

Seattle Municipal Code
December 2005 code update file
Text provided for historic reference only.

ATTORNEY, CITY

Land use

map amendment, contract rezone authority 23.34.002

violation citation procedure, prosecution duties when 23.91.018

Subdivisions

preliminary plat, articles of incorporation, bylaws approval 23.22.052

CITY LIGHT SUPERINTENDENT

Subdivision preliminary plat review duties 23.22.024

CONSTRUCTION AND LAND USE DEPARTMENT

See DESIGN, CONSTRUCTION AND LAND USE DEPARTMENT

CONSTRUCTION AND LAND USE DIRECTOR

See DESIGN, CONSTRUCTION AND LAND USE DIRECTOR

COUNCIL, CITY

Land use

See also Specific Subject

public facilities, authority generally

commercial zones 23.47.004

DH2 zone 23.49.324

DMC zone 23.49.122

DMR zone 23.49.148

DOC1 zone 23.49.046

DOC2 zone 23.49.066

DRC zone 23.49.096

industrial zones 23.50.012

multi-family zones 23.45.106

single-family zones 23.44.036

special review board confirmation 23.66.020

special review district, use, development standard consideration 23.66.025

Land use decisions

hearings, duties generally 23.76.046

legislative decisions, duties generally 23.76.062

quasi-judicial decisions

authority generally 23.76.056

consideration duties 23.76.054

For current SMC, contact
the Office of the City Clerk

decision authority 23.76.056
Land use, map amendment, contract rezone authority 23.34.002
Shoreline master program
sewage treatment plant, existing, expansion approval authority
CM environment 23.60.428

Subdivisions
final plat approval determination 23.22.074

DESIGN, CONSTRUCTION AND LAND USE DEPARTMENT

Land use
accessory dwelling units certification of owner
occupation
duties
single-family zones 23.44.041
violation correction affirmation, certification 23.91.010

DESIGN, CONSTRUCTION AND LAND USE DIRECTOR

Land use
commercial zones
conditional uses, duties generally 23.47.006
major phase development permit expiration date determination 23.47.007
mixed use development height limit exceptions authority 23.47.008
screening, landscaping requirements reduction, waiver authority 23.47.016
solid waste, recyclable materials storage space requirements modification authority
23.47.029
decisions
See Specific Subject
Land use decisions
downtown zones
city/county transfer of development credits (TDC) program duties 23.49.041
development rights transfer duties 23.49.033, 23.49.072, 23.49.102
public benefit features duties 23.49.070, 23.49.126
residential penthouse above height limit in DRC zone, development standards
modification authority 23.49.008
solid waste, recyclable materials storage space requirements modification authority
23.49.015
drive-in businesses, queuing space requirements determination 23.47.028
enforcement authority 23.90.004
interpretation authority 23.88.020
landmark demolition authority 23.40.008
light rail transit facilities approval, conditions imposition 23.80.004
major phased development permit expiration date determination
commercial zones 23.47.007
industrial zones 23.50.015
modulation requirements compliance determination 23.86.020
multi-family zones

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
December 2005 code update file
Text provided for reference only.
See ordinances creating and amending
sections for complete text, graphics,
and tables and to confirm accuracy of
this source file.

- nonconforming use change to new use, duties when 23.45.184
- parking requirements reduction, waiver authority 23.45.006
- solid waste, recyclable materials storage space requirements modification authority 23.45.006
- Northgate overlay district general development plan development agreements 23.71.020
- off-street parking requirements determination 23.54.015
- open space requirements compliance determination 23.86.018
- Pioneer Square preservation district, signs attachment approval 23.66.160
- SM zone
 - solid waste, recyclable materials storage space requirements modification authority 23.48.031
- signs, commercial zones, downtown zones, special exceptions authorization 23.44.040
- single-family zones
 - accessory dwelling unit duties 23.44.041
 - conditional use determination duties 23.44.018
 - institution dispersion exception determination duties 23.44.022
 - lot exceptions determination duties 23.44.010
 - yard exceptions determination duties 23.44.014
- special review district, applications, delivery to special review board 23.66.035
- violation
 - See also violation citation procedure
 - compliance time duties 23.90.008, 23.90.016
 - investigation, notice duties 23.90.006
 - review 23.90.014
- violation citation procedure
 - alternative criminal penalty duties 23.91.018
 - citation issuance 23.91.004
- Land use decisions
 - application
 - notice duties 23.76.042
 - report duties 23.76.050
 - quasi-judicial decisions, notice duties 23.76.052
- Lot boundary adjustment approval 23.28.030
- Master use permit
 - application
 - meeting duties 23.76.015
 - notice duties 23.76.010, 23.76.011, 23.76.012
 - scoping, draft EIS duties 23.76.014
 - subdivision application, report, recommendations 23.76.023
 - approval, disapproval, authority generally 23.76.020
 - early design guidance process duties 23.76.011
 - notice duties
 - See also Specific Subject
 - generally 23.76.024
 - renewal authority 23.76.032

For current SMC, contact
the Office of the City Clerk

Pedestrian designated zones 23.47.040

Shoreline master program

conditional use revision duties 23.60.076

council conditional use approval duties 23.60.068

loading berth requirements waiver, modification authority 23.60.156

nonconforming use change authorization as conditional use 32.60.122

parking space requirements waiver, modification authority 23.60.156

permits

See also substantial development permit

decision filing duties 23.60.070

issuance duties, time limits 23.60.072

revision duties 23.60.076

shoreline conditional use approval authority 23.60.034

shoreline variances approval 23.60.036

substantial development permit

See also permits

approval duties 23.60.068

exemptions duties 23.60.020

issuance duties 23.60.020

time limits adoption 23.60.074

variance revision duties 23.60.076

Subdivisions

final plat review duties 23.22.070

preliminary plat distribution duties 23.22.024

short plat grant, denial determination 23.24.040

street width decrease determination duties 23.22.100

Violation investigation, notice 23.90.012

DESIGN REVIEW

See also LAND USE

SHORELINE MASTER PROGRAM

Land use decision framework, applicability

See LAND USE DECISIONS

Master use permit required, requirements

See MASTER USE PERMIT

DESIGN REVIEW BOARD

Composition, appointment, meetings, authority generally 23.41.008

Design review

authority generally 23.41.008

duties generally 23.41.014

ENVIRONMENTALLY CRITICAL AREAS

See LAND USE

SHORELINE MASTER PROGRAM

SUBDIVISIONS

For current SMC, contact
the Office of the City Clerk

FIRE CHIEF

Subdivision preliminary plat review duties 23.22.024

HEARING EXAMINER

Land use

decisions

See Specific Subject

Land use decisions

interpretation appeals hearing 21.88.020

landmark structures, major performing arts facilities, low-income housing TDR site,

development rights transfer determination review duties 23.49.033

public school development standard departure appeals hearing duties 23.99.012

school joint use, reuse criteria appeals hearing 23.78.020

special review district appeal hearing 23.66.030

violation citation procedure

contested hearing duties 23.91.012

mitigation hearing duties 23.91.010

order duties 3.91.008, 23.91.010

Land use decisions

legislative decisions, report duties 23.76.070

quasi-judicial decisions, duties generally 23.76.052

Master use permit

administrative appeals duties 23.76.022

open record hearing, decision, duties 23.76.024

stop work order appeals hearing 23.76.034

Subdivisions

cul-de-sac alternative authorization 23.22.100

master use permit, open record hearing, decision, duties 23.76.024

preliminary plat, public use, interest inquiry 23-22.054

HOUSE BARGE

See SHORELINE MASTER PROGRAM

HOUSING DIRECTOR

Land use

downtown zones

development rights transfer duties 23.49.033, 23.49.052, 23.49.072, 23.49.102,

23.49.128, 23.49.154, 23.49.180, 23.49.212, 23.49.240

public benefit features duties 23.49.050, 23.49.070, 23.49.100, 23.49.126, 23.49.152

Subdivision preliminary plat review duties 23.22.024

INTERNATIONAL DISTRICT SPECIAL REVIEW BOARD

Composition 23.66.312

Coordination 23.66.314

Special review use recommendation 23.66.324

For current SMC, contact
the Office of the City Clerk

Union Station corridor use review 23.66.310

LAND USE

See also LAND USE DECISIONS

LOT BOUNDARY ADJUSTMENTS

MASTER USE PERMIT

SHORELINE MASTER PROGRAM

SUBDIVISIONS

Access

See Off-street parking

Parking

Streets, alleys

Vehicle access

Accessory dwelling unit

See Dwelling unit

Accessory uses

See also SHORELINE MASTER PROGRAM

accessory dwelling units

single-family zones 23.44.041

animals

multi-family zones 23.45.148

single-family zones 23.44.048

bed and breakfast

multi-family zones 23.45.160

single-family zones 23.44.051

beekeeping

multi-family zones 23.45.150

boarders

See roomers, boarders, lodgers

columbariums, garden wall crypts, mausoleums

single-family zones 23.44.058

commercial zones 23.47.004

determination 23.42.020

garages, carports, private

See parking, private garages, carports

greenhouses

See solar greenhouses

heat recovery incinerator

multi-family zones 23.45.164

single-family zones 23.44.068

home occupations

multi-family zones 23.45.152

single-family zones 23.44.050

hot tubs

See swimming pools, hot tubs

industrial zones 23.50.012

For current SMC, contact
the Office of the City Clerk

lodgers

See roomers, boarders, lodgers

multi-family zones

See also Specific Use

generally 23.45.140

nonconforming structures

single-family zones 23.44.082

nonconforming uses

single-family zones 22.44.080

off-site parking 23.45.166

open wet moorage

multi-family zones 23.45.154

single-family zones 23.44.052

parking, private garages, carports

multi-family zones 23.45.142

single-family zones 23.44.042

parks, playgrounds, uses accessory

single-family zones 23.44.060

RC zone 23.46.004

recycling collection station

multi-family zones 23.45.162

single-family zones 23.44.070

roomers, boarders, lodgers

single-family zones 23.44.072

RSL zone 23.43.040

SM zone 23.48.004

single-family zones

See also Specific Use

generally 23.44.040

solar collectors

single-family zones 23.44.046

multi-family zones 23.45.146

solar greenhouses

multi-family zones 23.45.146

swimming pools, hot tubs

multi-family zones 23.45.144

single-family zones 23.44.044

Accommodations, reasonable

See Handicapped persons

Administrative conditional use

See Conditional use, administrative

Administrative office

commercial zones 23.47.004

off-street parking

generally 23.54.015

Northgate overlay district 23.71.016

For current SMC, contact
the Office of the City Clerk

Adult care home

off-street parking 23.54.015

Adult evening education classes

multi-family zones 23.45.004

single-family zones 23.44.006

Adult family home

commercial zones 23.47.004

industrial zones 23.50.012

multi-family zones 23.45.004

off-street parking 23.54.015

single-family zones 23.44.006

Adult motion picture theater

commercial zones 23.47.004

off-street parking 23.54.015

Adult panorama

commercial zones 23.47.004

off-street parking 23.54.015

Advertising sign

See Signs

Agriculture uses

commercial zones 23.47.004

industrial zones 23.50.012

loading berth requirements 23.54.035

Airport

industrial zones 23.50.014

land-based

industrial zones 23.50.012

loading berth requirements 23.54.035

off-street parking 23.54.015

water-based

commercial zones 23.47.004

industrial zones 23.50.012

loading berth requirements 23.54.035

off-street parking 23.54.015

Airport height overlay district

See also Overlay districts

applicability of provisions 23.64.008

boundaries, areas 23.64.004

height limits

designated 23.64.006

exceptions, conditions 23.64.010

purpose 23.59.010, 23.64.002

Alley

See also Streets, alleys

width

downtown zones 23.49.022

For current SMC, contact
the Office of the City Clerk

Amendment

See also Map amendment
land use decision requirements
See LAND USE DECISIONS
procedure generally 23.06.010

Animal health services

commercial zones 23.47.004
industrial zones 23.50.012

Animal husbandry

commercial zones 23.47.004
off-street parking 23.54.015

Animal keeping

commercial zones 23.47.026

Animal services

commercial zones 23.47.004
industrial zones 23.50.012
loading berth requirements 23.54.035
off-street parking 23.54.015

Animals

See also Specific Animal Subject
Beekeeping
Farm animals
Fowl, domestic
Small animals
multi-family zones 23.45.148
single-family zones 23.44.048

Antenna

development standards
commercial zones 23.57.012
downtown zones 23.57.013
freestanding towers in all zones 23.57.009
historic districts 23.57.014
industrial zones 23.57.015
landmark districts 23.57.014
locations, permitted, prohibited 23.57.009
multi-family zones 23.57.011
residential small lot zones 23.57.010
single-family zones 23.57.010
special review districts 23.57.014
visual impacts, design standards 23.57.016
general regulations
See Communication utilities
permitted, prohibited where 23.57.005

Apartments

See Multi-family structure

Applicability of provisions

For current SMC, contact
the Office of the City Clerk

See Transition to Land Use Code

Aquaculture

commercial zones 23.47.004

industrial zones 23.50.012

off-street parking 23.54.015

Arcade

master use permit requirements

See MASTER USE PERMIT

shopping, master use permit requirements

See MASTER USE PERMIT

Areaway, master use permit requirements

See MASTER USE PERMIT

Artist's studio/dwelling

commercial zones 23.47.004

industrial zones 23.50.012, 23.50.014

off-street parking 23.54.015

stadium area transition overlay district 23.74.008

Asian design character district

See Special review districts

Assembly hall

off-street parking 23.54.016

Assembly place

commercial zones 23.47.004

industrial zones 23.50.012

Assisted living facilities

commercial zones

permitted use 23.47.004

use, development standards 23.47.035

downtown zones

use, development standards 23.49.026

multi-family zones

principal use 23.45.004

use, development standards 23.45.082

off-street parking

requirements 23.54.015

standards 23.54.030

SM zone

use, development standards 23.48.035

Athletic facilities

commercial zones 23.47.004

Atrium, public

street-level use, required

DOC1 zone 23.49.054

DOC2 zone 23.49.074

Auditorium

off-street parking 23.54.016

For current SMC, contact
the Office of the City Clerk

Automotive parts, accessories sales
commercial zones 23.47.004
loading berth requirements 23.54.035
off-street parking 23.54.015

Automotive retail sales, services
commercial zones 23.47.004
industrial zones 23.50.012

Ball court
off-street parking 23.54.015

Bank, drive-in, standards
commercial zones 23.47.028

Bed and breakfast
commercial zones 23.47.004
multi-family zones 23.45.160
off-street parking 23.54.015
single-family zones 23.44.051

Beekeeping
commercial zones 23.47.026
multi-family zones 23.45.150
single-family zones 23.44.048

Beer, wine sale, consumption, parks, golf courses
single-family zones 23.44.060

Beverage sales, service, outdoor
commercial zones 23.47.011

Bicycle parking
downtown zones 23.49.016
major institutions 23.54.016
off-street parking requirements 23.54.015

Boarder
single-family zones 23.44.072

Boat building, custom
See Boatbuilding shelter

Boat dry storage
commercial zones 23.47.004
off-street parking 23.54.015

Boat moorage, public
See also Marina, recreational
Moorage, commercial
Open wet moorage
Public facilities
multi-family zones 23.45.106
single-family zones 23.44.036

Boat parts, accessories sales
commercial zones 23.47.004
off-street parking 23.54.015

