

SDCI Map Books Legend

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Zone Boundaries

For information regarding land use or zoning controls, call 206-684-8850

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
 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 145/85 : Downtown Mixed Residential/Residential 145/85
 DMR/R 280/65 : Downtown Mixed Residential/Residential 280/65
 DMR/R 95/65 : Downtown Mixed Residential/Residential 95/65
 DDC1 U/450-U : Downtown Office Core 1 U/450-U
 DDC2 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
 HN : Rainier Beach
 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-C1-65 (M) : Major Institution Overlay-Commercial 1-65
 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-NC2-75 (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-LR1 (M) : Major Institution Overlay-Lowrise 1
 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
 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
 NR1 : Neighborhood Residential 1
 NR2 : Neighborhood Residential 2
 NR3 : Neighborhood Residential 3
 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
 SC : 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-UR 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 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 occur for the same street.

***** 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.

ECA - Critical Areas

Environmentally critical areas include the following layers:

- Liquefaction prone areas
- Flood prone areas (source:FEMA FIRMS)
- Abandoned landfills (includes 1,000 foot methane producing buffer)
- Peat settlement prone areas

ECA - SEPA (State Environmental Policy Act)

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

- Forty percent steep slope
- Potential slide areas
- Riparian corridors
- Wetlands (includes 50 foot buffer)
- 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

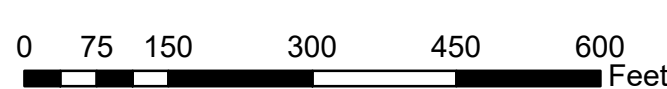
The light rail station area overlay district exists around some light rail stations, and extends approximately [500 feet to 2,500 feet] from the station

Urban Villages

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 call 206-733-9595



1 inch = 200 feet

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