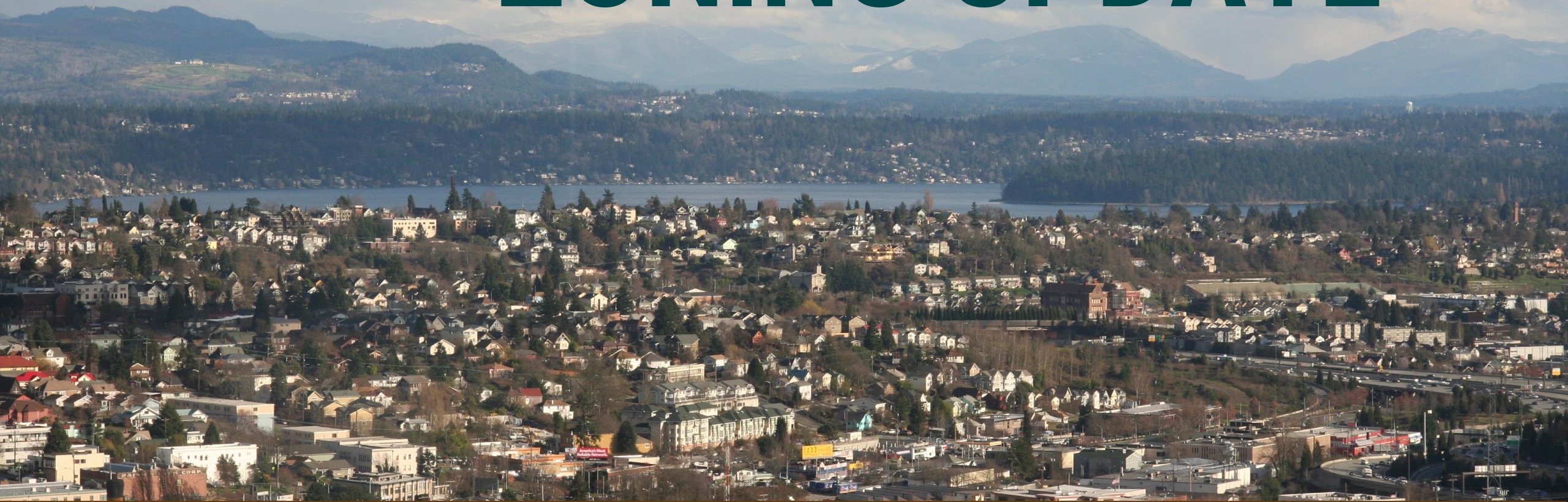




ZONING UPDATE



Seattle
Office of Planning &
Community Development

What is the Comprehensive Plan?

- A 20-year plan for growth and vision for the future of Seattle
- Guides coordinated action by City departments
- Updated about once every 10 years
- We are calling this update the *One Seattle Plan*
- Includes Growth strategy which will implemented with zoning legislation



What we achieve with the One Seattle Plan

More housing: The Plan will enable us to add more than **330K** homes to meet future housing needs

More housing diversity: Allow more housing types across City, incl. family sized housing

More affordable housing: Incentivize affordable housing near transit

More wealth-building: More affordable homeownership opportunities

More walkable: Adds new housing options near transit and neighborhood amenities

More equitable: Reduce exclusionary zoning, reduce displacement pressures



Timeline for Comprehensive Plan Update



Timeline for Zoning Update

NEXT STEPS

Phase 1 Legislation

Neighborhood Residential (NR) update to implement HB 1110 requirements

Updated NR Proposal Released, Oct '24

NR Final Environmental Analysis Complete, Dec '24

Phase 1 Legislation sent to City Council, Mar '25

State Deadline to Adopt HB 1110, June '25

Phase 2 Legislation

Rezones for new Neighborhood Centers, new and expanded Regional and Urban Centers, and select arterial rezones along frequent transit routes

Draft Rezone Proposal Released, Oct '24

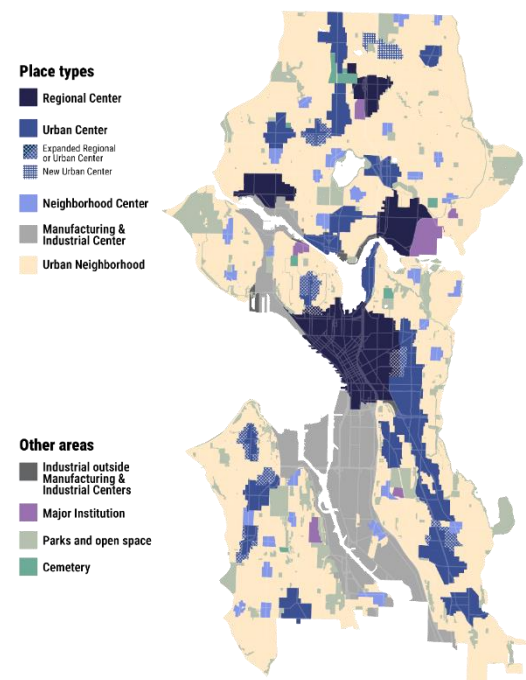
Phase 2 Legislation sent to Council, May '25

Phase 3

Rezones in existing Regional and Urban Centers

Scoping begins, fall 2025

October 2024 Public Release



Mayor’s
Recommended
Growth Strategy

Updating Seattle’s Neighborhood Residential zoning

A proposal to increase housing choice and fulfill requirements of House Bill 1110

UPDATED OCTOBER 2024

City of Seattle MAKERS

Summary of Updated
Neighborhood
Residential zoning

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code (SMC) at pages XX, XX, XX and XX of the Official Land Use Map; amending subsection 15.32.200.F, amending Sections 23.22.062, 23.24.045, 23.30.010, 23.34.011, 23.34.014, 23.42.110, 53.45.502, 23.45.504, 23.45.508, 23.45.510, 23.45.512, 23.45.514, 23.45.518, 23.45.522, 23.45.527, 23.45.529, 23.45.545, 23.45.550, 23.47A.004, 23.53.006, 23.53.025, 23.54.015, 23.54.020, 23.54.030, 23.84A.002, 23.84A.006, 23.84A.008, 23.84A.010, 23.84A.024, 23.84A.025, 23.84A.030, 23.84A.032, 23.84A.036, 23.84A.048, 23.86.002, 23.86.006, 23.86.008, 23.86.012, 23.86.017, 23.86.026, 23.90.019, 25.09.052, 25.09.240, 25.09.260, 25.09.520, and 25.11.090; repealing Sections 23.34.010, 23.34.012, 23.34.013, 23.40.035, Chapter 23.44, Sections 23.45.531, and 23.86.010; and adding Sections 23.42.022, 23.42.024, 23.42.132, new Chapter 23.44, and Sections 23.45.519, 23.54.031, 23.54.032, 23.54.033, 23.54.034 and 23.54.037 of the Seattle Municipal Code.