Boat sales, rental, large boats

For current SMC, contact
the Office of the City Clerk

commercial zones 23.47.004
off-street parking 23.54.015
Bowling alley
off-street parking 23.54.015
Brewpub
See Drinking establishment
Building
See also Specific Subject
Specific Type of Building
Bulk, siting
Height limits
Setbacks
Structure
overhang
structural building overhang, design, clearance, projection regulations 23.53.035
overhang, master use permit requirements
See MASTER USE PERMIT
Building permits
innovative housing design demonstration program, applicability of provisions 23.40.050
Bulk, siting
congregate residences
multi-family zones 23.45.080
institutions
multi-family zones 23.45.122
single-family zones 23.44.022
Bus base
See also Transit vehicle base
commercial zones 23.47.006
Business establishment
See Specific Business
Business incubator
commercial zones 23.47.004
loading berth requirements 23.54.035
off-street parking 23.54.015
Business sign
See Signs
Business support services
commercial zones 23.47.004
loading berth requirements 23.54.035
multi-family zones 23.45.110
off-street parking 23.54.015
RC zone 23.46.004
Business uses
HR zone 23.45.004
MR zone 23.45.004
MR/85 zone 23.45.047

For current SMC, contact
the Office of the City Clerk

C I zone

established 23.30.010

regulations generally

See Commercial zones

signs 23.55.030

C2 zone

established 23.30.010

regulations generally

See Commercial zones

signs 23.55.030

Cafe, sidewalk, master use permit requirements

See MASTER USE PERMIT

Car wash

commercial zones

permitted use 23.47.004

standards 23.47.028

loading berth requirements 23.54.035

off-street parking 23.54.015

Caretaker's quarters

commercial zones 23.47.004

industrial zones 23.50.012

off-street parking 23.54.015

Cargo terminal

commercial zones 23.47.004

industrial zones 23.50.012

loading berth requirements 23.54.035

off-street parking 23.54.015

Carport

multi-family zones 23.45.142

Cemetery

commercial zones 23.47.004

existing

commercial zones 23.47.004

industrial zones 23.50.012

multi-family zones 23.45.004

single-family zones 23.44.006

industrial zones 23.50.012

off-street parking 23.54.015

single-family zones 23.44.006

Chemicals, industrial organic, inorganic, manufacturing

industrial zones 23.50.014

Child care center

See also Institutions

commercial zones 23.47.004

industrial zones 23.50.012

multi-family zones 23.45.004

For current SMC, contact
the Office of the City Clerk

off-street parking 23.54.015
single-family zones
 See also Home occupations
conditional use 23.44.022
 principal use 23.44.006
street-level use, required
 DMC zone 23.49.132
 DMR zone 23.49.160
 DOC1 zone 23.49.054
 DOC2 zone 23.49.074
 DRC zone 23.49.104
Church
 See Religious facility
Cinema
 street-level use, required
 DMC zone 23.49.132
 DMR zone 23.49.160
 DOC1 zone 23.49.054
 DOC2 zone 23.49.074
 DRC zone 23.49.104
Circuit boards manufacturing
 industrial zones 23.50.014
Citation procedure
 See Violation citation procedure
City facility
 industrial zones 23.50.012
 use
 See Public facilities
City/county transfer of development credits (TDC) program
 downtown zones 23.49.041
 rights vesting 23.76.026
Classification
 See Zones
Club
 See Specific Type
Club, private
 commercial zones 23.47.004
 industrial zones 23.50.012
 off-street parking 23.54.015
 stadium area transition overlay district 23.74.008
Clustered housing
 See also Residential cluster development
 development standards
 multi-family zones 23.45.006
 planned development
 single-family zones 23.44.024

Cocktail lounge

commercial zones 23.47.004

industrial zones 23.50.012

Code

See also Rules
amendment

See Amendment

College

commercial zones 23.47.004

industrial zones 23.50.012

off-street parking 23.54.015

Columbarium

single-family zones 23.44.058

Commercial 1 zone

See C1 zone

Commercial 2 zone

See C2 zone

Commercial area land use policies 23.12.070

Commercial equipment sales, service, rental

commercial zones 23.47.004

loading berth requirements 23.54.035

off-street parking 23.54.015

Commercial retail sales, service

off-street parking

Northgate overlay district 23.71.016

Commercial services, heavy

commercial zones 23.47.004

loading berth requirements 23.54.035

off-street parking 23.54.015

Commercial uses

commercial zones 23.47.004

HR zone 23.45.004

industrial zones 23.50.012

MR zone 23.45.004

MR/85 zone 23.45.047

multi-family zones 23.45.110

Pike/Pine overlay district 23.73.008

RC zone

See also RC zone

permitted uses 23.46.004

Commercial vessels, mass production

industrial zones 23.50.014

Commercial zones

See also C 1 zone

C2 zone

NC1 zone

For current SMC, contact
the Office of the City Clerk

NC2 zone
NC3 zone
P1, P2 zones
RC zone
Zones

animals
 keeping, standards 23.47.026
 permitted, conditional, prohibited uses 23.47.004
assisted living facilities
 permitted use 23.47.004
 use, development standards 23.47.035
commercial-only structures
 Northgate overlay district 23.71.042
communication utilities
 accessory devices, minor 23.57.013
 major 23.57.005
conditional uses
 designated, conditions generally 23.47.006
 permitted, conditional, prohibited uses 23.47.004
drive-in businesses
 permitted, conditional, prohibited uses 23.47.004
 standards generally 23.47.028
home occupations
 permitted, conditional, prohibited uses 23.47.004
 requirements generally 23.47.025
landmark structures, landmark districts, applicability 23.47.027
landscaping 23.47.016
light, glare 23.47.022
live-work units
 development standards 23.47.036
loading
 See parking, loading berths
major phased development, regulations 23.47.007
mixed use developments
 density limits 23.47.009
 development standards 23.47.008
 open space requirements 23.47.024
 setbacks 23.47.014
mixed use structures, Northgate overlay district
 mixed use development standards 23.71.038
 residential uses, density limits 23.47.009, 23.71.040
noise 23.47.018
nonresidential uses
 permitted, conditional, prohibited uses 23.47.004
 size restrictions 23.47.010
odors 23.47.020

outdoor activities 23.47.011
parking, loading berths
location, access 23.47.032
requirements generally 23.47.030
pedestrian-designated zones
See P1, P2 zones
permitted, conditional, prohibited uses
See also mixed use developments
mixed use structures, Northgate overlay district
nonresidential uses
residential structures, single-purpose
animals 23.47.026
conditional uses 23.47.006
designated 23.47.004
drive-in businesses 23.47.028
home occupations 23.47.025
nonconforming uses 23.47.036
nonresidential uses 23.47.036
outdoor activities 23.47.011
residential structures, single-purpose
generally 23.47.023
Northgate overlay district 23.71.044
permitted use 23.47.004
residential uses
See Specific Subject
mixed use developments
mixed use structures, Northgate overlay district
scope of provisions 23.47.002
screening, landscaping 23.47.016
setbacks 23.47.014
sidewalk requirements 23.47.034
sign regulations
See Signs
solid waste, recyclable materials storage space requirements 23.47.029
structure height, floor area ratio 23.47.012
transportation concurrency level-of-service standards 23.47.033
view corridor required when 23.47.015
Commercial-only structures
Northgate overlay district 23.71.042
Communication device, general regulations
See Communication utilities
Communication utilities
accessory communication devices
See Specific Subject
minor
minor, development standards

applicability of provisions, conflict resolution 23.57.002
major

See also Specific Subject
commercial zones 23.47.004
conditional use criteria 23.57.007
council conditional use criteria 23.57.006
development standards 23.57.008
industrial zones 23.50.012
locations, activities permitted, prohibited 23.57.005

minor

See also Specific Subject
minor, development standards
commercial zones 23.47.004
industrial zones 23.50.012

minor, development standards

See also Specific Subject

minor

commercial zones 23.57.012
downtown zones 23.57.013
freestanding towers in all zones 23.57.009
historic districts 23.57.014
industrial zones 23.57.015
landmark districts 23.57.014
locations, permitted, prohibited 23.57.009
multi-family zones 23.57.011
residential small lot zones 23.57.010
single-family zones 23.57.010
special review districts 23.57.014
visual impacts, design standards 23.57.016

nonconforming uses, structures, regulations when 23.57.003

off-street parking 23.54.012

purpose, intent of provisions 23.57.001

single-family zones 23.44.035

telecommunication devices

See Specific Subject

Specific Zone

unused facilities, removal 23.57.004

Community center

commercial zones 23.47.004

industrial zones 23.50.012

International District special review district 23.66.328

multi-family zones 23.45.004

off-street parking 23.54.015

single-family zones

conditional use 23.44.022

principal use 23.44.006

For current SMC, contact
the Office of the City Clerk

stadium area transition overlay district 23.74.008
Community center, Department of Parks and Recreation
off-street parking
generally 23.54.015
reduction permitted when 23.54.020

Community club

commercial zones 23.47.004

industrial zones 23.50.012

International District special review district 23.66.328

off-street parking 23.54.015

stadium area transition overlay district 23.74.008

Community programs for elderly

multi-family zones 23.45.004

single-family zones 23.44.006

Comprehensive plan

See Policies

Conditional use, accessory

See Conditional uses

Conditional use, administrative

See also Conditional uses

LAND USE DECISIONS

MASTER USE PERMIT

communication utilities, accessory devices, minor

commercial zones 23.57.012

multi-family zones 23.57.011

single-family zones 23.57.010

communication utilities, major 23.57.005, 23.57.007

major institution overlay district 23.69.012

performing arts theaters

DRC zone 23.49.096

public facilities

multi-family zones 23.45.106

single-family zones 23.44.036

retail stores, major

DRC zone 23.49.096

rooftop features

downtown zones 23.49.008

Conditional use, council

See also LAND USE DECISIONS

SHORELINE MASTER PROGRAM

commercial zones 23.47.006

communication utilities, accessory devices, minor

single-family zones 23.57.010

communication utilities, major 23.57.006

industrial zones 23.50.014

major institution overlay district 23.69.012

For current SMC, contact
the Office of the City Clerk

Conditional uses

See also Conditional use, administrative

Conditional use, council

SHORELINE MASTER PROGRAM

accessory uses

See Specific Subject

Specific Zone

authorization, procedure 23.42.042

clustered housing planned development

single-family zones 23.44.024

commercial zones 23.47.004, 23.47.006

DH2 zone 23.49.324

DMC zone 23.49.122

DMR zone 23.49.148

DOC1 zone 23.49.046

DOC2 zone 23.49.066

DRC zone 23.49.096

industrial zones 23.50.012, 23.50.014

institutions

multi-family zones 23.45.122

single-family zones 23.44.022

landmark structure

multi-family zones 23.45.124

single-family zones 23.44.026

major institution overlay district 23.69.012

master use permit requirements

See MASTER USE PERMIT

multi-family zones

See also Specific Use

generally 23.45.116

nonconforming uses

single-family zones 23.44.032

P1, P2 zones 23.47.042

park and pool lot

multi-family zones 23.45.126

single-family zones 23.44.030

Pioneer Square preservation district 23.66.132

planned residential developments

single-family zones 23.44.034

public facilities

commercial zones 23.47.004

RC zone 23.46.006

single-family zones

See also Specific Use

generally 23.44.018

SM zone 23.48.008

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
December 2005 code update file
Text prepared for historic reference only.
See ordinances creating and amending
sections for complete text, graphics,
and tables to confirm accuracy of
this source file.

Southeast Seattle Reinvestment Area 23.67.050

Conformity
handicapped persons, reasonable accommodation, regulations 23.40.040
required, applicability, failure, responsibility 23.40.002

Congregate residence
commercial zones 23.47.004
industrial zones 23.50.012
multi-family zones
principal permitted use 23.45.004
principal use requirements 23.45.080
off-street parking 23.54.015

Construction materials sales, service, rental
commercial zones 23.47.004
loading berth requirements 23.54.035

Construction services
commercial zones 23.47.004
loading berth requirements 23.54.035
off-street parking 23.54.015

Contract rezones 23.34.004

Convenience store, multi-purpose
commercial zones 23.47.004
multi-family zones 23.45.110
off-street parking 23.54.015

Convention center, public
multi-family zones 23.45.106

Cottage housing
See also Cottage housing development
innovative housing design demonstration program, established, purpose, scope, applicability
23.40.050

Cottage housing development
See also Cottage housing
multi-family zones
density 23.45.008
development standards 23.45.006
height limit 23.45.009
lot coverage 23.45.010
open space 23.45.016
parking 23.45.018
permitted use, standards generally 23.45.005
setbacks 23.45.014

RSL zone 23.43.006
unit lot subdivision, requirements, regulations, applicability 23.22.062, 23.24.045

Council, duties
See COUNCIL, CITY

Council land use decisions
See LAND USE DECISIONS

For current SMC, contact
the Office of the City Clerk

Cow

commercial zones 23.47.026

Craft work

commercial zones 23.47.004

industrial zones 23.50.012

loading berth requirements 23.54.035

multi-family zones 23.45.110

off-street parking 23.54.015

RC zone 23.46.004

Sand Point overlay district 23.72.008

Crypt, garden wall

single-family zones 23.44.058

Curb cuts

master user permit requirements

See MASTER USE PERMIT

stadium area transition overlay district 23.74.010

Custom work

commercial zones 23.47.004

loading berth requirements 23.54.035

off-street parking 23.54.015

Sand Point overlay district 23.72.008

Customer service office

commercial zones 23.47.004

Northgate overlay district

major pedestrian streets 23.71.008

off-street parking

generally 23.54.015

Northgate overlay district 23.71.016

P1, P2 zones 23.47.042

street-level use, required

DMC zone 23.49.132

DMR zone 23.49.160

DOC1 zone 23.49.054

DOC2 zone 23.49.074

DRC zone 23.49.104

Dance hall

off-street parking 23-54.015

Day care center

See Child care center

Decisions

See LAND USE DECISIONS

MASTER USE PERMIT

Dedication, street alley improvement requirements

See Streets, alleys

Definitions Chapter 23.84

Demolition permit

For current SMC, contact
the Office of the City Clerk

housing 23.40.006
landmark demolition, conditions 23.40.008
Demonstration program for innovative housing design, established, purpose, scope, applicability 23.40.050

Density

See also Dwelling unit
assisted living facilities

commercial zones 23.47.035

downtown zones 23.49.026

multi-family zones 23.45.082

SM zone 23.48.035

mixed use developments, residential uses

commercial zones 23.47.009

RSL zone

cottage housing developments 23.43.012

tandem housing 23.43.010

Sand Point overlay district 23.72.010

Dentist's office

International District special review district 23.66.328

Department

See DESIGN, CONSTRUCTION AND LAND USE DEPARTMENT

Design review

See also MASTER USE PERMIT

SHORELINE MASTER PROGRAM

administrative design review process 23.41.016

appeals

administrative design review process 23.41.016

generally 23.41.014

board

See DESIGN REVIEW BOARD

development standards

See also Development standards

departures, permitted when 23.41.012

districts

number, city division into, map designated, contents 21.41.006

early project implementation, requirements, applicability 23.41.002

guidelines 23.41.010

land use decision framework, applicability

See LAND USE DECISIONS

map designated, contents 23.41.006

master use permit required, requirements

See MASTER USE PERMIT

optional when 23.41.004

process, procedure

administrative design review process 23.41.016

generally 23.41.014

For current SMC, contact
the Office of the City Clerk

purpose, intent of provisions 23.41.002
required when 23.41.004
Detergent manufacture
industrial zones 23.50.014
Development credits
city/county transfer of development credits (TDC) program
downtown zones 23.49.041
rights vesting 23.76.026
Development laboratory
See Research, development laboratory
Development, phased
See Major phased development, regulations
Development rights transfer
city/county transfer of development credits (TDC) program
applicability 23.49.041
rights vesting 23.76.026
DMC zone 23.49.128
DOC1 zone 23.49.052
DOC2 zone 23.49.072
downtown zones 23.49.033
DRC zone 23.49.102
Development rights, vesting
See MASTER USE PERMIT
Development standards
See also Design review
Floor area ratio
Height limits
Light, glare
Noise
Noise, odors
Odors Public school development standards
Structure height
accessory uses
single-family zones 23.44.040
assisted living facilities
commercial zones 23.47.035
downtown zones 23.49.026
multi-family zones 23.45.082
SM zone 23.48.035
columbariums, garden wall crypts, mausoleums
single-family zones 23.44.058
communication utilities, accessory devices, minor
commercial zones 23.57.012
downtown zones 23.57.013
freestanding towers in all zones 23.57.009
historic districts 23.57.014

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
December 2005 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.

