys

- [Required for Access](#)
- [Not Required for Access](#)

New Alleys

- [Width Requirements](#)
- [Improvement Requirements](#)

3.1.3a Alleys, Existing Alleys - Required for Access

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The Land Use Code requires the use of alleys for access in certain zones if the alley is already improved. The alley shall be considered improved for this purpose if it is paved to the width shown below:

Existing Right of Way and Pavement Widths for Alleys to be Considered to be Improved

Land Use Zone Category*	Width of Alley**
SF, LDT, L1, L2, L3, NC1	10 feet
L4, MR, HR, NC2	12 feet
NC3, C1, C2, SM,	16 feet

*When an alley abuts lots in more than one land use zone category, the zone category with the most frontage on that block along both sides of the alley, excluding SF and LDT zones, determines the minimum width. If the categories have equal frontage, the one with the greater width requirement shall be used to determine the minimum alley width.

** This width is solely for the purpose of determining if an alley must be used for access.



[Right-of-Way and Pavement Width Requirements for Alleys Used for Access](#)



[Right-of-Way Improvement Requirements for Alleys Used for Access](#)

3.1.3b Alleys, Existing Alleys - Not Required for Access

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Improvement requirement: There is no pavement requirement for existing alleys not used for access.

Setback requirements: When an alley is not used for access to parking or loading spaces and is less than the minimum right of way width shown below a setback is required to allow for future widening of the alley. Setback requirements are specified in [SMC 23.53](#) of the Land Use Code. Generally, the setback is equal to half the difference between the existing right of way width and the required right of way width specified.

Minimum Right-of-Way and Pavement Width Requirements for Existing Alleys Used for Access

Land Use Zone Category*	Width
SF, LDT	10 feet
L1, L2, NC1	12 feet
L3, L4, MR, HR, NC2,	16 feet
NC3, C1, C2, IG1, IG2, IB, IC, All Downtown Zones	20 feet

* When an alley abuts lots in more than one land use zone category, the zone category with the most frontage on that block along both sides of the alley, excluding SF and LDT zones, determines the minimum width. If the categories have equal frontage, the one with the greater width requirement shall be used to

determine the minimum alley width.

No protest agreement: A [No-Protest Agreement](#) for future alley improvements is also required if the alley is not improved.

Grading: All structures on the lot shall be designed to accommodate the approved grade of the future alley as shown on the Building Grade Sheet. More information on grading requirements.

3.1.3c Alleys, New Alleys - Required Widths

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Right-of-Way and Pavement Width of New Alleys

Land Use Zone Categories	Width
SF, LDT, L1, NC1	12 feet
L2, L3, L4, NC2	16 feet
MR, HR, NC3, C1, C2, IC, IB, IG1, IG2, All Downtown Zones	20 feet

Note: When an alley abuts lots in more than one land use zone category, the zone category with the most frontage on that block along both sides of the alley, excluding property zoned SF, LDT, L1, and NC1, determines the required alley width. If the categories have equal frontage, the one with the greater width requirement shall be used to determine the alley width.

3.1.3d Alleys, New Alleys - Required Improvements

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Required Improvements for New Alleys

- **Alley surface:** Portland cement concrete or asphalt concrete for the entire length and width of alley.
- **Turnaround:** Required when alley is not dedicated through from street to street.
- **Alley grading:** Grade to standard alley section for full width of alley.
- **Alley drainage:** Required.

Refer to [Figure 3-15: Alley Improvement](#)

3.1.4 Vehicle Access Easements Across Private Property

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When vehicle access to a building lot is provided by easement across private property, the easement widths specified in the Land Use Code ([SMC 23.53.025](#)) and shown below shall be provided. If the easement is over 600 feet long, a fire hydrant may be required.

Type of Development

1-2 Dwelling Units

Minimum Easement Width	10 -12 feet
Pavement Width	10 feet crushed rock
Pedestrian Walkway Width	see Pedestrian access easement below
Turnaround	Yes, if easement is over 150 feet long
Clearances to SF Structures	None specified
3-4 Dwelling Units	
Minimum Easement Width	20 feet
Pavement Width	16 feet
Pedestrian Walkway Width	see Pedestrian access easement below
Turnaround	Yes – unless easement extends from street to street.
Clearances to SF Structures	None specified
5-9 Dwelling units or fewer than 10 parking spaces in non-residential zones	
Minimum Easement Width	20 feet
Pavement Width	16 feet
Pedestrian Walkway Width	Not required
Turnaround	Yes – unless easement extends from street to street.
Clearances to SF Structures	5 feet
10+ Dwelling units or more than 10 parking spaces in non-residential zones	
Minimum Easement Width	32 feet
Pavement Width	24 feet
Pedestrian Walkway Width	5 feet
Turnaround	Yes – unless easement extends from street to street.
Clearances to SF Structures	10 feet
Pedestrian walkway	Yes – shall extend the length of the easement.
Non-Residential /Live-Work Uses with 9 or fewer parking spaces	
Minimum Easement Width	20 feet
Pavement Width	16 feet
Pedestrian Walkway Width	Not required
Turnaround	Yes
Clearances to SF Structures	5 feet
Non-Residential /Live-Work Uses with 10 or more parking spaces	
Minimum Easement Width	32 feet
Pavement Width	24 feet
Pedestrian Walkway Width	5 feet
Turnaround	Yes
Clearances to SF Structures	10 feet
Pedestrian Access Easements	
Minimum Easement Width	5 feet
Pavement Width	3 to 5 feet
Pedestrian Walkway Width	1 to 2 dwellings – 3 feet wide; 3+ - 5 feet wide
Turnaround	No
Lighting – easements over 100'	Every 50 feet, not to be taller than 15 feet
Pedestrian access easement	Not to exceed 200 feet

Vehicle access easements serving one or two dwelling units shall be surfaced with crushed rock at least 6 inches in depth.

Vehicle access easements serving more than two dwelling units shall be surfaced with 3 inches of asphalt over 6 inches of crushed rock.

A 2-foot wide shoulder shall be provided on each side for clearance. Easements shall be graded to a crowned cross section with thickened edge or a "v" cross section to provide for collection of storm water. Control of storm water runoff from the easement shall meet the same drainage control requirements as the building lot. The top 12 inches of subgrade shall be prepared as specified in [Seattle Standard Specification 2.06](#).

[Approved turnarounds for easements serving residential development.](#)

Pedestrian access easement is described when a lot proposed for residential use abuts an alley but does not abut a street and the provision of the zone requires access by vehicles from the alley or where alley access is the exercised option. Pedestrian access from the parking lot shall be provided with the above requirements.

If you have questions please contact the [Seattle Department of Transportation](#).

3.2 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.