Rezoning Language

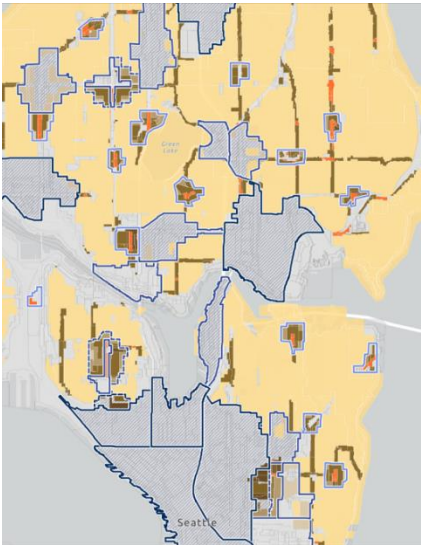
Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended to rezone properties on pages XX, XX, XX... of the Official Land Use Map as follows:

A. Properties identified for rezones in Map X through X as shown on Attachment 1 to this ordinance are rezoned as shown in those maps.

B. Except for properties identified to be rezoned in Maps X through X as shown on Attachment 1 to this ordinance, all areas designated with a zone shown in Table A for Section 1 are rezoned as shown in Table A for Section 1.

Table A for Section 1	
Standard Zoning Changes	
Existing Zoning	New Zoning
RSL	LR1 (M)

Draft Legislation:
New Neighborhood
Residential zone
(per HB 1110)



Draft Zoning Maps:
Neighborhood Centers
Center Expansions
Transit arterials

An aerial photograph of Seattle, Washington, showing the city skyline, the Space Needle, and the waterfront. The image is split into two horizontal sections. The top section shows a wide view of the city and the water, with the Space Needle prominently on the right. The bottom section shows a closer view of a residential area with a multi-lane highway running through it. A dark blue banner with white text is overlaid across the middle of the image.

Mayor's Recommended Growth Strategy

What is the Growth Strategy?

PLACE TYPES

Regional Centers

Urban Centers

Neighborhood Centers

Urban Neighborhood

Manufacturing & Industrial Centers

Industrial outside centers

Major Institutions

Parks & Open Space and Cemeteries

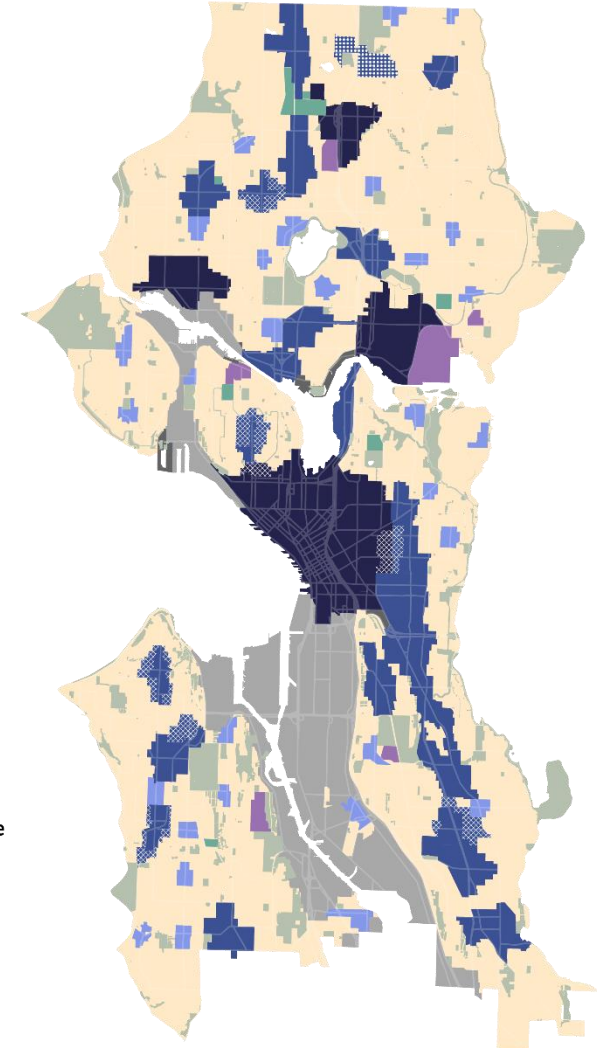
MAP

Place types

- Regional Center
- Urban Center
- Expanded Regional or Urban Center
- New Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery



Key Place Types



Regional Center

previously Urban Center

Centers of regional importance with the densest mix of housing, office, retail, entertainment & access to regional transit

*PSRC designation of Regional Growth Center



Urban Center

previously Urban Village

Centers with an important citywide role with a dense mix of housing, jobs, shops, and services & access to transit

*GMPC designation of Countywide Center



Neighborhood Center

new place type

Diverse mix of moderate density housing around a commercial core and/or access to frequent transit



Credit: Hybrid Architecture

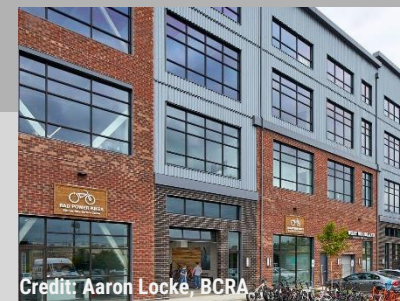


Urban Neighborhood

new place type

New Neighborhood Residential zones with mix of attached and detached housing, including 2/3/4/6-plexes, with limited commercial activity, including corner stores

Diverse mix of low- to moderate-density housing and commercial uses along arterials with access to frequent transit



Credit: Aaron Locke, BCRA

Manufacturing & Industrial Center

Areas of concentrated industrial, manufacturing, and maritime activity

*PSRC designation of Manufacturing and Industrial Center

Revised Growth Strategy

Regional Centers (7) & Urban Centers (25)

- Includes Ballard as RC
- Includes new UC at NE 130th St. light rail station
- Expansions at new light rail stations, in Squire Park, and in small centers

Neighborhood Centers (30)