- industrial zones 23.57.015
- landmark districts 23.57.014
- locations, permitted, prohibited 23.57.009
- multi-family zones 23.57.011
- residential small lot zones 23.57.010
- single-family zones 23.57.010
- special review districts 23.57.014
- visual impacts, design standards 23.57.016
- communication utilities, major 23.57.008
- departures
 - See also Public school development standards
 - permitted when 23.41.012
- DH1 zone 23.49.302
- HR zone 23.45.064
- landmark structure
 - multi-family zones 23.45.124
- major institution overlay district 23.69.020
- major phased development
 - commercial zones 23.47.007
 - industrial zones 23.50.015
- mixed use developments
 - commercial zones 23.47.008
- mixed use structures
 - Northgate overlay district 23.71.038, 23.71.040
- multi-family zones
 - See also Specific Subject
 - generally 23.45.006
 - MR/85 zone 23.45.047
- Northgate overlay district
 - commercial-only structures, residential/commercial zones 23.71.042
 - development agreements 23.71.020
 - green streets 23.71.010
 - major pedestrian streets 23.71.008
 - mixed use development 23.71.038
 - open space 23.71.014
 - parking, access 23.71.016
 - residential structures, single-purpose, commercial zones 23.71.044
 - residential uses, mixed use structures, density limits, commercial districts 23.71.040
 - special landscaped arterials 23.71.012
 - structure width, depth 23.71.036
 - transition areas 23.71.030
 - transportation management program 23.71.018
- nursing home
 - multi-family zones 23.45.088
- open space
 - commercial zones 23.47.024

For current SMC, contact
the Office of the City Clerk

HR zone 23.45.074
mixed use developments, commercial zones 23.47.024
MR zone 23.45.058
MR/85 zone 23.45.047
Northgate overlay district 23.71.014
parks, playgrounds, uses accessory
single-family zones 23.44.060
Pike/Pine overlay district 23.72.010
public benefit features, floor area ratio
See Downtown zones
public facilities
multi-family zones 23.45.106
single-family zones 23.44.036
public school
See Public school development standards
Sand Point overlay district 23.72.010
signs
single-family zones 23.44.056
single-family structure
multi-family zones 23.45.005
single-family zones 23.44.008
stadium area transition overlay district 23.74.010
DH1 zone
See Downtown zones
DH2 zone
See Downtown zones
Director
See DESIGN, CONSTRUCTION AND LAND USE DIRECTOR
Disabled persons
See also Handicapped persons
educational training
See Educational training for disabled
vocational training
See Vocational training for disabled
Dish antenna
development standards
commercial zones 23.57.012
historic districts 23.57.014
industrial zones 23.57.015
landmark districts 23.57.014
locations, permitted, prohibited 23.57.009
multi-family zones 23.57.011
special review districts 23.57.014
visual impacts, design standards 23.57.016
general regulations
See Communication utilities

permitted, prohibited where 23.57.005
Dispersion criteria
institutions

multi-family zones 23.45.102
single-family zones 23.44.022

Display area, outdoor
commercial zones 23.47.011

DMC zone
See Downtown zones

DMR zone
See Downtown zones

DOC1 zone
See Downtown zones

DOC2 zone
See Downtown zones

Doctor office
International District special review district 23.66.328

Domestic violence shelter
single-family zones 23.44.015

Downtown harborfront 1 zone
See Downtown zones

Downtown harborfront 2 zone
See Downtown zones

Downtown mixed commercial zone
See Downtown zones

Downtown office core 1 zone
See Downtown zones

Downtown office core 2 zone
See Downtown zones

Downtown planned community development
See Downtown zones

LAND USE DECISIONS

Downtown retail core zone
See Downtown zones

Downtown zones
alley width 23.49.022
applicability of provisions 23.49.006
assisted living facilities
use, development standards 23.49.026
bicycle parking, quantity 23.49.016
bonus features modification 23.49.034
city/county transfer of development credits (TDC) program
applicability 23.49.041
rights vesting 23.76.026
communication utilities, accessory devices, minor 23.57.013
communication utilities, major 23.57.005

For current SMC, contact
the Office of the City Clerk

conditional uses

See also Specific Zone
discontinuance, re-establishment prohibited, exceptions 23.49.040

development credits

city/county transfer of development credits (TDC) program 23.49.041, 23.76.026

development rights transfer

city/county transfer of development credits (TDC) program applicability 23.49.041,
23.76.026

DMC zone 23.49.128

DOC1 zone 23.49.052

DOC2 zone 23.49.072

DRC zone 23.49.102

generally 23.49.033

DH1 zone

development rights transfer 23.49.006

development standards 23.49.302

established 23.30.010

parking 23.49.306

uses 23.49.300

DH2 zone

See also DH2 zone floor area ratio

applicability of provisions 23.49.326

conditional uses 23.49.324

development rights transfer 23.49.331

established 23.30.010

parking 23.49.322

permitted uses 23.49.318

prohibited uses 23.49.320

street facade requirements 23.49.332

DH2 zone floor area ratio

generally 23.49.328

public benefit features 23.49.330

DMC zone

See also DMC zone floor area ratio

combined lot development 23.49.130

conditional uses 23.49.122

development rights transfer 23.49.128

established 23.30.010

parking 23.49.120

permitted uses 23.49.116

prohibited uses 23.49.118

street facade requirements 23.49.134

street-level use requirements 23.49.132

upper-level development standards 23.49.136

DMC zone floor area ratio

generally 23.49.124

For current SMC, contact
the Office of the City Clerk

public benefit features 23.49.126
DMR zone

See also DMR zone floor area ratio

conditional uses 23.49.148

designation 23.49.140

development rights transfer 23.49.154

lot coverage, floor size limits 23.49.158

parking 23.49.146

permitted uses 23.49.142

prohibited uses 23.49.144

setbacks 23.49.166

street facade requirements 23.49.162

street-level use requirements 23.49.160

wall dimensions, maximum 23.49.164

DMR zone floor area ratio

generally 23.49.150

public benefit features 23.49.152

DOC1 zone

See also DOC1 zone floor area ratio

conditional uses 23.49.046

development rights transfer 23.49.052

established 23.30.010

parking 23.49.045

permitted uses 23.49.042

planned community developments, permitted when 23.49.037

prohibited uses 23.49.044

street facade requirements 23.49.056

street-level use requirements 23.49.054

upper-level development standards 23.49.058

DOC1 zone floor area ratio

generally 23.49.048

public benefit features 23.49.050

DOC2 zone

See also DOC2 zone floor area ratio

conditional uses 23.49.066

development rights transfer 23.49.072

established 23.30.010

parking 23.49.064

permitted uses 23.49.060

prohibited uses 23.49.062

street facade requirements 23.49.076

street-level use requirements 23.49.074

upper-level development standards 23.49.078

DOC2 zone floor area ratio

generally 23.49.068

public benefit features 23.49.070

For current SMC, contact
the Office of the City Clerk

downtown harborfront 1 zone

See DH1 zone

downtown harborfront 2 zone

See DH2 zone

downtown mixed commercial zone

See DMC zone

downtown mixed residential zone

See DMR zone

downtown office core 1 zone

See DOC1 zone

downtown office core 2 zone

See DOC2 zone

downtown planned community developments

See planned community developments

downtown retail core zone

See DRC zone

DRC zone

See also DRC zone floor area ratio

conditional uses 23.49.096

development rights transfer 23.49.102

established 23.30.010

parking 23.49.094

permitted uses 23.49.090

prohibited uses 23.49.092

street facade requirements 23.49.106

street-level use requirements 23.49.104

DRC zone floor area ratio

generally 23.49.098

public benefit features 23.49.100

established 23.30.010

floor area, gross floor area

See also Specific Zone Floor Area Ratio

Floor area ratio

additions to, requirements when 23.49.032

city/county transfer of development credits (TDC) program applicability 23.49.041,
23.76.026

height limits

See also Specific Zone

generally 23.49.008

IDM zone

applicability of provisions 23.49.198

combined lot development 23.49.214

communication utilities, accessory devices, minor 23.57.014

communication utilities, major 23.57.005

development rights transfer 23.49.212

established 23.30.010

For current SMC, contact
the Office of the City Clerk

floor area ratio 23.49.210
goals, objectives 23.66.304
height limits 23.49.208
permitted uses 23.49.200

IDR zone

applicability of provisions 23.49.223
communication utilities, accessory devices, minor 23.57.014
communication utilities, major 23.57.005
development rights transfer 23.49.240
established 23.30.010
floor area ratio 23.49.238
goals, objectives 23.66.306
height limits 23.49.236
lot coverage, floor size limits 23.49.244
lot size, minimum 23.49.242
permitted uses 23.49.226
setbacks 23.49.248
wall dimensions, maximum 23.49.246

International District mixed zone

See IDM zone

International District residential zone

See IDR zone

landmark theater TDR (development, rights transfer),

priority

See also development rights transfer
regulations generally 23.49.033

light, glare 23.49.010

live-work units

floor area ratio, exemptions 23.49.011
height limits 23.49.008
parking, accessory 23.49.146
parking quantity requirements 23.49.016
residential uses, general requirements 23.49.026

loading space, quantity requirements 23.49.016

lot in more than one zone, procedure 23.49.038

noise standards 13.49.012

nonconforming structures, uses

See Nonconformity

odor standards 23.49.014

office space development, annual, maximum 23.49.011

open space, requirements 23.49.009

parking

See also Specific Zone

access location 23.49.018

quantity, requirements 23.49.016

screening, landscaping 23.49.020
Pike Market mixed zone
See PMM zone
Pioneer Square mixed zone
See PSM zone
planned community developments
See also LAND USE DECISIONS
DOC1 zone 23.49.037
permitted, procedures 23.49.036
PMM zone
communication utilities, accessory devices, minor 23.57.014
communication utilities, major 23.57.005
development rights transfer 23.49.344
established 23.30.010
floor area ratio 23.49.342
permitted uses 23.49.336
prohibited uses 23.49.338
PSM zone
applicability of provisions 23.49.168
communication utilities, accessory devices, minor 23.57.014
communication utilities, major 23.57.005
development rights transfer 23.49.180
established 23.30.010
height limits 23.49.178
permitted uses 23.49.170
public benefit features
See also Specific Zone Floor Area Ratio
removal, replacement requirements 23.49.035
residential uses, requirements generally 23.49.126
scope of provisions 23.49.002
sidewalk, alley widths 23.49.022
signs 23.55.034
solid waste, recyclable materials storage space requirements 23.49.015
street facade requirements
See Specific Zone
street-level use requirements
See Specific Zone
transportation concurrency level-of-service standards 23.49.021
upper-level setback, development standards
See Specific Zone
view corridor requirements 23.49.024
Drinking establishment
commercial zones 23.47.004
industrial zones 23.50.012
loading berth requirements 23.54.035
Northgate overlay district

For current SMC, contact
the Office of the City Clerk

major pedestrian streets 23.71.008
P1, P2 zones 23.47.042
Drive-in business
commercial zones 23.47.028
Driveway, standards for off-street parking 23.54.030
Duplex
See also Multi-family structure
development standards
multi-family zones 23.45.006
Duplex residential zone, lowrise
See Multi-family zones
Dwelling unit
See also Specific Type of Dwelling
accessory dwelling unit
commercial zones 23.47.004
innovative housing design demonstration program established, purpose, scope,
applicability 23.40.050
single-family zones 23.44.041
unauthorized, in single-family structure, civil penalties, exceptions 23.90.019
density
See also Density
lowrise zones 23.45.008
Northgate overlay district, commercial zones 23.71.040
Pike/Pine overlay district 23.73.008
Early project implementation, design review requirements
See Design review
Earth station
general regulations
See Communication utilities
permitted where, prohibited where 23.57.005
Easement, access standards 23.53.025
Eating establishment
See also Restaurants
commercial zones 23.47.004
industrial zones 23.50.012
loading berth requirements 23.54.035
Northgate overlay district
major pedestrian streets 23.71.008
P1, P2 zones 23.47.042
Educational institution
See also Institutions
bicycle parking 23.54.016
off-street parking 23.54.016
Educational training for disabled
multi-family zones 23.45.004
single-family zones 23.44.006

For current SMC, contact
the Office of the City Clerk

EIS

See LAND USE DECISIONS

Elderly

See Community programs for elderly

Electronic components manufacturing
industrial zones 23.50.014

Enforcement

See also Violation

Violation citation procedure
authority generally 23.90.004

Entertainment use

commercial zones 23.47.004

industrial zones 23.50.012

loading berth requirements 23.54.035

Northgate overlay district

major pedestrian streets 23.71.008

P1, P2 zones 23.47.042

street-level use, required

DMC zone 23.49.132

DMR zone 23.49.160

DOC1 zone 23.49.054

DOC2 zone 23.49.074

DRC zone 23.49.104

Environmentally critical areas, general regulations

See Specific Subject

Specific Zone

SHORELINE MASTER PROGRAM

SUBDIVISIONS

Environmentally sensitive areas

See also Overlay districts

general regulations

See Specific Subject

Specific Zone

Equipment sales, service, rental

loading berth requirements 23.54.035

Essential public facilities

See Public facilities

Exceptions

See Special exceptions

Facade

blank facade

P1, P2 zones 23.47.052

regulations generally 23.86.028

SM zone 23.48.018

height measurement 23.86.024

modulation

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
December 2005 code update file
Text provided for historic reference only.

