

**Title 23**

**LAND USE CODE**

This title is intended for those provisions of the Code which relate to the regulation of land use.

**Chapters:**

**Subtitle I General Provisions**

<b>23.02</b>	<b>Title and Purpose</b>	<b>23-5</b>
<b>23.04</b>	<b>Applicability</b>	<b>23-5</b>
<b>23.06</b>	<b>Amendments to the Land Use Code</b>	<b>23-6</b>

**Subtitle II Land Use Policies**

<b>23.12</b>	<b>Land Use Policies</b>	<b>23-6</b>
--------------	--------------------------	-------------

**Subtitle III Platting Requirements**

<b>23.20</b>	<b>General Provisions</b>	<b>23-125</b>
<b>23.22</b>	<b>Subdivisions</b>	<b>23-125</b>
<b>23.24</b>	<b>Short Plats</b>	<b>23-132</b>
<b>23.28</b>	<b>Lot Boundary Adjustments</b>	<b>23-134</b>

**Subtitle IV Land Use Regulations**

**Division 1 Land Use Zones**

<b>23.30</b>	<b>Zone Designations Established</b>	<b>23-135</b>
<b>23.32</b>	<b>Land Use Maps</b>	<b>23-135</b>
<b>23.34</b>	<b>Amendments to Official Land Use Map (Rezoning)</b>	<b>23-136</b>

**Division 2 Authorized Uses and Development Standards**

<b>23.40</b>	<b>Compliance With Regulations Required—Exceptions</b>	<b>23-153</b>
<b>23.41</b>	<b>Early Project Implementation</b>	<b>23-156</b>

23.42	General Use Provisions	23-158.5
23.43	Residential Small Lot	23-159
23.44	Residential, Single-Family	23-163
23.45	Residential, Multi-Family	23-197
23.46	Residential-Commercial	23-277
23.47	Commercial	23-281
23.48	Seattle Cascade Mixed	23-322
23.49	Downtown Zoning	23-326
23.50	Industrial	23-451
23.52	Transportation Concurrency Project Review System	23-486
23.53	Requirements for Streets, Alleys, and Easements	23-486
23.54	Quantity and Design Standards for Access and Off-Street Parking	23-502
23.55	Signs	23-531
23.57	Communications Regulations	23-544.1

**Division 3 Overlay Districts**

23.59	General Provisions	23-551
23.60	Shoreline District	23-551
23.64	Airport Height Overlay District	23-614
23.66	Special Review Districts	23-618
23.67	Southeast Seattle Reinvestment Area	23-645
23.68	Industrial Overlay District	23-646
23.69	Major Institution Overlay District	23-649
23.70	Station Area Interim Overlay District	23-663
23.71	Northgate Overlay District	23-664.11
23.72	Sand Point Overlay District	23-684
23.73	Pike/Pine Overlay District	23-684.3

**Subtitle V Administration**

**Division 1 Land Use Approval Procedures**

**23.76 Procedures for Master Use**

**Permits and Council Land Use**

**Decisions**

**23-685**

**23.78 Establishment of Criteria for**

**Joint Use or Reuse of Schools**

**23-706.1**

**23.79 Establishment of Development**

**Standard Departure for Public**

**Schools**

**23-706.2**

**23.80**

**Essential Public Facilities**

**23-706.4**

**Division 2 General Terms**

**23.84 Definitions**

**23-706.5**

**23.86 Measurements**

**23-737**

**Division 3 Implementation**

**23.88 Rules; Interpretation**

**23-785**

**23.90 Enforcement of the Land Use**

**Code**

**23-787**

**23.91 Citation—Hearings—Penalties**

**23-791**

Severability: The Land Use Code is declared to be severable. If any section, subsection, paragraph, clause or other portion of any part adopted by reference is for any reason held to be invalid or unconstitutional by any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of the Land Use Code. If any section, subsection, paragraph, clause or any portion is adjudged invalid or unconstitutional as applied to a particular property, use, building or other structure, the application of such portion of the Land Use Code to other property, uses or structures shall not be affected.

(Ord. 110381 § 1(part), 1982.)

**Seattle Municipal Code  
July, 2000 code update file  
Text provided for historic reference only.**

**See ordinances creating and amending  
sections for complete text, graphics,  
and tables and to confirm accuracy of  
this source file.**

**For current SMC, contact  
the Office of the City Clerk**