- 29 new neighborhood centers and one redesignated center

Urban Neighborhood

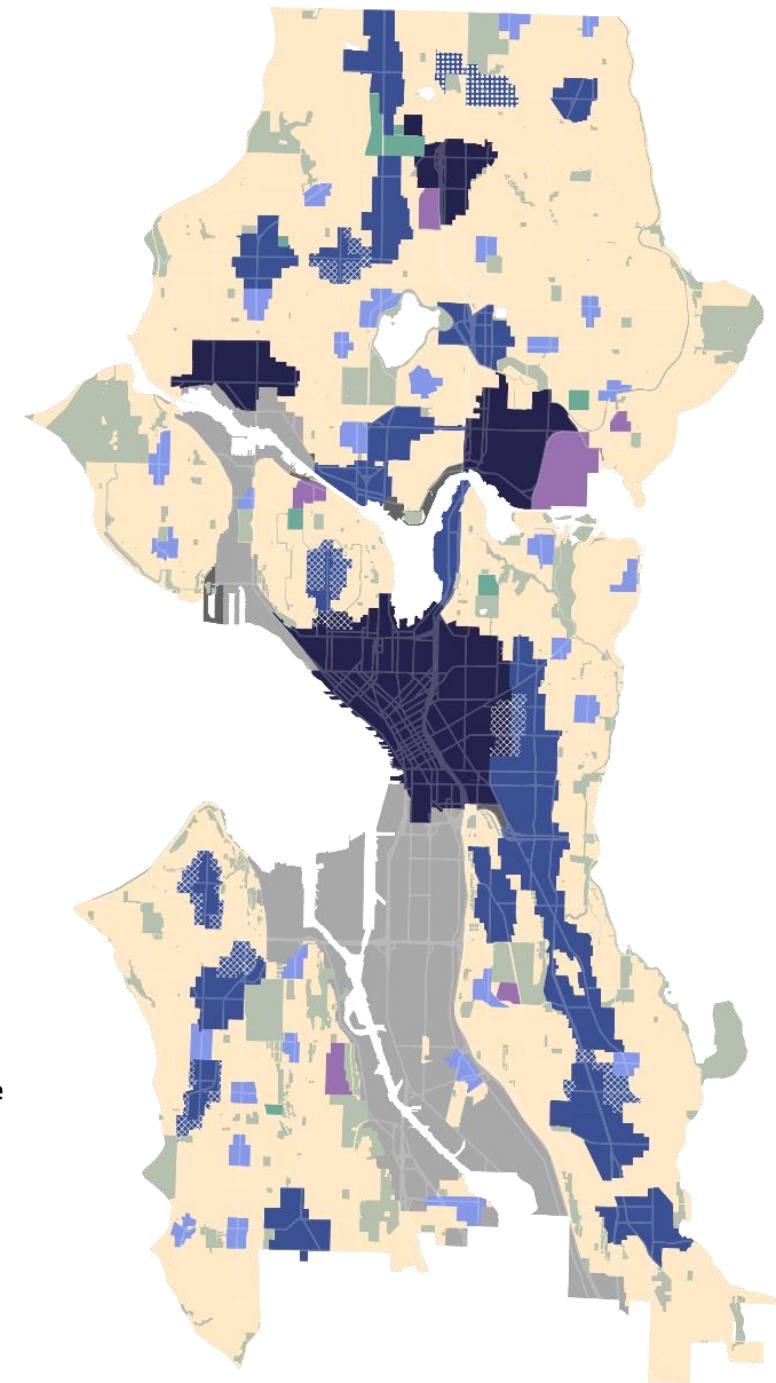
- Updated Neighborhood Residential zoning to implement HB 1110
- Upzones along frequent transit arterials

Place types

- Regional Center
- Urban Center
- Expanded Regional or Urban Center
- New Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery



What Changed from Draft?

5 New Neighborhood Centers

- North Magnolia
- High Point
- Mid Beacon Hill
- Upper Fremont
- Hillman City

**Expansion of First Hill/Capitol Hill
Regional Center and 23rd &
Union–Jackson Urban Center**

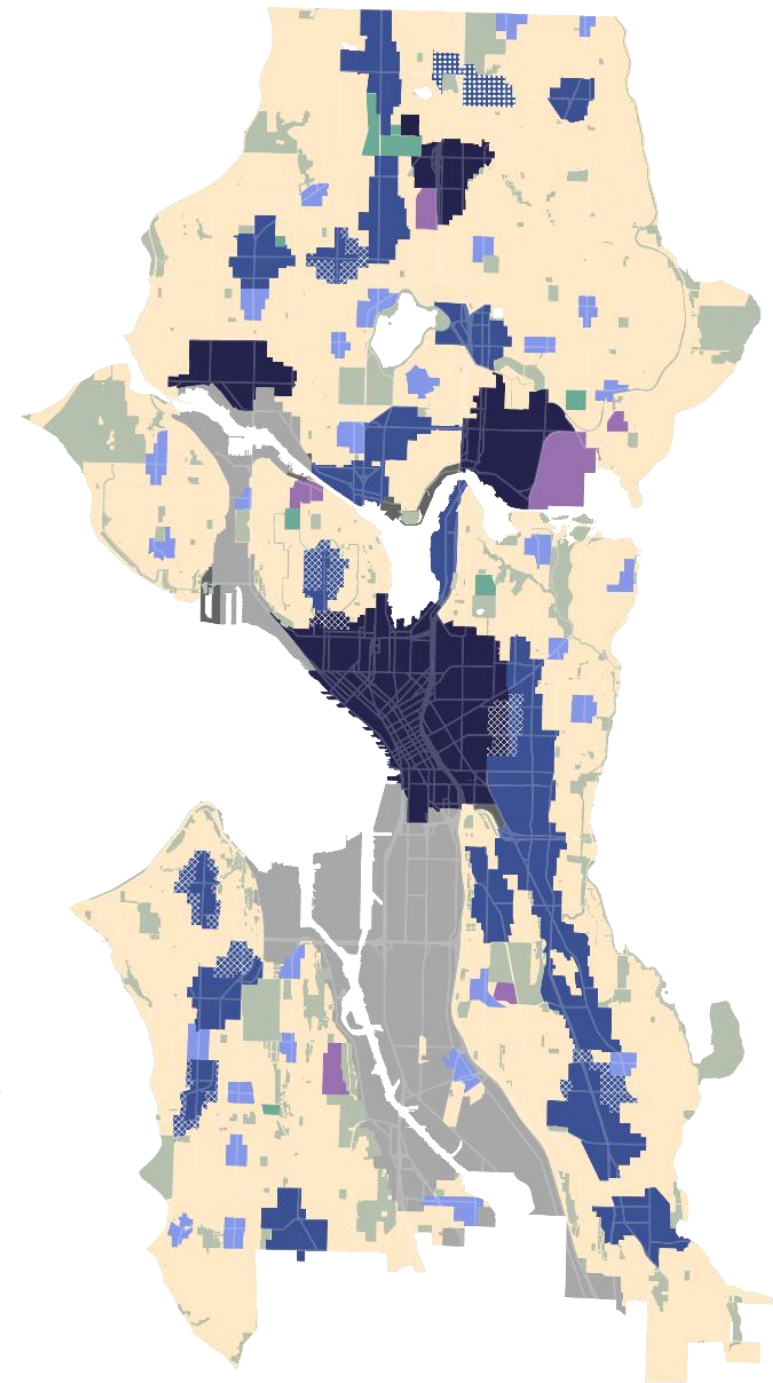
**South Park redesignated as a
Neighborhood Center**

Place types

- Regional Center
- Urban Center
- Expanded Regional or Urban Center
- New Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

Other areas

- Industrial outside Manufacturing & Industrial Centers
- Major Institution
- Parks and open space
- Cemetery





Updating Neighborhood Residential Zones



State Law HB 1110

Requires cities in Washington state to allow a wider variety of housing types, such as duplex, triplex, fourplexes, and apartments throughout residential areas and limits how cities can regulate this housing.