See Structure
street facade requirements
See Downtown zones
Street facade requirements
transparency 23.86.026

Facility

See Specific Facility

Public facilities

Facility management plan

sewage treatment plant

single-family zones 23.44.036

Family support center, Department of Parks and Recreation

off-street parking

generally 23.54.015

reduction permitted when 23.54.020

FAR

See Floor area ratio

Farm animals

commercial zones 23.47.026

multi-family zones 23.45.148

single-family zones 23.44.048

Fast-food restaurant

See Restaurant

Final plat

See SUBDIVISIONS

Fine arts school

commercial zones 23.47.004

industrial zones 23.50.012

off-street parking 23.54.015

Fire access, street, alley improvement requirements

See Streets, alleys

Fire station

See also Public facilities

commercial zones 23.47.004

multi-family zones 23.45.106

single-family zones 23.44.036

Fleet vehicles

off-street parking 23.54.015

storage, accessory service, repair

Sand Point overlay district 23.72.008

Float

single-family zones 23.44.052

Floating home

commercial zones 23.47.004

off-street parking 23.54.015

single-family zones 23.44.006

For current SMC, contact
the Office of the City Clerk

Floor area

See also Floor area ratio

industrial zones 23.50.027

major phased development

commercial zones 23.47.007

industrial zones 23.50.015

RSL zone

cottage housing developments 23.43.012

SM/R zone 23.48.016

Floor area ratio

calculation

generally 23.86.007

residential use 23.86.032

commercial zones 23.47.012

development credits

city/county transfer of development credits (TDC) program applicability 23.49.041,
23.76.026

rights vesting 23.76.026

downtown zones

See also Downtown zones

city/county transfer of development credits (TDC) program applicability 23.49.041,
23.76.026

industrial zones 23.50.028

Pike/Pine overlay district 23.73.008

stadium area transition overlay district 23.74.010

Food processing

commercial zones 23.47.004

industrial zones 23.50.012

loading berth requirements 23.54.035

multi-family zones 23.45.110

off-street parking 23.54.015

Sand Point overlay district 23.72.008

Food processing for human consumption

See Food processing

Food sales, service, outdoor

commercial zones 23.47.011

Food store

See Specific Store

Specialty food store

Fowl, domestic

commercial zones 23.47.026

multi-family zones 23.45.148

single-family zones 23.44.048

Fruit sales, outdoor

RC zone 23.46.004

Garage, parking

For current SMC, contact
the Office of the City Clerk

DH2 zone 23.49.324

DMC zone 23.49.122

DMR zone 23.49.148

DOC1 zone 23.49.046

DOC2 zone 23.49.066

International District special review district 23.66.320, 23.66.324

Pioneer Square preservation district 23.66.120, 23.66.124

Garage, private

multi-family zones 23.45.142

RSL zone 23.43.040

single-family zones 23.44.042

Gas station

commercial zones 23.47.004

loading berth requirements 23.54.035

off-street parking 23.54.015

Pioneer Square preservation district 23.66.120

General industrial 1 zone

See IG1 zone

General industrial 2 zone

See IG2 zone

Glare

See Light, glare

Grading, street, alley improvement requirements

See Streets, alleys

Green streets policies 23.12.110

Greenhouse

See Solar greenhouse

Ground-floor business

HR zone 23.45.004, 23.45.110

MR zone 23.45.004, 23.45.110

MR/85 zone 23.45.047

off-street parking 23.54.015

Handicapped persons

See also Educational training for disabled

Vocational training for disabled

reasonable accommodation

regulations generally 23.40.040

single-family zones 23.44.015

reasonable accommodation, master use permit requirements

See MASTER USE PERMIT

Hazardous materials

manufacturing, industrial zones 23.50.014

Hearing examiner, duties See HEARING EXAMINER

Heating fuel sales

commercial zones 23.47.004

loading berth requirements 23.54.035

For current SMC, contact
the Office of the City Clerk

off-street parking 23.54.015
Heat-recovery incinerator
multi-family zones 23.45.164
single-family zones 23.44.068
Height limits

See also Structure height
airport height overlay district 23.64.006
commercial zones 23.47.012
communication utilities, accessory devices, minor
commercial zones 23.57.012
downtown zones 23.57.013
multi-family zones 23.57.011
single-family zones 23.57.010
communication utilities, major 23.57.008
downtown zones
DH2 zone 23.49.326
generally 23.49.008

HR zone 23.45.066

IDM zone 23.49.208

IDR zone 23.49.236

innovative housing design demonstration program, established, purpose, scope, applicability
23.40.050

institutions

multi-family zones 23.45.092

single-family zones 23.44.022

International District special review district 23.66.332

lowrise zones 23.45.009

major institution overlay district 23.69.020

map amendment criteria 23.34.009

mixed use developments

commercial zones 23.47.008

MR zone 23.45.050

MR/85 zone 23.45.047

Pike/Pine overlay district 23.72.010

Pioneer Square preservation district 23.66.140

PSM zone 23.49.178

public school

multi-family zones 23.45.112

single-family zones 23.44.017

rooftop features

See Specific Zone

Rooftop features

RSL zone

cottage housing developments 23.43.012

one dwelling unit per lot 23.43.008

tandem housing 23.43.010

For current SMC, contact
the Office of the City Clerk

signs

single-family zones 23.44.056

single-family zones 23.44.012

stadium area transition overlay district 23.74.009

Heliport

DH2 zone 23.49.324

DMC zone 23.49.122

DOC1 zone 23.49.046

DOC2 zone 23.49.066

DRC zone 23.49.096

industrial zones 23.50.012, 23.50.014

loading berth requirements 23.54.035

off-street parking 23.54.015

Helistop

commercial zones 23.47.004, 23.47.006

DH2 zone 23.49.324

DMC zone 23.49.122

DOC1 zone 23.49.046

DOC2 zone 23.49.066

DRC zone 23.49.096

industrial zones 23.50.012, 23.50.014

loading berth requirements 23.54.035

major institution overlay district 23.69.012

High-impact uses

industrial zones 23.50.012, 23.50.014

loading berth requirements 23.54.035

off-street parking 23.54.015

Highrise zone

See Multi-family zones

Home occupations

commercial zones

permitted use 23.47.004

standards 23.47.025

multi-family zones 23.45.152

RSL zone 23.43.040

single-family zones 23.44.050

Horn antenna

development standards

commercial zones 23.57.012

downtown zones 23.57.013

historic districts 23.57.014

industrial zones 23.57.015

landmark districts 23.57.014

locations, permitted, prohibited 23.57.009

multi-family zones 23.57.011

residential small lot zones 23.57.010

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
December 2025 code update file
Text prepared for historic reference only.
See ordinances creating and amending
sections for complete text, graphics,
and tables and to confirm accuracy of
this document.

- single-family zones 23.57.010
- special review districts 23.57.014
- visual impacts, design standards 23.57.016
- general regulations
 - See Communication utilities
- permitted where, prohibited where 23.57.005
- Horse
 - commercial zones 23.47.026
- Horticultural uses
 - commercial zones 23.47.004
 - off-street parking 23.54.015
 - Sand Point overlay district 23.72.008
- Hospital
 - commercial zones 23.47.004
 - industrial zones 23.50.012
 - loading berth requirements 23.54.035
 - off-street parking 23.54.015
- Hot tub
 - multi-family zones 23.45.144
 - single-family zones 23.44.044
- Hotel
 - commercial zones 23.47.004
 - International District special review district 23.66.324
 - off-street parking requirements 23.54.015
- Household
 - larger, permitted uses
 - single-family zones 23.44.015
- Household retail sales, services
 - commercial zones 23.47.004
 - industrial zones 23.50.012
 - loading berth requirements 23.54.035
 - multi-family zones 23.45.110
 - Northgate overlay district
 - major pedestrian streets 23.71.008
 - P1, P2 zones 23.47.042
 - RC zone 23.46.004
- Housing
 - See also Specific Type of Housing
 - Clustered housing
 - Cottage housing development
 - Dwelling unit
 - Landmark structures, major performing arts facilities, low-income housing
 - TDR. site, development rights transfer regulations
 - Residential cluster development
 - demolition, permit, issuance conditions 23.40.006
 - innovative housing design demonstration program established, purpose, scope, applicability

For current SMC, contact
the Office of the City Clerk

23.40.050

HR zone

See Multi-family zones

Human service uses

street-level use, required

DMC zone 23.49.132

DMR zone 23.49.160

DOC1 zone 23.49.054

DOC2 zone 23.49.074

DRC zone 23.49.104

I zone

established 23.30.010

regulations generally

See Industrial zones

IB zone

established 23.30.010

regulations generally

See Industrial zones

IDM zone

See Downtown zones

IDR zone

See Downtown zones

IG1 zone

established 23.30.010

regulations generally

See Industrial zones

IG2 zone

established 23.30.010

regulations generally

See Industrial zones

Incinerator

See Heat-recovery incinerator

Industrial area land use policies 23.12.090

Industrial buffer zone

See IB zone

Industrial commercial zone

See I zone

Industrial overlay district

See Manufacturing center overlay district

Industrial trades training facilities

stadium area transition overlay district 23.74.008

Industrial zones

See also I zone

IB zone

IG1 zone

IG2 zone

For current SMC, contact
the Office of the City Clerk

Manufacturing center overlay district
Zones

access standards

See Off-street parking

Streets, alleys

applicability of provisions 23.50.004

communication utilities, accessory devices, minor 23.57.015

communication utilities, major 23.57.005

conditional uses

designated, conditions generally 23.50.014

permitted, conditional, prohibited uses 23.50.012

floor area

non-industrial uses, maximum area 23.50.027

ratio 23.50.028

landscaping

See screening, landscaping

light, glare 23.50.046

live-work units 23.50.012

major phased development, regulations 23.50.015

odors

IB, I zones 23.50.044

off-street parking, loading berth requirements

See also Loading berths

Off-street parking

generally 23.50.048

permitted, conditional, prohibited uses

conditional uses 23.50.014

designated 23.50.012

scope of provisions 23.50.002

screening, landscaping

I zone 23.50.038

IB zone 23.50.036

requirements generally 23.50.034

uses on industrial streets 23.50.013

setbacks

I zone 23.50.032

IB zone 23.50.030

IG1 IG2 zones 23.50.029

sign regulations

See Signs

structure height

generally 23.50.020

I zone 23.50.026

IB zone 23.50.024

IG1, IG2 zones 23.50.022

transportation concurrency level-of-service standards 23.50.050

venting requirements 23.50.042
view corridor required when 23.50.018
water quality, best management practices 23.50.006
Innovative housing design demonstration program, established, purpose, scope, applicability 23.40.050
Institute for advanced study
commercial zones 23.47.040
existing
single-family zones 23.44.022
industrial zones 23.50.012
loading berth requirements 23.54.035
off-street parking 23.54.015
Institutions
See also Major institutions
commercial zones 23.47.004
industrial zones 23.50.012
loading berth requirements 23.54.035
multi-family zones
conditional use requirements 23.45.122
dispersion criteria 23.45.102
height limits 23.45.092
noise, odors, light, glare 23.45.100
parking 23.45.098
principal permitted uses 23.45.004
principal use requirements 23.45.090
setback requirements 23.45.096
structure depth, width 23.45.094
Sand Point overlay district 23.72.008
single-family zones 23.44.022
International District mixed zone
See Downtown zones
International District residential zone
See Downtown zones
International District special review district
See Special review districts
Interpretation, procedure, appeals 23.88.020
Jail
DMR zone 23.49.148
Joint use
See also School joint use, reuse criteria
off-street parking 23.45.098
Kennel
commercial zones 23.47.004
industrial zones 23.50.012
off-street parking 23.54.015
L1 zone
established 23.30.010

For current SMC, contact
the Office of the City Clerk

regulations generally
See Multi-family zones

L2 zone
established 23.30.010
regulations generally
See Multi-family zones

L3 zone
established 23.30.010
regulations generally
See Multi-family zones

L4 zone
established 23.30.010
regulations generally
See Multi-family zones

Land use decisions
See LAND USE DECISIONS
MASTER USE PERMIT

Land use policies generally
See Policies

Landmark performing arts theater
See also Performing arts theater
Theater
development rights transfer, priority landmark TDR regulations
downtown zones 23.49.033

Landmark structure
See also Landmark performing arts theater
Landmark structures, major performing arts facilities, low-income
housing TDR site, development rights transfer regulations

commercial zones 23.47.027
demolition, restrictions, permit 23.40.008
multi-family zones 23.45.124
single-family zones 23.44.026

Landmark structures, major performing arts facilities, low-income housing TDR site, development rights
transfer regulations
See also Landmark performing arts theater
DMC zone 23.49.128
DOC1 zone 23.49.052
DOC2 zone 23.49.072
downtown zones 23.49.033
DRC zone 23.49.102

Landscaping
See also Screening
columbariums, garden wall crypts, mausoleums
single-family zones 23.44.058
commercial zones 23.47.016
communication utilities, major 23.57.008

For current SMC, contact
the Office of the City Clerk

drive-in business

commercial zones 23.47.028

HR zone 23.45.073

industrial zones

generally 23.50.016, 23.50.034

I zone 23.50.038

IB zone 23.50.036

institutions

single-family zones 23.44.022

lowrise zones 23.45.015

major institution overlay district 23.69.012

MR zone 23.45.057

MR/85 zone 23.45.047

Northgate overlay district

green streets 23.71.010

major pedestrian streets 23.71.008

open space 23.71.014

special landscaped arterials 23.71.012

off-street parking

Northgate overlay district 23.71.016

planned residential developments

single-family zones 23.44.034

public school

multi-family zones 23.45.112

single-family zones 23.44.017

SM zone 23.48.024

sewage treatment plant

single-family zones 23.44.036

stadium area transition overlay district 23.74.010

street facade requirements

See Downtown zones

street tree requirements

See Specific Subject

Specific Zone

Streets, alleys

Landslide-prone areas

See MASTER USE PERMIT

Laundry, commercial

commercial zones 23.47.004

loading berth requirements 23.54.035

off-street parking 23.54.015

LDT zone

established 23.30.010

regulations generally

See Multi-family zones

Lecture hall

Library

commercial zones 23.47.004
industrial zones 23.50.012
off-street parking 23.54.015
Sand Point overlay district 23.72.008

multi-family zones 23.45.004
off-street parking 23.54.015
single-family zones

conditional use 23.44.022
principal use 23.44.006
street-level use, required

DMC zone 23.49.132
DMR zone 23.49.160
DOC1 zone 23.49.054
DOC2 zone 23.49.074
DRC zone 23.49.104

Light, glare

commercial zones 23.47.022
downtown zones 23.49.010
HR zone 23.45.075
industrial zones 23.50.046
institutions

multi-family zones 23.45.100
single-family zones 23.44.022

lowrise zones 23.45.017

MR zone 23.45.059

MR/85 zone 23.45.047

public school

multi-family zones 23.45.112
single-family zones 23.44.017

RC zone 23.46.020

SM zone 23.48.030

signs 23.55.016

Light rail station areas

See Station area interim overlay district

Light rail transit facilities

essential public facilities application

See Public facilities

master use permit

See also MASTER USE PERMIT
required 23.76.006

Live-work units

commercial zones

development standards 23.47.036
open space standards 23.47.024
parking location and access 23.47.032

- permitted use 23.47.004
- downtown zones
 - DMR zones, height regulations 23.49.008
 - floor area ratio, exemptions 23.49.011
 - parking, accessory 23.49.146
 - parking quantity requirements 23.49.016
 - residential uses, general requirements 23.49.026
 - industrial uses 23.50.012
 - NC1 and NC2 zones, signs, on-premises signs
- .55.028 nonconforming uses 23.42.106
- Northgate overlay district 23.71.038
- off-street parking
 - requirements 23.54.015
 - standards 23.54.030
 - pedestrian-designated zones, prohibited at street level
- .47.042 RC zone
 - conditional uses 23.46.006
 - location of commercial uses permitted 23.46.012
 - uses permitted 23.46.004
 - SM zone, standards applicable to specific areas
- .48.016 stadium transition area overlay district 23.73.010
- streets, alleys and easements
 - access easement standards 23.53.025
 - access to lots 23.53.005
 - alley improvement 23.53.030
 - existing streets, improvement requirements, exceptions
- .53.015 Loading berths
 - commercial zones
 - location, access 23.47.032
 - outdoor 23.47.011
 - requirements generally 23.47.030
 - industrial zones 23.50.048
 - institutions 23.44.022
 - public school
 - multi-family zones 23.45.112
 - single-family zones 23.44.017
 - requirements generally 23.54.035
 - SM zone
 - location, access, curbcuts 23.48.034
 - requirements generally 23.48.032
- Locational criteria
 - See Map amendment

