

## Green Building Standard (SMC 23.58D)

This document provides information on how a project triggers the Green Building Standard described in [SMC 23.58D](#) and [Director’s Rule 4-2021](#). This information does not supersede or replace the Land Use Code.

All new buildings using the Green Building Standard must:

- Not provide fossil fuel-fired equipment or appliances, including but not limited to residential cooking appliances, clothes dryers, decorative or space heating fireplaces, indoor fire tables, outdoor radiant heaters, space heating appliances and service water heating appliances, except as follows. Fossil fuels are permitted to be used for emergency and standby power generators, cooking appliances in commercial kitchens, outdoor barbecues, and outdoor fireplaces, fire tables or fire pits.
- Obtain a green building certification through an approved green building rating organization.
- Meet site development requirements as described in DR 4-2021.

Zone	Code Citation	Green Building Standard Must be Met When:
Neighborhood Residential 1 (NR1), Neighborhood Residential 2 (NR2), Neighborhood Residential 3 (NR3)	<a href="#">23.44.041.A.1.b.2</a>	Developing a 2nd accessory dwelling unit unless the ADU is proposed in the existing structure or the second accessory dwelling unit is a “low-income unit”.
NR1, NR2, NR3, Residential Small Lot (RSL)	<a href="#">23.44.041 table A line k footnote</a>	The code allows 2 feet additional height for DADUs with a green roof or other green related features necessary to meet the Green Building Standard in 23.58D.
Lowrise (LR)	<a href="#">23.45.530</a>	Exceeding the following floor area ratio: LR1 1.1 LR2 1.2 LR3 outside urban centers & villages 1.6 LR3 inside urban centers & villages 1.8
Midrise (MR), Highrise (HR)	<a href="#">23.45.530</a>	Exceeding the following floor area ratio: MR 3.45 HR 7.0
Seattle Mixed (SM) zones using incentive zoning are subject to <a href="#">23.48.021.D</a>		
SM-SLU (South Lake Union Urban Center)	<a href="#">23.48.221.C</a>	Gaining extra floor area
SM-SLU 175/85-280 (South Lake Union Urban Center)	<a href="#">23.48.230.D</a>	Gaining additional height for structures designed for re- search and development laboratories subject to meeting certain criteria
SM-D (Dravus)	<a href="#">23.48.345</a>	Exceeding a height of 55 feet, excluding permitted rooftop features
SM-NR (North Rainier)	<a href="#">23.48.445</a>	Exceeding the following floor area: SM-NR 75 3.5 SM-NR 95 4.5 SM-NR 145 5
SM-U (University)	<a href="#">23.48.622.B</a>	Gaining extra floor area
SM-UP 160	<a href="#">23.48.722.B</a>	Gaining extra floor area
IDM, DMR, DMC zones in South Downtown area per <a href="#">Map1A</a>	<a href="#">23.49.011.A.2.m.1</a>	Gaining extra floor area
DMC, DMR, IDM, and PSM zones in South Downtown are per <a href="#">Map 1A</a>	<a href="#">23.49.023.F</a>	Gaining extra floor area
PSM 85-120	<a href="#">23.49.180.H</a>	Gaining additional height
PSM	<a href="#">23.66.140.C.4.i.1</a>	Developing enclosed rooftop recreational spaces for new structures
II-85-240	<a href="#">23.50A.124.A.2</a>	Gaining extra floor area