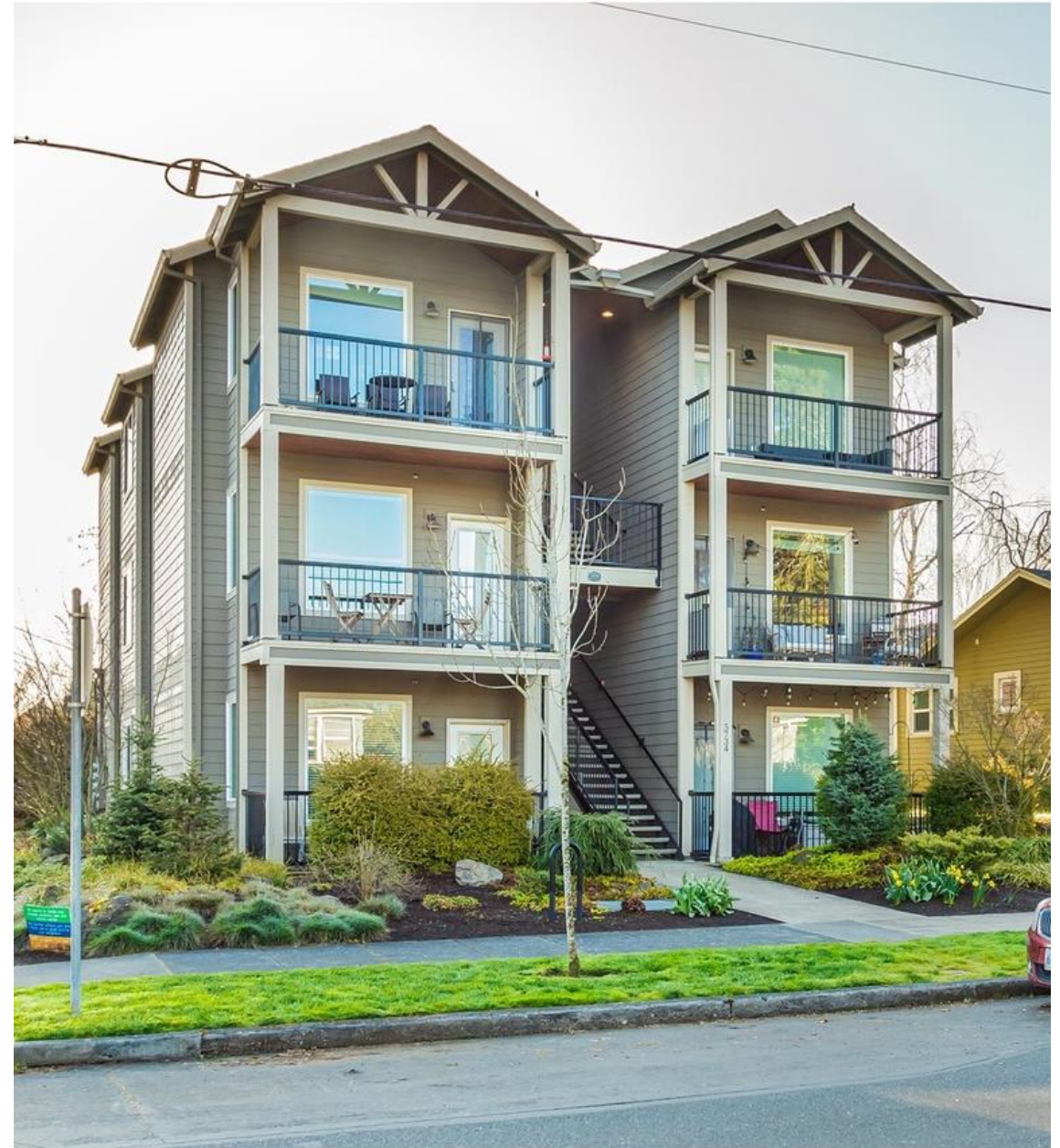
Updated NR Development Standards

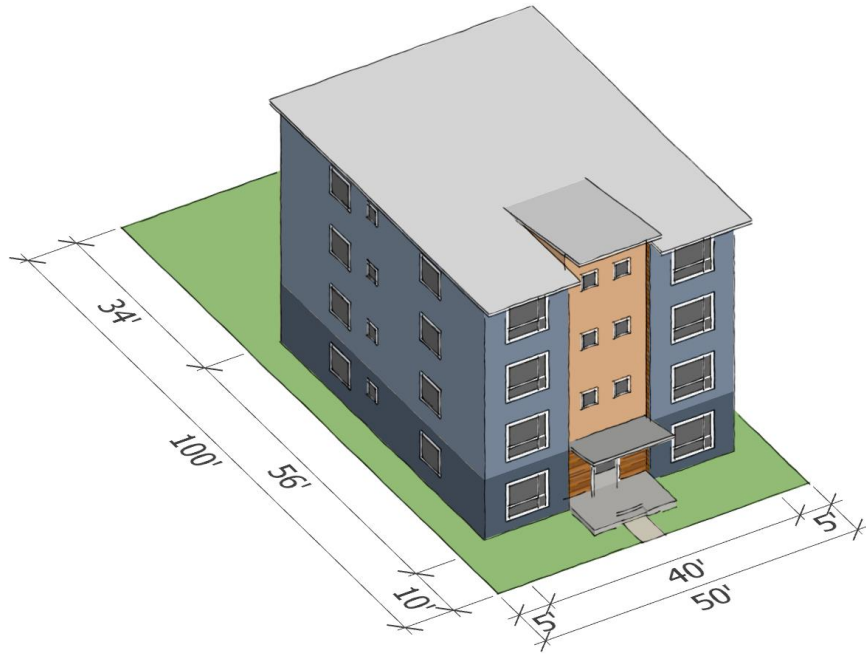
Maximum density	1 unit per 1,250 square feet of lot area except that, consistent with state law, at least four units are allowed on all lots, regardless of lot size, and six units within a quarter-mile walk of major transit or if two units are affordable
Floor area ratio (FAR)	<i>Varies based on number of units on a lot with maximum of 1.2 FAR, consistent with the state's model code</i>
Lot coverage	50 percent
Height limit	<i>32 feet</i>
Minimum open space	20 percent of lot area
Minimum setbacks	Front: 10 feet Rear: 10 feet without an alley and zero feet with an alley; <i>5 feet for Accessory Dwelling Units (ADUs)</i> Side: 5 feet