Lodger
single-family zones 23.44.072
Lodging
commercial zones 23.47.004
industrial zones 23.50.012, 23.50.014
loading berth requirements 23.54.035
Northgate overlay district
major pedestrian streets 23.71.008

Lot
See also Bulk, siting
Lot area
LOT BOUNDARY ADJUSTMENTS
Lot coverage
Lot depth
Lot requirements
Lot width

access standards
See Streets, alleys
combined lot development
DMC zone 23.49.130
IDM zone 23.49.214
small lot, residential zone
See RSL zone

Lot area
major phased development
commercial zones 23.47.007
industrial zones 23.50.015
per dwelling unit
lowrise zones 23.45.008
RSL zone
cottage housing developments 23.43.012
one dwelling unit per lot 23.43.008
tandem housing 23.43.010

Lot boundary adjustment
See also LOT BOUNDARY ADJUSTMENTS
master use permit
See MASTER USE PERMIT

Lot coverage
See also Lot requirements
DH2 zone 23.49.326
DMR zone 23.49.158
IDR zone 23.49.244
lowrise zones 23.45.010
measurement procedure 23.86.008
public school
single-family zones 23.44.017

For current SMC, contact
the Office of the City Clerk

RSL zone

cottage housing developments 23.43.012

tandem housing 23.43.010

Lot depth

See also Lot requirements

measurement procedure 23.86.008

Lot requirements

See also Lot area

Lot coverage

Lot depth

Lot width

single-family zones

institutions 23.44.022

planned residential developments 23.44.024

principal uses 23.44.010

Lot width

measurements 23.86.008

Low-income housing project

commercial zones 23.47.006

Low-income housing TDR site, development rights transfer regulations

See Landmark structures, major performing arts facilities, low-income housing TDR site,
development rights transfer regulations

Lowrise 1 zone

See Multi-family zones

Lowrise 2 zone

See Multi-family zones

Lowrise 3 zone

See Multi-family zones

Lowrise 4 zone

See Multi-family zones

Lowrise duplex/triplex residential zone

See Multi-family zone

Lowrise zones

See Multi-family zones

Major durables sales, service, rental

commercial zones 23.47.004

off-street parking 23.54.015

Major institution overlay district

See also Overlay districts

applicability of provisions 23.69.006

conditional uses 23.69.012

development

See also major institution master plan

approval, conditions 23.69.033

definitions 23.69.007

standards 23.69.020

For current SMC, contact
the Office of the City Clerk

established, designation 23.69.004
major institution

See also Major institution uses

Major institution policies

Major institutions

acquisition, merger, consolidation, regulations, procedures when 23.69.023

designation, procedure, effect 23.69.024

major institution master plan

See also LAND USE DECISIONS

adoption, effect 23.69.034

amendments, procedure 23.69.035

changes, regulations, procedures 23.69.035

contents 23.69.030

major institution acquisition, merger, consolidation, regulations, procedures when
23.69.023

process, procedure 23.69.032

purpose, intent 23.69.025

regulations generally 23.69.028

renewal, procedure 23.69.036

required when 23.69.026

permitted uses

generally 23.69.008

uses within 2,500 feet 23.69.008, 23.69.022

purpose, intent of provisions 23.59.010, 23.69.002

signs 23.55-026, 23.69.021

University of Washington

See also Specific Subject

applicability of provisions 23.69.006

uses outside, regulations

major institution acquisition, merger, consolidation 23.69.023

uses within 2,500 feet 23.69.008, 23.69.022

Major institution policies 23.12.120

Major institution uses

See also Major institution overlay district

Major institution policies

Major institutions

industrial zones 23.50.012

major institution overlay district 23.69.008, 23.69.022

multi-family zones

conditional use requirements 23.45.122

principal permitted use 23.45.004

principal use requirements 23.45.090

single-family zones 23.44.022

Major institutions

See also Institutions

Major institution overlay district

For current SMC, contact
the Office of the City Clerk

Major institution policies

Major institution uses

bicycle parking 23.54.016

commercial zones 23.47.004

off-street parking, transportation management program requirements 23.54.016
policies 23.12.120

site area, gross floor area, measurement 23.96.036

stadium area transition overlay district 23.74.008

transition to Land Use Code, applicability 23.04.040

Major phased development, regulations

commercial zones 23.47.007

industrial zones 23.50.015

master use permit

See also MASTER USE PERMIT

expiration, renewal 23.47.007, 23.50.015, 23.76.032

procedure 23.47.007, 23.50.015

required 23.76.006

Manufacturing

commercial zones 23.47.004

industrial zones 23.50.012, 23.50.014

loading berth requirements 23.54.035

off-street parking 23.54.015

Map amendment

applicability of provisions

contract rezones 23.34.004

criteria

See also function, locational criteria

commercial zones 23.34.072

downtown zones 23.34.100

evaluation criteria 23.34.007, 23.34.008

generally 23.34.008

height limits 23.34.009

industrial zones 23.34.090

MIO (major institution) overlay zones 23.34.124

multi-family zones 23.34.013

NC2/R (neighborhood commercial 2/residential) zone 23.34.077

NC3/R (neighborhood commercial 3/residential) zone 23.34.079

single-family zones, RSL zone 23.34.010

single-family zones to multi-family zones 23.34.013

SM (Seattle mixed) zone 23.34.126

function, locational criteria

C1 (commercial 1) zone 23.34.080

C2 (commercial 2) zone 23.34.082

DH1 (downtown harborfront-1) zone 23.34.118

DH2 (downtown harborfront-2) zone 23.34.120

DMC (downtown mixed commercial) zone 23.34.108

DMR (downtown mixed residential) zone 23.34.110

DOC1 (downtown office core-1) zone 23.34.102

DOC2 (downtown office core-2) zone 23.34.104

DRC (downtown retail core) zone 23.34.106

HR (highrise) zone 23.34.028

IB (industrial buffer) zone 23.34.094

IC (industrial commercial) zone 23.34.096

IDM (International District mixed) zone 23.34.114

IDR (International District residential) zone 23.34.116

IG1 (general industrial 1) zone 23.34.092

IG2 (general industrial 2) zone 23.34.093

L1 (lowrise 1) zone 23.34.016

L2 (lowrise 2) zone 23.34.018

L3 (lowrise 3) zone 23.34.020

L4 (lowrise 4) zone 23.34.022

LDT (lowrise duplex/triplex) zone 23.34.014

MR (midrise) zone 23.34.024

MR/85' (midrise/85') zone 23.34.026

NC1 (neighborhood commercial 1) zone 23.34.074

NC2 (neighborhood commercial 2) zone 23.34.076

NC3 (neighborhood commercial 3) zone 23.34.078

P1 (pedestrian district 1) overlay zone 23.34.086

P2 (pedestrian district 2) overlay zone 23.34.088

PMM (Pike Market mixed) zone 23.34.122

PSM (Pioneer Square mixed) zone 23.34.112

RC (residential-commercial) zone 23.34.070

RSL (residential small lot) zone 23.34.012

single-family zones 23.34.011

SM (Seattle mixed) zone 23.34.128

land use decision requirements

See LAND USE DECISIONS

locational criteria

See function, locational criteria

procedure generally 23.34.002

rezoning regulations

See also Specific Subject

contract rezones 23.34.004

Maps

See also Map amendment

Overlay districts

official

See also Map amendment

designated 23.32.016

overlay districts established 23.32.010

underlying zones established 23.32.006

Marina, recreational

See also Boat moorage, public
Moorage, commercial
commercial zones 23.47.004
off-street parking 23.54.015
Marine retail sales, services
commercial zones 23.47.004
industrial zones 23.50.012
loading berth requirements 23.54.035
Marine service station
commercial zones 23.47.004
off-street parking 23.54.015
Master use permit
See MASTER USE PERMIT
Mausoleum
single-family zones 23.44.058
Measurements
See also Specific Subject
SHORELINE MASTER PROGRAM
requirements, procedure generally 23.86.002
Medical institution
bicycle parking 23.54.016
off-street parking 23.54.016
Medical services
commercial zones 23.47.004, 23.47.006
industrial zones 23.47.014, 23.50.012
International District special review district 23.66.328
loading berth requirements 23.54.035
major institution overlay district 23.69.022
multi-family zones 23.45.004, 23.45.110
off-street parking 23.54.015
RC zone 23.46.004
Sand Point overlay district 23.72.008
stadium area transition overlay district 23.74.008
Meeting hall
commercial zones 23.47.004
industrial zones 23.50.012
off-street parking 23.54.015
Sand Point overlay district 23.72.008
Midrise zone
See Multi-family zones
Miniature golf
off-street parking 23.54.015
Miniature potbelly
See Pig, miniature potbelly
Mini-warehouse
commercial zones 23.47.004

For current SMC, contact
the Office of the City Clerk

- industrial zones 23.50.012
- loading berth requirements 23.54.035
- off-street parking 23.54.015
- SM zone 23.48.008
- MIO district
 - See Major institution overlay district
- Mixed use developments
 - commercial zones
 - density limits 23.47.009
 - development standards 23.47.008
 - open space, requirements 23.47.024
 - setbacks 23.47.014
- Mixed use structures
 - Northgate overlay district
 - mixed use development standards 23.71.038
 - residential uses, density limits 23.71.040
 - Pike/Pine overlay district 23.73.008
- Mobile home park
 - commercial zones 23.47.004
 - off-street parking 23.54.015
- Modulation
 - criteria measurement procedure 23.86.020
 - facade
 - See Structure
 - public school
 - multi-family zones 23.45.112
 - single-family zones 23.44.017
- Moorage
 - See Boat moorage, public
 - Marina, recreational
 - Moorage, commercial
 - Open wet moorage
- Moorage, commercial
 - See also Open wet moorage
 - commercial zones 23.47.004
 - off-street parking 23.54.015
- Mortuary services
 - industrial zones 23.50.012
 - loading berth requirements 23.54.035
 - off-street parking 23.54.015
- Motel
 - commercial zones 23.47.004
 - development
 - off-street parking 23.54.015
 - off-street parking 23.54.015
- Motion picture studio

off-street parking 23.54.015
Sand Point overlay district 23.72.008
Motion picture theater
adult
 See Adult motion picture theater
commercial zones 23.47.004
development off-street parking 23.54.015
industrial zones 23.50.012
off-street parking
 generally 23.54.015
 Northgate overlay district 23.71.016
Motorized vehicle sales, rental
 See Vehicle sales, rental
MR zone
 See Multi-family zones
MR/85 zone
 See Multi-family zones
Multi-family demonstration projects
 multi-family zones
 innovative housing design demonstration program, established, purpose, scope,
 applicability 23.40.050
Multi-family development
 off-street parking 23.54.015
Multi-family land use policies 23.12.060
Multi-family residential zones
 See Multi-family zones
Multi-family structure
 commercial zones 23.47.004
 development off-street parking 23.54.015
 development standards
 multi-family zones 23.45.006
 low-income disabled
 off-street parking 23.84.015
 low-income elderly
 off-street parking 23.54.015
 multi-family zones 23.45.004, 23.45.006
SM zone
 off-street parking 23.54.015
Multi-family uses
 off-street parking 23.54.015
Multi-family zones
 See also Multi-family land use policies
 Zones
accessory uses
 animals 23.45.148
 bed and breakfast 23.45.160

For current SMC, contact
the Office of the City Clerk

beekeeping 23.45.150
garages, carports, private 23.45.142
generally 23.45.140
heat-recovery incinerators 23.45.164
home occupations 23.45.152
off-site parking 23.45.166
open wet moorage 23.45.154
recycling collection station 23.45.162
signs 23.55.022
solar collectors, greenhouses 23.45.146
swimming pools, hot tubs 23.45.144
assisted living facilities
principal use 23.45.004
use, development standards 23.45.082
business, commercial uses
designated 23.45.004
principal use requirements 23.45.110
communication utilities, accessory devices, minor 23.57.011
communication utilities, major
development standards 23.57.008
permitted use 23.57.005
conditional uses
institutions 23.45.122
landmark structure 23.45.124
park and pool lot 23.45.126
regulations generally 23.45.116
congregate residences
designated 23.45.004
principal use requirements 23.45.080
development standards
generally 23.45.006
single-family structures 23.45.005
duplex/triplex zone
See lowrise zones
established, designated 23.30.010
highrise zone
See HR zone
HR zone
See also Specific Subject
facade modulation 23.45.070
height limits 23.45.066
light, glare standards 23.45.075
open space 23.45.074
parking 23.45.076
regulations generally 23.45.064
screening, landscaping standards 23.45.073

setback requirements 23.45.072
structure width, depth 23.45.068
institutions
designated 23.45.004
dispersion criteria 23.45.102
height limits 23.45.092
noise, odors, light, glare 23.45.100
parking 23.45.098
principal use requirements 23.45.090
setback requirements 23.45.096
structure width, depth 23.45.094

LI zone

See lowrise zones

L2 zone

See lowrise zones

L3 zone

See lowrise zones

L4 zone

See lowrise zones

LDT zone

See lowrise zones

lowrise duplex/triplex zone

See lowrise zones

lowrise zones

See also Specific Subject

dwelling unit density, lot area 23.45.008

height limits 23.45.009

light, glare standards 23.45.017

lot coverage 23.45.010

modulation requirements 23.45.012

open space 23.45.016

parking 23.45.018

screening, landscaping standards 23.45.015

setback requirements 23.45.014

structure width, depth 23.45.011

midrise zone

See MR zone

midrise/85 zone

See MR/85 zone

MR zone

See also Specific Subject

MR/85 zone

facade modulation 23.45.054

height limits 23.45.050

light, glare standards 23.45.059

open space 23.45.058

For current SMC, contact
the Office of the City Clerk

parking 23.45.060
screening, landscaping standards 23.45.057
setback requirements 23.45.056
structure width, depth 23.45.052
MR/85 zone
See also Specific Subject
use, development standards 23.45.047
multi-family demonstration projects
innovative housing design demonstration program, established, purpose, scope,
applicability 23.40.050
nonconforming uses
See Nonconformity
nursing home
designated 23.45.004
principal use requirements 23.45.088
parking space requirements 23.54.030
parks, playgrounds
designated 23.45.004
principal use requirements 23.45.108
principal uses
See also Specific Use
designated 23.45.004
public facilities
designated 23.45.004
principal use requirements 23.45.106
public school 23.45.112
setbacks
See also development standards
measurement 23.86.012
scope of provisions 23.45.002
solid waste, recyclable materials storage space requirements 23.45.006
transportation concurrency level-of-service standards 23.45.007
triplex zone
See lowrise zones

Museum

commercial zones 23.47.004
industrial zones 23.50.012
off-street parking 23.54.016
stadium area transition overlay district 23.74.008
street-level use, required
DMC zone 23.49.132
DMR zone 23.49.160
DOC1 zone 23.49.054
DOC2 zone 23.49.074
DRC zone 23.49.104

NC1 zone

established 23.30.010
regulations generally
See Commercial zones
signs 23.55.028

NC2 zone

established 23.30.010
regulations generally
See Commercial zones
signs 23.55.028

NC3 zone

established 23.30.010
regulations generally
See Commercial zones
signs 23.55.030

Neighborhood commercial 1 zone

See NC1 zone

Neighborhood commercial 2 zone

See NC2 zone

Neighborhood commercial 3 zone

See NC3 zone

Noise

See also Noise, odors
commercial zones 23.47.018
downtown zones 23.49.012
institutions
multi-family zones 23.45.122
RC zone 23.46.016
SM zone 23.48.026

Noise, odors

See also Noise

Odors

institutions
multi-family zones 23.45.100
single-family zones 23.44.022
public schools
multi-family zones 23.45.112
single-family zones 23.44.017

Nonconformity

access easement 23.42.120
applicability, intent of provisions 23.42.100
conditional uses 23.44.032
to development standards
downtown structures 23.42.116
generally 23.42.112
multifamily structures 23.42.114
light, glare standards 23.42.124

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
December 2025 code update file
Text provided for historic reference only.
See ordinances creating and amending
sections for complete text, graphics,
and tables to confirm accuracy of
this source file.

