Principles to Guide MHA Zoning Changes
Below is a sample of the community-generated principles that have guided MHA implementation. For more detail, see the full list of [MHA Principles](#).

- Provide a range of housing options, from studios to family-sized homes.
- Plan for transitions between higher- and lower-scale buildings, creating step-downs between larger commercial buildings and residential areas.
- Allow more housing near parks, schools, and transit.
- Encourage building designs and landscaping that reflect Seattle and provide public open space.
- Expand Urban Villages to reflect a 10-minute walk from very good transit service.
- Do not increase development capacity in designated National Register Historic Districts, including Pioneer Square.
- Consider views from parks, streets, and other public spaces.
- Evaluate MHA implementation using a social and racial equity lens.
Lowrise 3 (LR3)
- 4- or 5-story apartment or condominium buildings
- Some groups of townhouses or rowhouses
- Usually near very good transit and services inside urban villages
- Allows only housing (no retail or offices)
- 40-foot height limit outside urban villages
- 50-foot height limit inside urban villages

Lowrise 1 (LR1)
- Groups of townhouses or rowhouses
- 3-story apartment buildings
- A mix of rental and ownership options
- Usually near the edges of urban villages
- A mix of family-sized housing and smaller apartments
- Allows only housing (no retail or offices)
- 30' height limit (same as a single-family zones)

Lowrise 2 (LR2)
- Groups of townhouses or rowhouses
- 4-story apartment buildings
- A mix of rental and ownership housing options
- Provides a transition between commercial areas and lower-scale residential areas
- Allows only housing (no retail or offices)
- 40-foot height limit

Midrise Residential (MR)
- 6- or 7-story apartment or condominium buildings
- Near good transit and services inside urban villages and urban centers
- Allows only housing (no retail or offices)
- 75' height limit

Neighborhood Commercial 40 (NC-40)
- 4- or 5-story mixed-use buildings
- Usually ground-floor shops with apartments above
- Some groups of townhouses or rowhouses
- Usually near very good transit and services and/or inside urban villages
- Allows only housing (no retail or offices)
- 40-foot height limit

Neighborhood Commercial 55 (NC-55)
- 5-story mixed-use buildings
- Usually ground-floor buildings with apartments above
- In neighborhood commercial business districts
- Usually near very good transit and services inside urban villages
- Small and medium shops and services, like corner stores, bars, and restaurants
- 55-foot height limit

Neighborhood Commercial 75 (NC-75)
- 6- or 7-story mixed-use buildings
- Usually ground-floor shops with apartments above
- Usually at the heart of a neighborhood commercial district
- Near very good transit and services inside urban villages
- Often medium to large businesses like grocery stores
- Some entire buildings of office or commercial uses
- 75-foot height limit

Neighborhood Commercial 95 (NC-95)
- 6- to 10-story mixed-use buildings
- Usually ground-floor shops with apartments above
- Usually at the heart of a neighborhood commercial district
- Only found in the busiest urban villages and urban centers
- Near very good transit and services inside urban villages
- Medium to large businesses like grocery stores
- Some entire buildings of offices or commercial uses
- 95-foot height limit

Examples are for general illustration purposes only and are not intended as technical representations of proposed zoning standards.