Stacked Flat Bonus

Stacked flats that are within $\frac{1}{4}$ mile of frequent transit and on lots 6,000 square feet or greater have:

- FAR of 1.4
- Maximum density limit of 1 unit per 650 square feet

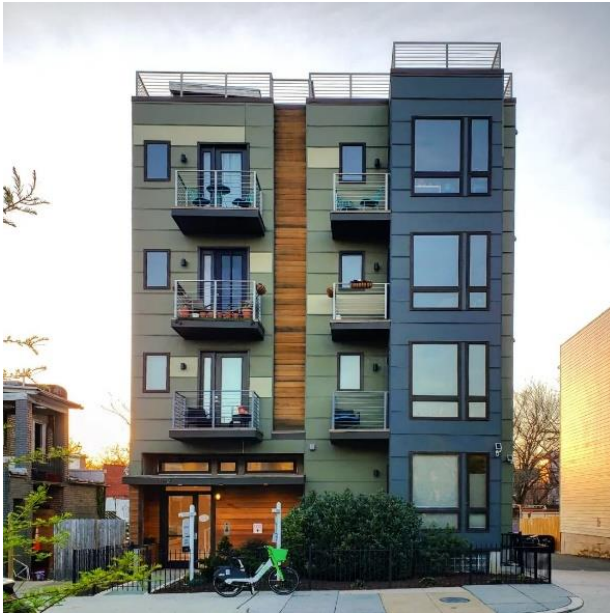




Affordable Housing Bonus

Buildings where at least half of units are affordable would be subject to following:

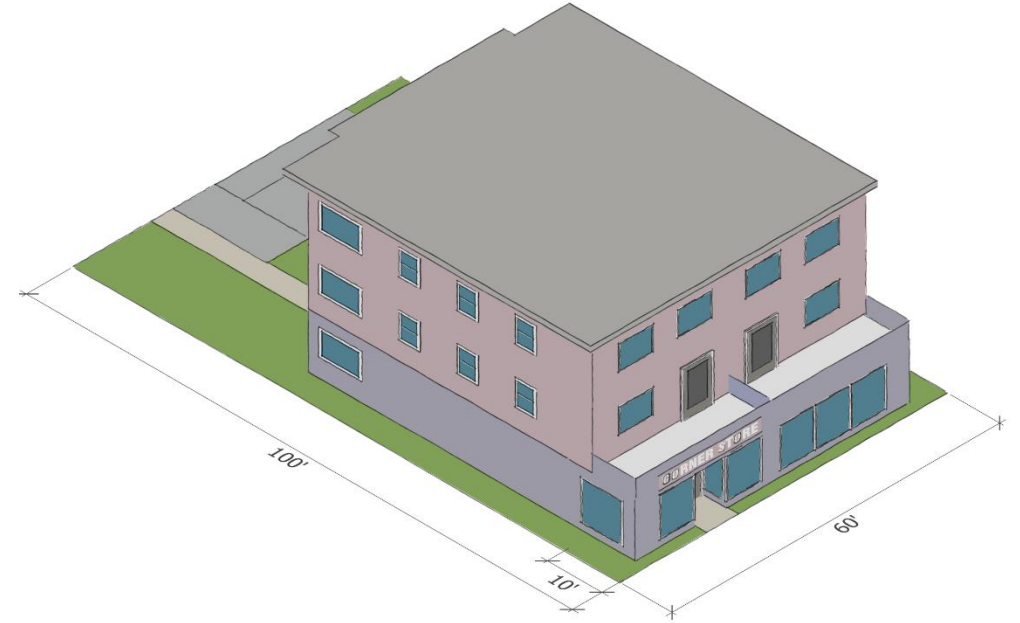
- Maximum height of 4 stories
- Maximum lot coverage of 60%
- Maximum density of 1 unit per 400 square feet
- Floor Area Ratio of 1.8



Corner Stores

Small-scale commercial uses, such as restaurants and retail stores, would be allowed at corner locations throughout NR and multifamily zones provided they meet certain standards for:

- maximum size
- hours of operation
- noise and odor
- the location and screening of solid waste and other outdoor activities.