- outdoor storage areas 23.42.126
- parking 23.42.128
- solar collectors 23.42.130
- status establishment 23.42.102
- structures
 - See also To development standards
 - height 23.42.122
 - landmarks 23.42.118
- use
 - change
 - to another nonconforming use 23.42.110
 - to conforming use 23.42.108
 - expansion 23.42.106
 - regulations generally 23.42.104
- Nonhousehold. sales, services
- industrial zones 23.50.012
- Northgate overlay district
 - applicability of provisions 23.71.006
 - conflicting provisions, resolution 23.71.006
 - development agreements 23.71.020
 - development standards
 - See also general development plan
 - commercial-only structures, residential/commercial zones 23.71.042
 - green streets 23.71.010
 - live-work units 23.71.038
 - major pedestrian streets 23.71.008
 - mixed use development 23.71.038
 - open space 23.71.014
 - parking, access 23.71.016
 - residential structures, single-purpose, commercial zones 23.71.044
 - residential uses, mixed use structures, density limits, commercial districts 23.71.040
 - special landscaped arterials 23.71.012
 - structure width, depth 23.71.036
 - transition areas 23.71.030
 - transportation management program 23.71.018
 - established 23.71.004
 - general development plan, master use permit requirements
 - See MASTER USE PERMIT
 - policies 23.12.150
 - purpose, intent of provisions 23.59.010, 23.71.002
- Nuisance
 - violations, designated, when, abatement 23.91.020
- Nursing home
 - commercial zones 23.47.004
 - industrial zones 23.50.012
 - multi-family zones

For current SMC, contact
the Office of the City Clerk

principal permitted use 23.45.004
principal use requirements 23.45.088
off-street parking 23.54.015
single-family zones 23.44.006

Odors

See also Noise, odors
commercial zones 23.47.020
downtown zones 23.49.014
industrial zones 23.50.044
RC zone 23.46.018
SM zone 23.48.028

Office

See also Specific Office
Office space
commercial zones 23.47.004
industrial zones 23.50.012
International District special review district 23.66.328
loading berth requirements 23.54.035
multi-family zones 23.45.110
off-street parking 23.54.015
P1, P2 zones 23.47.042
RC zone 23.46.004
Sand Point overlay district 23.72.008

Office equipment sales, service, rental
commercial zones 23.47.004
off-street parking 23.54.015

Office space

See also Office
development, annual maximum
downtown zones 23.49.011

Official map

See Map amendment
Maps

Off-site parking

See also Off-street parking
Parking
multi-family zones 23.45.166

Off-street parking

See also Off-site parking
P1, P2 zones
Parking

access standards
commercial zones 23.47.032
designated 23.54.030
SM zone 23.48.034
clustered housing planned development

Seattle Municipal Code
December 2025 code update file
Text provided for historic reference only.
See ordinances creating and amending
sections for complete text, graphics,
and tables to confirm accuracy of
this source file.

- single-family zones 23.44.024
- commercial zones
 - location, access 23.47.032
 - requirements generally 23.47.030
- covenant required when 23.54.025
- curbcut standards 23.54.030
- driveway standards 23.54.030
- industrial zones 23.50.048
- institutions
 - single-family zones 23.44.022
- live-work units
 - requirements 23.54.015
 - standards 23.54.030
- major institutions 23.54.016
- Northgate overlay district
 - generally 23.71.016
 - major pedestrian streets 23.71.008
- Pike/Pine overlay district 23.72.010
- planned residential developments
 - single-family zones 23.44.034
- RC zone
 - See also Parking
 - requirements generally 23.46.022
- SM zone
 - landscaping, screening 23.48.024
 - location, access, curbcuts 23.48.034
 - requirements generally 23.48.032
- space requirements
 - See also Specific Subject
 - Specific Zone
 - exceptions, reductions 23.54.020
 - generally, designated 23.54.015
 - major institutions 23.54.016
 - standards designated 23.54.030
 - standards designated 23.54.030
 - unit lot subdivision, requirements, regulations, applicability 23.22.062, 23.24.045
- Open space
 - assisted living facilities
 - commercial zones 23.47.035
 - downtown zones 23.49.026
 - multi-family zones 23.45.082
 - SM zone 23.48.035
 - commercial zones 23.47.004, 23.47.024
 - cottage housing developments
 - RSL zone 23.43.012
 - downtown zones 23.49.009

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
December 2005 code update file
Text prepared for historic reference only.
See ordinances creating and amending
sections for complete text, graphics,
and tables to confirm accuracy of
this document.

- HR zone 23.45.074
- industrial zones 23.50.012
- lowrise zones 23.45.016
- measurement procedure 23.86.018
- MR zone 23.45.058
- MR/85 zone 23.45.047
- Northgate overlay district 23.71.014
- Pike/Pine overlay district 23.72.010
- policies 23.12.105
- RSL zone
 - cottage housing developments 23.43.012
- Sand Point overlay district 23.72.008
- unit lot subdivision, requirements, regulations, applicability 23.22.062, 23.24.045
- usable open space
 - See Specific District, Zone
- Open space policies 23.12.105
- Open wet moorage
 - See also Moorage, commercial
- multi-family zones 23.45.154
- single-family zones 23.44.052
- Outdoor activities
 - commercial zones 23.47.011
- Outdoor service areas
 - See Service areas, outdoor
- Outdoor storage
 - See Storage, outdoor
- Overlay districts
 - See also Airport height overlay district
 - Major institution overlay district
 - Northgate overlay district
 - Pike/Pine overlay district
 - Sand Point overlay district
 - Southeast Seattle Reinvestment Area
 - Stadium area transition overlay district
 - Station area interim overlay district
- maps 23.32.010
- purpose, applicability of regulations 23.59.010
- P1, P2 zones
 - blank facade restrictions 23.47.050
 - designated, regulations generally 23.47.040
 - parking
 - access, curbcut requirements 23.47.048
 - location 23.47.046
 - requirements generally, reduction, waiver 23.47.044
 - permitted, conditional, prohibited uses 23.47.042
 - streets designation 23.47.040

For current SMC, contact
the Office of the City Clerk

Panorama, adult

See Adult panorama

Park

commercial zones 23.47.004

industrial zones 23.50.012

multi-family zones 23.45.004, 23.45.108

off-street parking 23.54.015

Sand Point overlay district 23.72.008

single-family zones 23.44.006

Park and pool lot

commercial zones 23.47.004

industrial zones 23.50.012, 25.50.014

multi-family zones 23.45.004, 23.45.126

single-family zones 23.44.030

Park and ride lot

commercial zones 23.47.004, 23.47.006

industrial zones 23.50.012

Parking

See also Garage, parking

Garage, private

Off-site parking

Off-street parking

P1, P2 zones

Park and pool lot

Park and ride lot

Parking area

access standards

commercial zones 23.47.032

designated 23.54.030

SM zone 23.48.034

accessory dwelling units

single-family zones 23.44.041

accessory parking

stadium area transition overlay district 23.74.010

bed and breakfasts

multi-family zones 23.45.160

commercial zones 23.47.004

congregate residences

multi-family zones 23.45.080

distance to, requirements, measurement 23.86.034

downtown zones

access location 23.49.018

DH1 zone 23.49.306

DH2 zone 23.49.322

DMC zone 23.49.120

DMR zone 23.49.146

For current SMC, contact
the Office of the City Clerk

DOC1 zone 23.49.045
DOC2 zone 23.49.064
DRC zone 23.49.094
quantity, requirements 23.49.016
screening, landscaping 23.49.020
HR zone 23.45.076
industrial zones 23.50.012
institutions
multi-family zones 23.45.098
International District special review district 23.66.320, 23.66.342
landmark structure
multi-family zones 23.45.124
single-family zones 23.44.026
lowrise zones 23.45.018
MR zone 23.45.060
MR/85 zone 23.45.047
Northgate overlay district
generally 23.71.016
major pedestrian streets 23.71.008
Pioneer Square preservation district 23.66.170
public school
multi-family zones 23.45.112
single-family zones 23.44.017
RC zone 23.46.006
RSL zone
cottage housing developments 23.43.012
one dwelling unit per lot 23.43.008
tandem housing 23.43.010
Sand Point overlay district 23.72.012
SM zone
landscaping, screening 23.48.024
location, access, curbcuts 23.48.034
requirements generally 23.48.032
single-family zones
accessory dwelling units 23.44.041
accessory uses 23.44.042
principal uses 23.44.016
standards 23.54.030
station area interim overlay district 23.70.010
swimming pool
single-family zones 23.44.044
unit lot subdivision, requirements, regulations, applicability 23.22.062, 23.24.045
Parking area
See also Garage, parking
Garage, private
Off-street parking

For current SMC, contact
the Office of the City Clerk

Parking
Park and pool lot
Park and ride lot
surface
DH2 zone 23.49.324
DMC zone 23.49.122
DMR zone 23.49.148
DOC2 zone 23.49.066
surface, temporary
DOC1 zone 23.49.046
Parking garage
See Garage, parking
Participant sports, recreation
See Recreation, participant
Sports, participant
Passenger terminal
commercial zones 23.47.004
industrial zones 23.50.012
loading berth requirements 23.54.035
off-street parking 23.54.015
Pedestrian access standards
See Streets, alleys
Pedestrian improvements
Northgate overlay district
green streets 23.71.010
major pedestrian streets 23.71.008
special landscaped arterials 23.71.012
Pedestrian-designated zones
See also P1, P2 zones
general provisions 23.47.040
live-work units, prohibited at street level 23.47.042
Peep show
See Adult panorama
Performing arts theater
See also Landmark performing arts theater
Landmark structures, major performing arts facilities, low-income housing TDR
site, development rights transfer regulations
Theater
commercial zones 23.47.004
DRC zone 23.49.096
industrial zones 23.50.012
off-street parking 23.54.015
Permits
See Building permits
MASTER USE PERMIT
SHORELINE MASTER PROGRAM

Permitted uses

See also Accessory uses

Conditional use, administrative

Conditional use, council

Conditional uses

Nonconforming uses

Principal uses

Prohibited uses

SHORELINE MASTER PROGRAM

Temporary uses

commercial zones 23.47.004

DH1 zone 23.49.300

DH2 zone 23.49.318

DMC zone 23.49.116

DMR zone 23.49.142

DOC1 zone 23.49.042

DOC2 zone 23.49.060

DRC zone 23.49.090

IDM zone 23.49.200

IDR zone 23.49.226

industrial zones 23.50.012

International District special review district 23.66.230

major institution overlay district 23.69.008, 23.69.022

P1, P2 zones 23.47.042

Pike/Pine overlay district 23.73.008

PMM zone 23.49.336

PSM zone 23.49.170

public facilities

See also Public facilities

commercial zones 23.47.004

multi-family zones 23.45.106

single-family zones 23.44.036

RC zone 23.46.004

Sand Point overlay district 23.72.008

SM zone 23.48.004

Southeast Seattle Reinvestment Area 23.67.050

stadium area transition overlay district 23.74.008

Personal retail sales, services

commercial zones 23.47.004

industrial zones 23.50.012

loading berth requirements 23.54.035

multi-family zones 23.45.110

Northgate overlay district

major pedestrian streets 23.71.008

P1, P2 zones 23.47.042

RC zone 23.46.004

For current SMC, contact
the Office of the City Clerk

Personal transportation services
commercial zones 23.47.004
industrial zones 23.50.012
loading berth requirements 23.54.035
off-street parking 23.54.015

Phased development
See Major phased development, regulations

Pier
single-family zones 23.44.052
Pig, miniature potbelly
commercial zones 23.47.026
multi-family zones 23.45.148
single-family zones 23.44.048

Pike Market mixed zone
See Downtown zones
Pike/Pine overlay district
See also Overlay districts
applicability of provisions 23.73.006
development standards 23.72.010
established, designated 23.73.004
permitted uses, prohibited uses 23.73.008
policies 23.12.140
purpose, intent of provisions 23.73.002

Pike/Pine planning area policies 23.12.140

Pioneer Square mixed zone
See Downtown zones

Pioneer Square preservation district
See Special review districts

Planned community development
DOC1 zone 23.49.037
downtown zones 23.49.036
land use decision requirements

See LAND USE DECISIONS

Planned residential development
single-family zones 23.44.034

Planned unit development, land use decision requirements
See LAND USE DECISIONS

Plant sales, outdoor RC zone 23.46.004

Platting requirements
See SUBDIVISIONS

Playground
commercial zones 23.47.004
industrial zones 23.50.012
multi-family zones 23.45.004, 23.45.108
off-street parking 23.54.015
Sand Point overlay district 23.72.008

For current SMC, contact
the Office of the City Clerk

single-family zones 23.44.006
Plaza, master use permit requirements
See MASTER USE PERMIT

PMM zone
See Downtown zones

Police precinct station
See also Public facilities
commercial zones 23.47.004
multi-family zones 23.45.106
single-family zones 23.44.036

Police training facility
Sand Point overlay district 23.72.008
Policies

See also SHORELINE MASTER PROGRAM

applicability 23.12.025
commercial area land use policies 23.12.070
comprehensive plan
See Specific Subject
green streets policies 23.12.110
industrial area land use policies 23.12.090
major institution policies 23.12.120
multi-family land use policies 23.12.060
Northgate overlay district policies 23.12.150
open space policies 23.12.105
Pike/Pine planning area policies 23.12.140
purpose 23.12.025
shoreline policies 23.60.004
single-family residential areas policies 23.12.050
telecommunication facilities policies 23.12.100
use 23.12.025

Potbelly pig
See Pig, miniature potbelly

Power plant
industrial zones 23.50.012, 23.50.014
off-street parking 23.54.015

Preliminary plat
See SUBDIVISIONS

Preschool
multi-family zones 23.45.004
single-family zones 23.44.006

Principal uses
See also Permitted uses
Prohibited uses
SHORELINE MASTER PROGRAM
identification 23.42.010
multi-family zones 23.45.004

For current SMC, contact
the Office of the City Clerk

RC zone 23.46.004
requirements, standards generally
See Specific Zone
RSL zone 23.43.006
SM zone 23.48.004
single-family zones 23.44.006
Priority landmark theater TDR
See Downtown zones
Landmark performing arts theater
Prohibited uses
See also SHORELINE MASTER PROGRAM
commercial zones 23.47.004
DH1 zone 23.49.300
DH2 zone 23.49.320
DMC zone 23.49.118
DMR zone 23.49.144
DOC1 zone 23.49.044
DOC2 zone 23.49.062
DRC zone 23.49.092
industrial zones 23.50.012
International District special review district 23.66.322
multi-family zones 23.45.106
P1, P2 zones 23.47.042
Pike/Pine overlay district 23.73.008
Pioneer Square preservation district 23.66.122
PMM zone 23.49.338
single-family zones 23.44.036
SM zone 23.48.006
Southeast Seattle Reinvestment Area 23.67.050
stadium area transition overlay district 23.74.008
station area interim overlay district 23.70.008
Project, master use permit requirements
See MASTER USE PERMIT
Providence Medical Center, regulations generally
See Major institutions
PSM zone
See Downtown zones
Public atrium
See Atrium, public
Public benefit features, floor area ratio regulations
See Downtown zones
Public convention center
See Convention center, public
Public facilities
See also Boat moorage, public
Fire station

For current SMC, contact
the Office of the City Clerk

Police precinct station
Sewage treatment plant
Utility service uses
commercial zones 23.47.004, 23.47.006
DH2 zone 23.49.318, 23.49.324
DMC zone 23.49.116, 23.49.122
DOC1 zone 23.49.042, 23.49.046
DOC2 zone 23.49.060, 23.49.066
DRC zone 23.49.090
essential public facilities
commercial zones 23.47.004
DH1 zone 23.49.300
DH2 zone 23.49.318
DMC zone 23.49.116
DMR zone 23.49.142
DOC1 zone 23.49.042
DOC2 zone 23.49.060
DRC zone 23.49.090
industrial zones 23.50.012
multi-family zones 23.45.106
Pioneer Square preservation district 23.66.120
PMM zone 23.49.336
single-family zones 23.44.036
essential public facilities application
review, criteria, project conditions establishment 23.80.004
submittal, requirements 23.80.002
industrial zones 23.50.012
land use decision requirements
See LAND USE DECISIONS
multi-family zones 23.45.004, 23.45.106
single-family zones 23.44.036
Public project
industrial zones 23.50.012
regulations
See LAND USE DECISIONS
Public school development standard advisory committee
created, purpose 23.79.004
duties generally 23.79.008
Public school development standards
See also School
departure
appeals procedure 23.79.012
application procedure 23.79.004
decision 23.79.010
determination procedure 23.79.008
initiation procedure 23.79.002

Seattle Municipal Code
December 2025 code update file
Text provided for historic reference only.

multi-family zones 23.45.112
notice requirements 23.79.006
single-family zones 23.44.017
multi-family zones 23.45.112
single-family zones 23.44.017
Purpose of provisions generally 23.02.020
Radio device, amateur
development standards
commercial zones 23.57.012
multi-family zones 23.57.011
single-family zones 23.57.010
permitted, prohibited where 23.57.005
regulations generally
See Communication utilities
Railroad right-of-way
off-street parking 23.54.015
single-family zones 23.44.006
Railroad switchyard
commercial zones 23.47.004
industrial zones 23.50.012
off-street parking 23.54.015
with a mechanized hump
commercial zones 23.47.004
industrial zones 23.50.012, 23.50.014
off-street parking 23.54.015
RC zone
See also Zones
commercial uses
location restrictions 23.46.012
permitted uses 23.46.004
size restrictions 23.46.014
conditional uses 23.46.006
established 23.30.010
light, glare 23.46.020
live-work units, uses 23.46.004, 23.46.006, 23.46.012
noise 23.46.016
odors 23.46.018
parking requirements 23.46.022
permitted uses 23.46.004
scope of provisions 23.46.002
signs 23.55.024
transportation concurrency level-of-service standards 23.46.024
Reasonable accommodation
See Handicapped persons
Recreation
See also Specific Type

For current SMC, contact
the Office of the City Clerk

off-street parking 23.54.015
outdoor
 commercial zones 23.47.011
 off-street parking 23.54.015
Recreation, participant
 commercial zones 23.47.004
 Sand Point overlay district 23.72.008
Recreational area, common
 SM zone 23.48.030
 standards generally 23.86.030
Recreational space, rooftop
 industrial zones 23.50.012
Recreational vessels, mass production
 industrial zones 23.50.014
Recyclable materials storage space requirements
 See Solid waste, recyclable materials storage space requirements
Recycling center
 commercial zones 23.47.004
 industrial zones 23.50.012
 loading berth requirements 23.54.035
 off-street parking 23.54.015
Recycling collection station
 commercial zones 23.47.004, 23.47.011
 industrial zones 23.50.012
 loading berth requirements 23.54.035
 multi-family zones 23.45.162
 off-street parking 23.54.015
 RC zone 23.46.004
 single-family zones 23.44.070
Religious facility
 See also Institutions
 commercial zones 23.47.004
 industrial zones 23.50.012
 off-street parking 23.54.015
 single-family zones 23.44.022
 stadium area transition overlay district 23.74.008
Rental equipment sales, display, outdoor
 commercial zones 23.47.011
Research, development laboratory
 commercial zones 23.47.004
 industrial zones 23.50.012
 loading berth requirements 23.54.035
 off-street parking 23.54.015
 Sand Point overlay district 23.72.008
Residential cluster development
 See also Clustered housing

For current SMC, contact
the Office of the City Clerk

unit lot subdivision, requirements, regulations, applicability 23.22.062, 23.24.045

Residential small lot zone

See RSL zone

Residential single-family zone

See SF 5000 zone

Residential structures, single purpose

See also Specific Type

commercial zones

generally 23.47.023

permitted use 23.47.004

Northgate overlay district 23.71.044

Pike/Pine overlay district 23.73.008

Residential uses

See also Specific Type of Use

commercial zones

mixed use developments 23.47.008, 23.47.009

mixed use structures, density limits, Northgate overlay district 23.71.040

use regulations 23.47.004, 23.47.006

industrial zones 23.50.012, 23.50.014

Residential zones

See also Multi-family zones

RC zone

RSL zone

Single-family zones

commercial-only structures

Northgate overlay district 23.71.042

Residential-commercial zone

See RC zone

Restaurant

commercial zones 23.47.004

drive-in lanes, commercial zones 23.47.004

formula fast-food, uses subject to special review 23.66.324

industrial zones 23.50.012

multi-family zones 23.45.110

off-street parking 23.54.015

RC zone 23.46.004

Sand Point overlay district 23.72.008

Retail sales, services

See also Specific Subject

Sales

accessory

Sand Point overlay district 23.72.008

commercial zones 23.47.004

industrial zones 23.50.012

International District special review district 23.66.328

loading berth requirements 23.54.035

For current SMC, contact
the Office of the City Clerk

multi-family zones 23.45.110
off-street parking 23.54.015
P1, P2 zones 23.47.042
RC zone 23.46.004
street-level use, required
 DMC zone 23.49.132
 DMR zone 23.49.160
 DOC1 zone 23.49.054
 DOC2 zone 23.49.074
 DRC zone 23.49.104
Retail store, major
 DRC zone 23.49.096
Rezone
 See Map amendment
 Southeast Seattle Reinvestment Area
Right-of-way improvements
 See MASTER USE PERMIT
Rooftop features
 DMC zone 23.49.122
 DOC 1 zone 23.49.046
 DOC2 zone 23.49.066
height limits
 See Specific Zone
 Height limits
International District special review district 23.66.155
Pioneer Square preservation district 23.66.140
 screening
 downtown zones 23.49.008
 International District special review district 23.66.332
 Pioneer Square preservation district 23.66.140
Rooftop recreational space
 See Recreational space, rooftop
Roomer
 single-family zones 23.44.072
RSL zone
 accessory uses, structures 23.43.040
 development standards
 cottage housing developments 23.43.012
 one dwelling unit per lot 23.43.008
 tandem housing 23.43.010
 established 23.30.010
 nonconforming structures, regulations 23.43.082
 nonconforming uses, regulations 23.43.080
 principal uses 23.43.006
Rules
 amendment

For current SMC, contact
the Office of the City Clerk

See Amendment
interpretation, procedure, appeals 23.88.020
promulgation 23.88.010

Sales

See also Specific Subject
Retail sales, services
outdoor

commercial zones 23.47.011

Salvage yard

industrial zones 23.50.012
loading berth requirements 23.54.035
off-street parking 23.54.015

Sand Point overlay district

See also Overlay districts
applicability of provisions 23.72.006
development standards 23.72.010
established 23.72.004
nonconformity 23.72.014
parking, location 23.72.012
permitted uses 23.72.008
purpose, intent of provisions 23.72.002

School

See also Fine arts school
Public school development standards
School joint use, reuse criteria
School uses
Vocational school

commercial zones 23.47.004
industrial zones 23.50.012
multi-family zones 23.45.004
parking 23.54.015
private school
off-street parking 23.54.015

public school

See also Public school development standards
multi-family zones 23.45.090, 23.45.112
off-street parking 23.54.015

single-family zones

conditional use 23.44.022
principal use 23.44.006

School joint use, reuse criteria

See also School uses
appeals 23.78.014
applicability 23.78.016
committee

See School use advisory committee

For current SMC, contact
the Office of the City Clerk

establishment

decision, notice 23.78.012

notice 23.78.006

procedure generally 23.78.002

procedure generally 23.78.010

School use advisory committee

duties generally 23.78.010

organization 23.78.002

School uses

See also School joint use, reuse criteria

multi-family zones 23.45.004

single-family zones 23.44.006

Screening

See also Landscaping

commercial zones 23.47.016

communication utilities, accessory devices, minor

downtown zones 23.57.013

industrial zones 23.57.015

multi-family zones 23.57.011

single-family zones 23.57.010

drive-in business

commercial zones 23.47.028

HR zone 23.45.073

industrial zones

generally 23.50.016, 23.50.034

IB zone 23.50.036

I zone 23.50.038

lowrise zones 23.45.015

MR zone 23.45.057

MR/85 zone 23.45.047

Northgate overlay district

major pedestrian streets 23.71.008

off-street parking

commercial zones 23.47.034

HR zone 23.45.076

MR zone 23.45.060

MR/85 zone 23.45.047

Northgate overlay district 23.71.016

rooftop features

downtown zones 23.49.008

International District special review district 23.66.332

Pioneer Square preservation district 23.66.140

SM zone 23.48.024

sewage treatment plant

single-family zones 23.44.036

stadium area transition overlay district 23.74.010

For current SMC, contact
the Office of the City Clerk

Seattle mixed zone

See SM zone

Semiconductors manufacturing
industrial zones 23.50.014

Service areas, outdoor
stadium area transition overlay district 23.74.010

Service uses

See Specific Service

Retail sales, services

SESRA

See Southeast Seattle Reinvestment Area

Setbacks

See also Yard

Yard requirements

commercial zones 23.47.014

communication utilities, major 23.57.008

DMR zone 23.49.166

HR zone 23.45.072

IDR zone 23.49.248

industrial zones

IB zone 23.50.030

I zone 23.50.032

IG1, IG2 zones 23.50.029

institutions

multi-family zones 23.45.096

lowrise zones 23.45.014

measurement procedure 23.86.012

MR zone 23.45.056

MR/85 zone 23.45.047

Northgate overlay district

major pedestrian streets 23.71.008

transition areas 23.71.030

public school

multi-family zones 23.45.112

single-family zones 23.44.017

RSL zone

cottage housing developments 23.43.012

one dwelling unit per lot 23.43.008

tandem housing 23.43.010

street, alley improvement requirements

See Streets, alleys

street facade

See Downtown zones

Street facade requirements

upper-level

See also Downtown zones

For current SMC, contact
the Office of the City Clerk

SCM zone 23.48.012
view corridor 23.49.024
voluntary, master use permit requirements
See MASTER USE PERMIT
Sewage treatment plant
See also Public facilities
industrial zones 23.50.012, 23.50.014
off-street parking 23.54.015
single-family zones 23.44.036
SF 5000 zone
See also Single-family zones
established 23.30.010
SF 7200 zone
See also Single-family zones
established 23.30.010
SF 9600 zone
See also Single-family zones
established 23.30.010
Shared-use facility, general regulations
See Communication utilities
Shelter
See Domestic violence shelter
Shipbuilding
industrial zones 23.50.014
Shoreline Master Program
See SHORELINE MASTER PROGRAM
Shorelines
See also SHORELINE MASTER PROGRAM
master use permit
See MASTER USE PERMIT
policies 23.60.004
Short plat
See SUBDIVISIONS
Showroom, wholesale
commercial zones 23.47.004
industrial zones 23.50.012
loading berth requirements 23.54.035
off-street parking 23.54.015
Sidewalk
improvement requirements
See Streets, alleys
Northgate overlay district
major pedestrian streets 23.71.008
required
commercial zones 23.47.034
SM zone 23.48.022

width
downtown zones 23.49.022
Sidewalk cafe, master use permit requirements
See MASTER USE PERMIT
Signs
adjacent to certain public highways, regulations when 23.55.042
advertising sign
See Specific Subject
off-premises signs
appeals 23.55.050
applicability of provisions 23.55.002
business sign
See also Specific Subject
Specific Zone
adjacent to certain public highways, regulations when 23.55.042
clearance near intersections, driveways 23.55.008
commercial zones, standards
NC1, NC2 zones 23.55.028
NC3, SM, C1, C2 zones 23.55.030
special exceptions 23.55.040
community bulletin boards
See kiosks, community bulletin boards
definitions 23.84.036
downtown zones, standards, special exceptions 23.55.040
home occupations
multi-family zones 23.45.152
IB, IC, IG1, IG2 zones 23.55.036
intent of provisions 23.55.001
International District special review district 23.66.338
Kiosks, community bulletin boards 23.55.015
light, glare 23.55.016
major institution overlay district
regulations generally 23.69.021
standards 23.55.026
measurement procedure 23.86.004
multi-family zones
See Specific Use
standards
off-premises sign
See also standards
adjacent to certain public highways, regulations when 23.55.042
regulations generally 23.55.014
on-premises sign
See Specific Subject
Specific Zone
standards

For current SMC, contact
the Office of the City Clerk

overlay districts

See commercial zones, standards,
standards

Pioneer Square preservation district 23.66.160

prohibited signs

adjacent to certain public highways, regulations when 23.55.042
designated 23.55.003

projecting sign, regulations, restrictions generally 23.55.004

single-family zones

See Specific Use
standards

standards

See also Specific Subject

commercial zones, standards

adjacent to certain public highways, regulations when 23.55.042

downtown zones, applicability 23.55.034

major institution overlay district 23.55.026

multi-family zones 23.55.022

RC zone 23.55.024

single-family zones 23.55.020

temporary signs, designated, permitted when 23.55.012

Single-family development, small lot

single-family zones

innovative housing design demonstration program established, purpose, scope,
applicability 23.40.050

Single-family dwelling unit

See also Single-family residence

Single-family structure

commercial zones 23.47.004

multi-family zones

development standards 23.45.006

principal use 23.45.004

off-street parking 23.54.015

RSL zone 23.43.006

single-family zones

planned residential developments 23.44.034

principal use 23.44.006

Single-family residence

See also Single-family dwelling unit

Single-family structure

unit lot subdivision, requirements, regulations, applicability 23.22.062

Single-family residential areas policies 23.12.050

Single-family residential zones

See Single-family zones

Single-family structure

See also Single-family dwelling unit

For current SMC, contact
the Office of the City Clerk

Single-family residence
development standards

See also Single-family dwelling unit

multi-family zones 23.45.005

Single-family zones

See also SF 5000 zone

SF 7200 zone

SF 9600 zone

Zones

accessory uses

animal keeping 23.44.048

bed and breakfast 23.44.051

columbariums, garden wall crypts, mausoleums 23.44.058

dwelling units, accessory 23.44.041

generally 23.44.040

gymnasiums, dining facilities, social gathering areas 23.44.064

heat-recovery incinerator 23.44.068

home occupations 23.44.050

nonconforming structures 23.44.082

nonconforming uses 23.44.080

offices 23.44.066

open wet moorage 23.44.052

parking, private garages 23.44.042

parks, playgrounds, uses accessory to 23.44.060

recycling collection station 23.44.070

roomers, boarders, lodgers 23.44.072

solar collectors, solar greenhouses 23.44.046

swimming pools, hot tubs 23.44.044

applicability of provisions 23.44.002

communication utilities, accessory devices, minor 23.57.010

communication utilities, major

development standards 23.57.008

permitted use 23.57.005

conditional uses

clustered housing planned development 23.44.024

communication utilities 23.44.035

institutions 23.44.022

landmark structure use 23.44.026

nonconforming uses 23.44.032

park and pool lot 23.44.030

planned residential developments 23.44.034

public projects, city facilities 23.44.034

regulations generally 23.44.018

structures unsuited to uses permitted outright 23.44.028

innovative housing design demonstration program established, purpose, scope, applicability

23.40.050

Seattle Municipal Code
December 2025 code update file
Text provided for historic reference only.
See ordinances creating and amending
sections for complete text, graphics,
and tables to confirm accuracy of
this source file.