Examples of New Housing

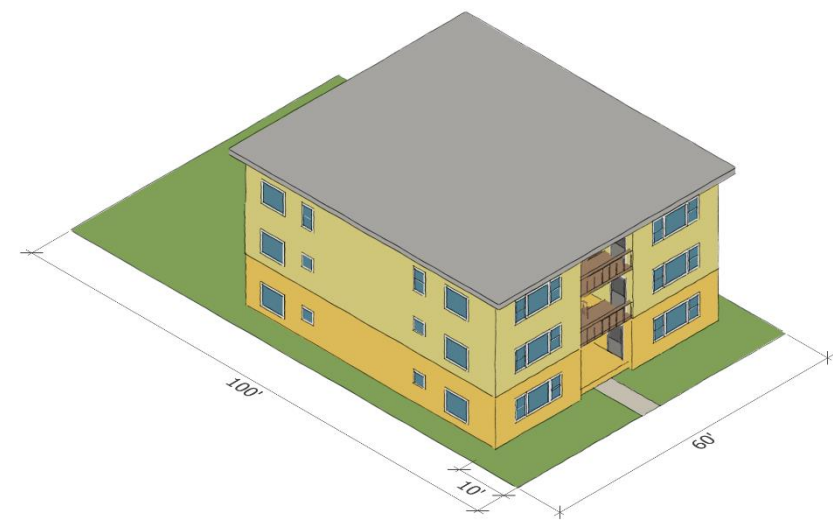
Three Units



Four Units



Stacked Flats



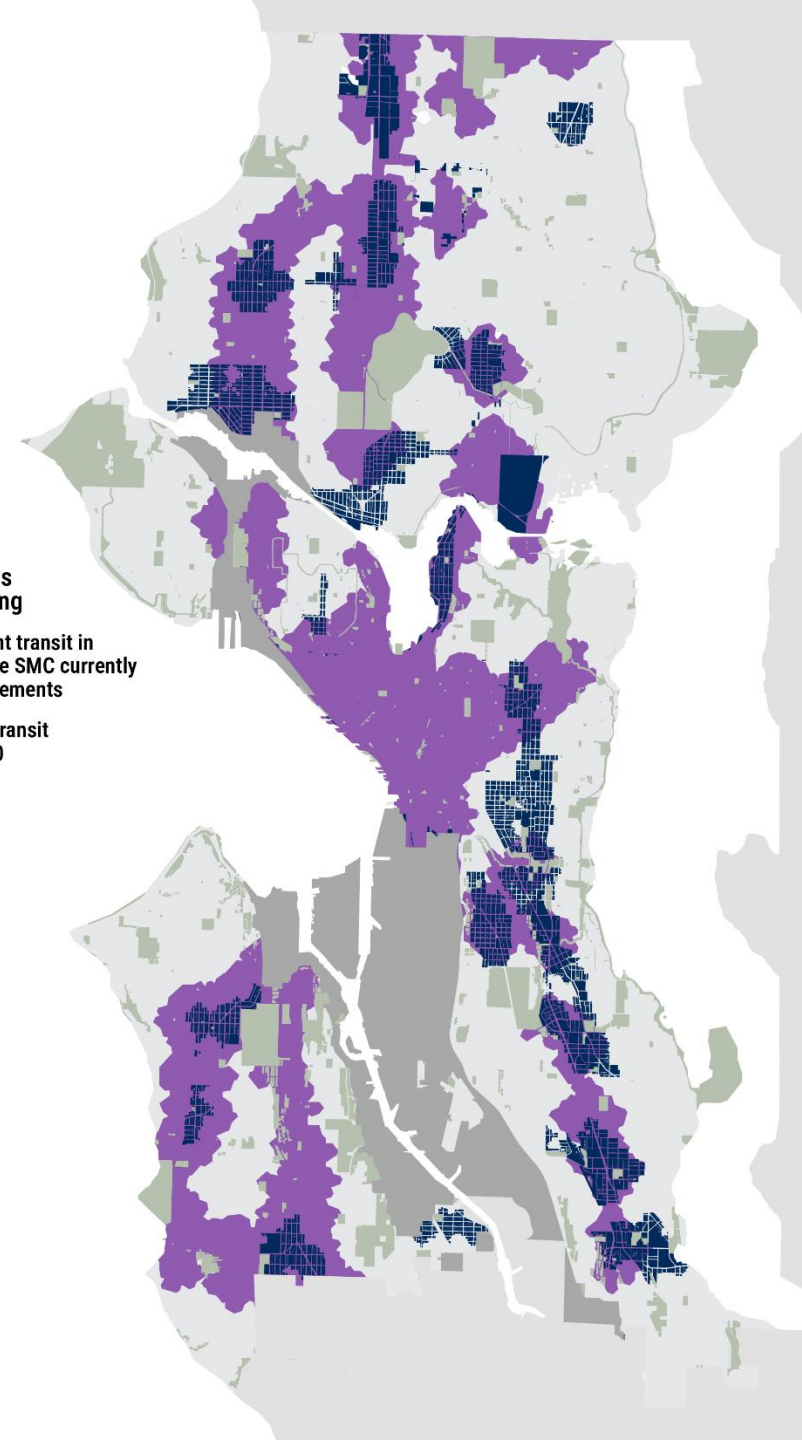
Off-street Parking in NR

- Today, no parking is required in **centers near frequent transit**
- Consistent with state law, no parking would be required **within ½ mile of light rail and bus rapid transit stops**
- Outside these areas, 1 space per 2 principal dwelling units would be required
- Accessory dwelling units would continue to be exempt from parking requirements

Current and future areas without minimum parking

1/4-mile from frequent transit in existing centers where SMC currently waives parking requirements

1/2-mile from major transit as defined in HB 1110

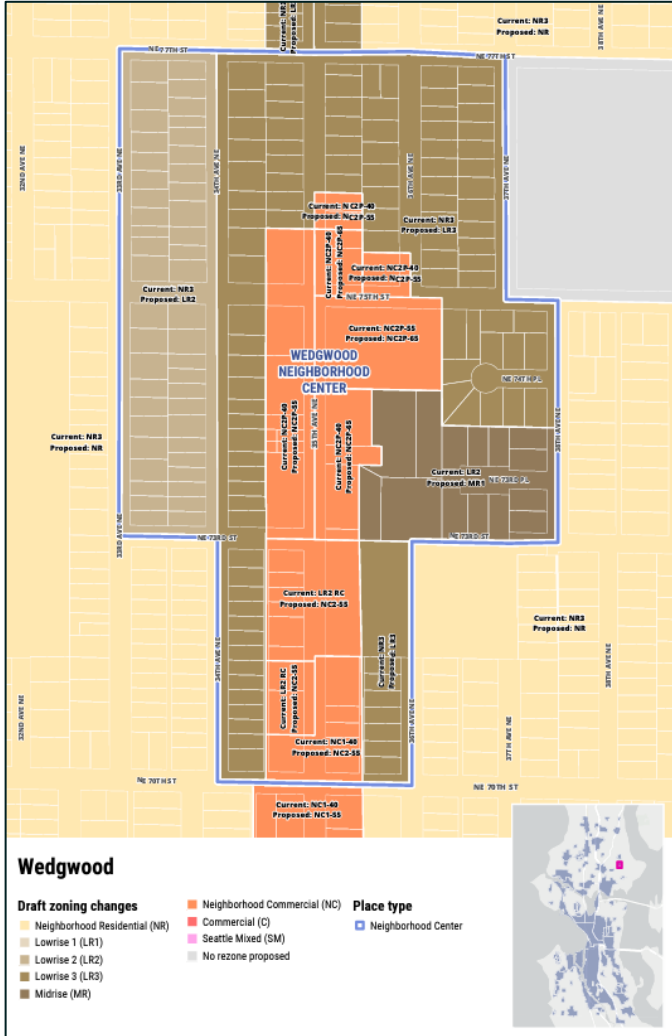


The background of the slide is a map showing various land parcels. Some parcels are outlined in blue, and others are filled with a grey diagonal hatching pattern. There are also some orange-colored areas on the map. A dark blue rectangular box is overlaid in the center, containing the text "Draft Zoning Maps".

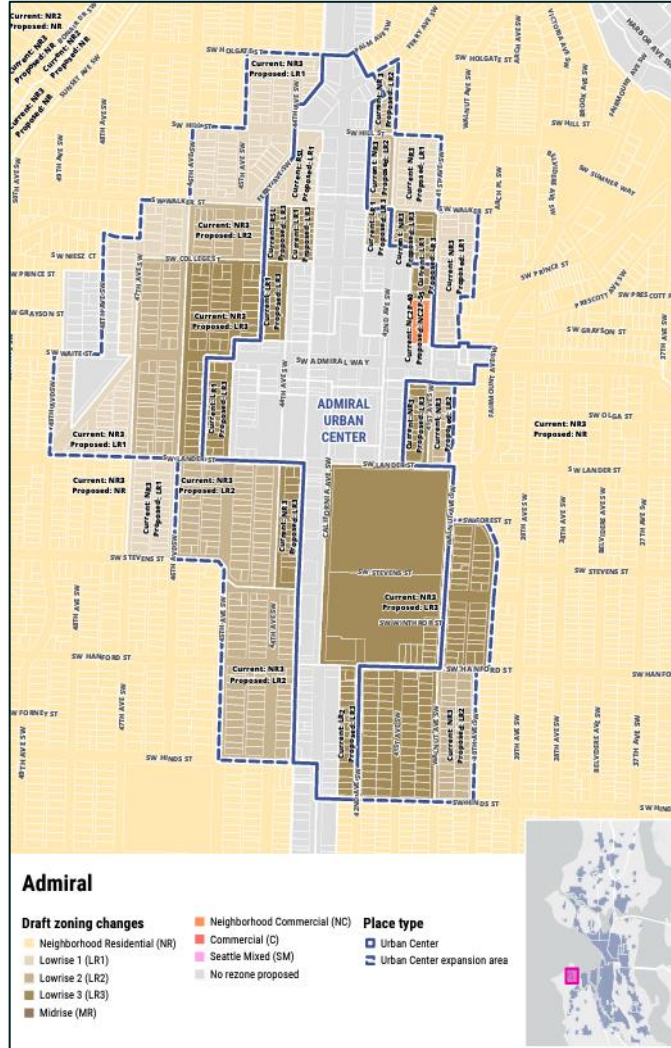
Draft Zoning Maps

Draft Zoning Maps

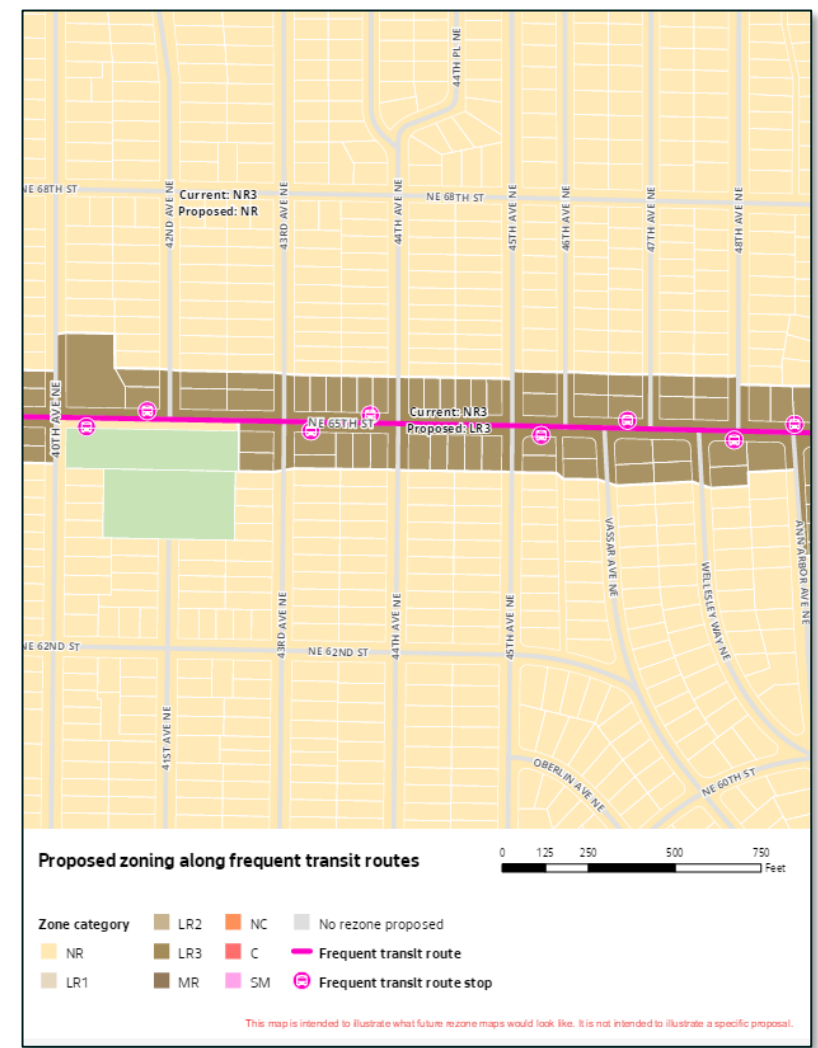
Neighborhood Centers



Center Expansions



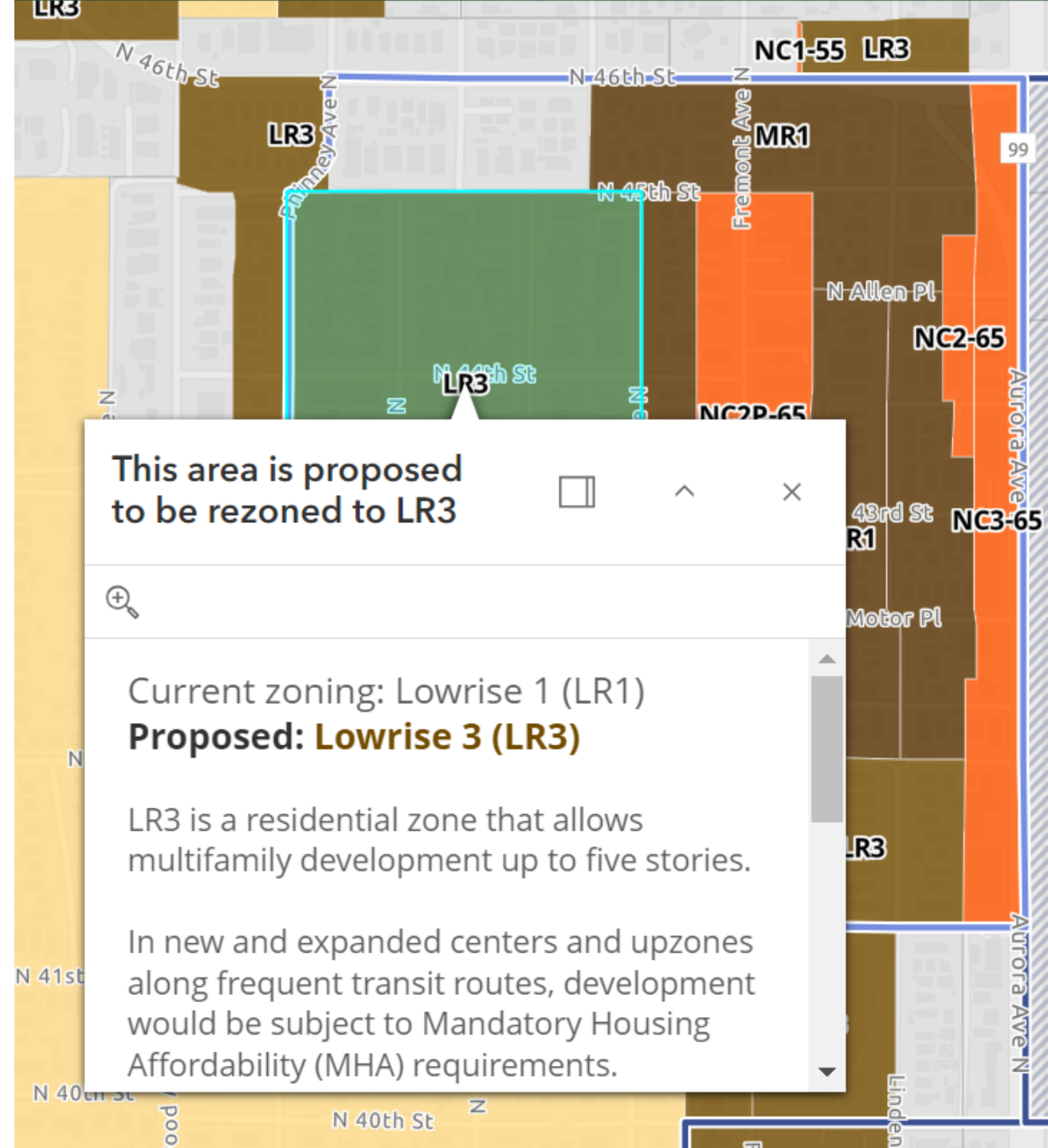
Frequent Transit Routes



This map is intended to illustrate what future rezone maps would look like. It is not intended to illustrate a specific proposal.

Online Zoning Maps

Interactive maps available at:
zoning.OneSeattlePlan.com





Engagement & Comment Period

City is looking for feedback on NR proposal and zoning maps through December 20, 2024.

Project documents, commenting tools, and interactive zoning maps available at Zoning.OneSeattlePlan.com.

City planners will engage the public with:

- 7 in-person open house information sessions
- 2 online info sessions
- Online office hours for Q&A

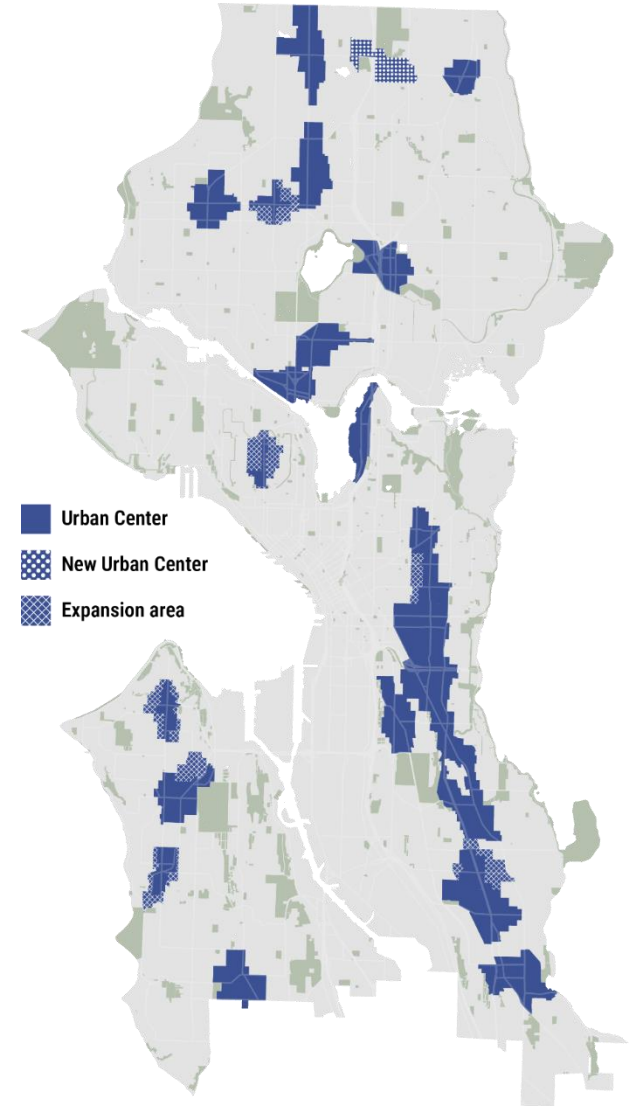
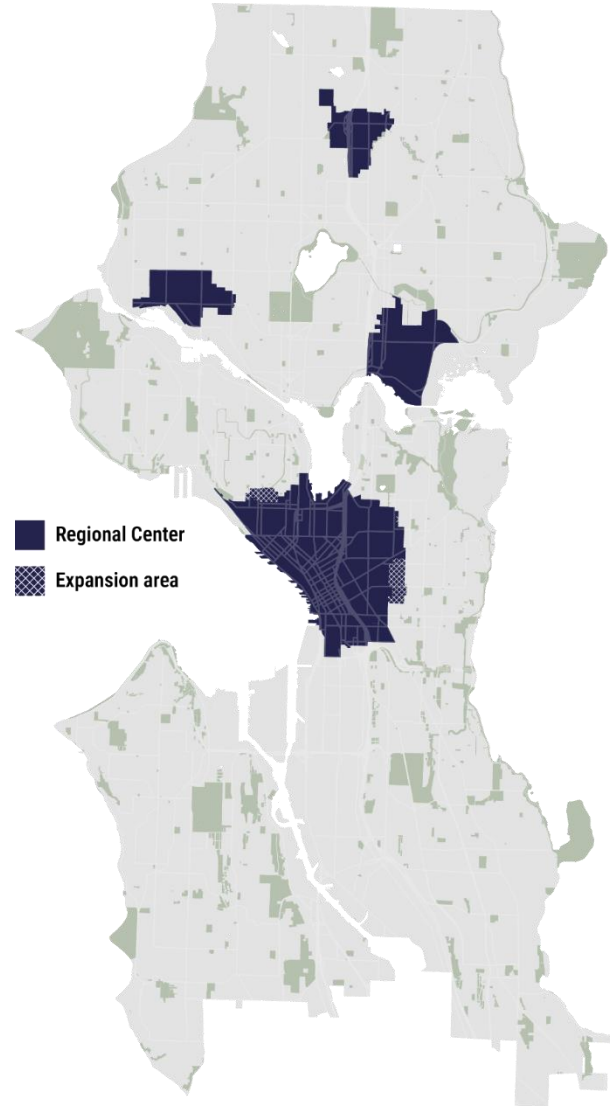


Phase 3: Existing Regional & Urban Centers



Zoning for increased housing density in existing Regional and Urban Centers

- Scoping begins in 2025
- Coordinated with ongoing subarea planning for Regional Centers and station area planning for ST3



**For more resources and the opportunity to
comment, go to:**

Zoning.OneSeattlePlan.com

**Additional questions can be emailed to
oneseattleplan.zoning@seattle.gov**