- nonconforming uses, structures
 - See also Nonconforming structures
 - Nonconforming uses
 - accessory uses 23.44.080, 23.44.082
 - conditional uses 23.44.032
- parking
 - accessory dwelling units 23.44.041
 - accessory uses 23.44.042
 - principal uses 23.44.016
 - space requirements 23.54.030
- principal uses
 - designated 23.44.006
 - development standards 23.44.008
 - height limits 23.44.012
 - households, larger, permitted uses designated 23.44.015
 - lot requirements 23.44.010
 - parking requirements 23.44.016
 - public school development standards 23.44.017
 - yard requirements 23.44.014
- signs 23.55.020
- small lot single-family development
 - innovative housing design demonstration program established, purpose, scope, applicability 23.40.050
- transportation concurrency level-of-service standards 23.44.013
- Single-occupant facility, general regulations
 - See Communication utilities
- Siting
 - See Bulk, siting
- Skating rink
 - off-street parking 23.54.015
- SM zone
 - assisted living facilities
 - use, development standards 23.48.035
 - conditional uses 23.48.008
 - established 23.30.010
 - facade requirements
 - generally 23.48.014
 - transparency, blank facades 23.48.018
 - light, glare 23.48.030
 - live-work units, standards 23.48.016
 - noise 23.48.026
 - odors 23.48.028
 - off-street parking, loading berths
 - location, access, curbcuts 23.48.034
 - requirements generally 23.48.032
 - permitted uses 23.48.004

For current SMC, contact
the Office of the City Clerk

prohibited uses 23.48.006
relocation, nonconformities transfer 23.48.038
residential amenity area 23.48.020
scope of provisions 23.48.002
screening, landscaping
setbacks, upper-level 23.48.012
sidewalk requirements 23.48.022
solid waste, recyclable materials storage space requirements 23.48.031
standards
 See also Specific Subject
 specific areas 23.48.016
street level uses 23.48.019
structure height
 generally 23.48.010
 specific areas 23.48.016
Small animals
 single-family zones 23.44.048
Small lot single-family development
 See Single-family development, small lot
Small lot zone, residential
 See RSL zone
Soap manufacturing
 industrial zones 23.50.014
Solar collector
 multi-family zones 23.45.146
 RSL zone 23.43.040
 single-family zones 23.44.046
Solar greenhouse
 multi-family zones 23.45.146
 RSL zone 23.43.040
 single-family zones 23.44.046
Solid waste incineration facility
 commercial zones 23.47.004
 industrial zones 23.50.012, 23.50.014
Solid waste landfill
 commercial zones 23.47.004
Solid waste, recyclable materials storage space requirements
 commercial zones 23.47.029
 downtown zones 23.49.015
 multi-family zones 23.45.006
 SM zone 23.48.031
Solid waste transfer station
 industrial zones 23.50.012, 23.50.014
South Seattle Community College, regulations generally
 See Major institutions
Southeast Seattle Reinvestment Area

For current SMC, contact
the Office of the City Clerk

See also Overlay districts
applicability of provisions 23.67.030
established 23.67.020
purpose, intent of provisions 23.59.010, 23.67.010
rezones

notice requirements 23.67.060
required when, criteria 23.67.040
use restrictions, prohibitions 23.67.050

Space requirements, reduction restrictions 23.40.004

Special accommodation

domestic violence shelter
single-family zones 23.44.015
handicapped persons, reasonable accommodation
single-family zones 23.44.015
master use permit requirements

See MASTER USE PERMIT

Special exceptions

communication utilities, accessory devices, minor
commercial zones 23.57.012
downtown zones 23.57.013
industrial zones 23.57.015
multi-family zones 23.57.011
single-family zones 23.57.010

land use decision requirements

See LAND USE DECISIONS

master use permit requirements

See MASTER USE PERMIT

Special review board

See also INTERNATIONAL DISTRICT SPECIAL REVIEW BOARD
PIONEER SQUARE PRESERVATION BOARD

approval certificate review, recommendation 23.66.030

land use decisions generally, recommendation 23.66.035

organization, powers 23.66.020

use, development standard recommendation 23.66.025

Special review districts

approval certificate

generally 23.66.030

International District special review district 23.66.316

Asian design character district

See International District special review district

board

See special review board

definitions 23.66.018

enforcement 23.66.040

establishment

authority 23.66.010

For current SMC, contact
the Office of the City Clerk

petition, procedure 23.66.015
goals, objectives
See Specific District
International District special review district
approval certificate 23.66.316
Asian design character district, building finish, exterior 23.66.336
demolition approval 23.66.318
established 23.66.302
goals, objectives east of Interstate 5 23.66.308
height limit 23.66.332
IDM zone goals, objectives 23.66.302
IDR zone goals, objectives 23.66.306
maintenance, building 23.66.340
parking 23.66.342
permitted uses 23.66.320
prohibited uses 23.66.322
recreation area waiver 23.66.155
signs 23.66.338
special review uses 23.66.324
street-level use requirements 23.66.326
streets, sidewalks 23.66.334
Union Station corridor goals, objectives 23.66.310
upper-level use requirements 23.66.328
land use applications generally, delivery to special review board 23.66.035
Pioneer Square preservation district
building design, exterior 23.66.180
conditional uses 23.66.132
demolition approval 23.66.115
established 23.66.100
height limit 23.66.140
parking 23.66.170
parking garage 23.66.124
permitted uses 23.66.120
prohibited uses 23.66.122
recreation area waiver 23.66.155
setback, maximum 23.66.150
signs 23.66.160
street-level use requirements 23.66.130
streets, sidewalks 23.66.190
special review board 23.66.020
street-level use requirements
International District special review district 23.66.326
Pioneer Square preservation district 23.66.130
Union Station corridor, goals, objectives 23.66.310
upper-level use requirements
International District special review district 23.66.328

use, development standards 23.66.025
Spectator sports facility
commercial zones 23.47.004
industrial zones 23.50.012
off-street parking 23.54.016
Sports arena
See Spectator sports facility
Sports, outdoor
commercial zones 23.47.011
Sports, participant
commercial zones 23.47.004
industrial zones 23.50.012
off-street parking 23.54.015
Sand Point overlay district 23.72.008
Sports range
off-street parking 23.54.015
Sports, spectator
See Spectator sports facility
Stadium
See Spectator sports facility
Stadium area transition overlay district
See also Overlay districts
applicability of provisions 23.74.006
boundary changes, rezone required, criteria 23.74.002
description 23.74.002
development standards 23.74.010
established 23.74.004
height limits 23.74.009
live-work units 23.73.010
permitted uses, prohibited uses 23.74.008
purpose, intent of provisions 23.74.002
Station area interim overlay district
See also Overlay districts
applicability of provisions 23.70.006
established 23.70.004
parking, location, access, requirements 23.70.010
prohibited uses 23.70.008
purpose, intent of provisions 23.70.002
Storage
See Specific Type
Storage, outdoor
commercial zones 23.47.004, 23.47.011
industrial zones 23.50.012
loading berth requirements 23.54.035
off-street parking 23.54.015
stadium area transition overlay district 23.74.010

Street

requirements generally

See Specific Street Subject

Streets, alleys

undeveloped, alley use permitted when 23.40.040

Street facade requirements

See also Downtown zones

Facade

Northgate overlay district

major pedestrian streets 23.71.008

SM zone

generally 23.48.014

transparency, blank facades 23.48.018

stadium area transition overlay district 23.74.010

Street improvements

See Streets, alleys

Street tree

See also Landscaping

Streets, alleys

street facade requirements

See Downtown zones

Facade

Street use approval, master use permit requirements

See MASTER USE PERMIT

Street-level use requirements

See also Downtown zones

Special review districts

Northgate overlay district

major pedestrian streets 23.71.008

P1, P2 zones 23.47.042

Streets, alleys

See also Sidewalk

Street

access

See also improvement requirements

Northgate overlay district, development standards

Off-street parking

Parking

Vehicle access

easements, requirements generally 23.53.025

lot, easement, requirements 23.53.005

RSL zone, tandem housing 23.43.008

alley

See also Specific Subject

improvement requirements 23.53.030

undeveloped street, use permitted when 23.40.040

For current SMC, contact
the Office of the City Clerk

- width, downtown zones 23.49.022
- building overhang
 - structural building overhang, design, clearance, projection regulations 23.53.035
- building overhang, master use permit requirements
 - See MASTER USE PERMIT
- improvement requirements
 - See also Northgate overlay district, development standards
- alleys, all zones 23.53.030
- existing streets, industrial zones 23.53.020
- existing streets, residential, commercial zones 23.53.015
- new streets, all zones 23.53.010
- improvement requirements, master use permit requirements
 - See MASTER USE PERMIT
- Northgate overlay district, development standards
 - green streets 23.71.010
 - major pedestrian streets 23.71.008
 - special landscaped arterials 23.71.012
- pedestrian access
 - See Access
- sidewalks
 - See Specific Subject
 - Sidewalk
- street trees
 - See also improvement requirements
 - Landscaping
 - Northgate overlay district, development standards 23.71.008, 23.71.010, 23.71.012
- Structure
 - See also Specific Subject, Structure
 - Bulk, siting
 - Height limits
 - Setbacks
 - Structure depth
 - Structure height
 - Structure width
 - Structure width, depth
- development standards
 - multi-family zones 23.45.006
- facade modulation
 - See also Downtown zones
 - Facade
 - HR zone 23.45.070
 - lowrise zones 23.45.012
 - MR zone 23.45.054
 - MR/85 zone 23.45.047
- ground-related structure
 - See Dwelling unit

- Multi-family structure nonconforming
 - See Nonconforming structures
- Structure depth
 - See also Structure width, depth measurement procedure 23.86.016
 - RSL zone
 - cottage housing developments 23.43.012
 - one dwelling unit per lot 23.43.008
 - tandem housing 23.43.010
- Structure height
 - See also Height limits
 - industrial zones
 - generally 23.50.020
 - IB zone 23.50.024
 - IC zone 23.50.026
 - measurement procedure 23.86.006
 - SM zone
 - generally 23.48.010
 - SM/R zone 23.48.016
- Structure width
 - See also Structure width, depth measurement procedure 23.86.014
- Structure width, depth
 - See also Structure depth
 - See also Structure width
 - HR zone 23.45.068
 - institutions
 - multi-family zones 23.45.094
 - lowrise zones 23.45.011
 - MR zone 23.45.052
 - MR/85 zone 23.45.047
 - Northgate overlay district 23.71.036
- Studio
 - See Artist's studio/dwelling
- Subdivision
 - See SUBDIVISIONS
- Swimming pool
 - multi-family zones 23.45.144
 - off-street parking 23.54.015
 - single-family zones 23.44.044
- Tandem houses
 - See also Multi-family structure
 - innovative housing design demonstration program established, purpose, scope, applicability 23.40.050
 - RSL zone 23.43.006

Tavern

See Drinking establishment

Telecommunication devices

permitted, prohibited where 23.57.005

regulations generally

See Communication utilities

Telecommunication facilities policies 23.12.100

Temporary uses

master use permit

See considerations generally

MASTER USE PERMIT

Terraced housing

See Multi-family structure

Theater

See also Landmark performing arts theater

Performing arts theater

off-street parking 23.54.016

street-level use, required

DMC zone 23.49.132

DMR zone 23.49.160

DOC1 zone 23.49.054

DOC2 zone 23.49.074

DRC zone 23.49.104

Title of provisions 23.02.010

Towing services

commercial zones 23.47.004

loading berth requirements 23.54.035

Townhouses

See also Multi-family structure

multi-family zones

development standards 23.45.006

lot coverage 23.45.010

setbacks 23.45.014

single-family zones

planned residential developments 23.44.034

unit lot subdivision, requirements, regulations,

applicability 23.22.062, 23.24.045

Trade school

See Vocational school

Transit vehicle base

See also Bus base

commercial zones 23.47.004

industrial zones 23.50.012, 23.50.014

loading berth requirements 23.54.035

off-street parking 23.54.015

Transition to Land Use Code

For current SMC, contact
the Office of the City Clerk

major institutions, proposal substantially underway 23.04.040
procedure generally 23.04.010
Transit-oriented development
See Station area interim overlay district
Transmission tower

development standards
multi-family zones 23.57.011
single-family zones 23.57.010
general regulations
See Communication utilities
permitted, prohibited where 23.57.005
Transportation concurrency level-of-service standards
commercial zones 23.47.033
downtown zones 23.49.021
exempt activities designated 23.52.002
failure to meet, effect 23.52.006
industrial zones 23.50.050
meeting, requirements 23.52.004
multi-family zones 23.45.007
RC zone 23.46.024
single-family zones 23.44.013

Transportation facilities
commercial zones 23.47.004
industrial zones 23.50.012

Transportation plan
institutions 23.45.122
major institutions 23.54.016
Northgate overlay district 23.71.018
sewage treatment plant
single-family zones 23.44.036

Tree preservation, planting
multi-family zones
screening, landscaping requirements 23.45.015
yard exceptions permitted when 23.45.056
single-family zones
development standards 23.44.008
yard exceptions permitted when 23.44.014

Tree, street
See also Landscaping
See also Streets, alleys
street facade requirements
See Downtown Zones Facade

Triplex
See also Multi-family structure
development standards
multi-family zones 23.45.006

For current SMC, contact
the Office of the City Clerk

triplex residential zones, lowrise
See Multi-family zones
Underlying zones
See Maps
Union Station corridor, goals, objectives 23.66.310
University

commercial zones 23.47.004
industrial zones 23.50.012
off-street parking 23.54.015
University of Washington
major institution overlay district
See also Major institution overlay district
applicability of provisions 23.69.006
Upper-level development standards, use requirements
See Downtown zones
Special review districts

Uses
See Specific Use
Accessory uses
Conditional use, administrative
Conditional use, council
Conditional uses
MASTER USE PERMIT
Nonconforming uses
Permitted uses
Principal uses
Prohibited uses
SHORELINE MASTER PROGRAM
Temporary uses

Utilities
See also Utility service uses
commercial zones 23.47.004
industrial zones 23.50.012
loading berth requirements 23.54.035

Utility service uses
See also Public facilities
Utilities
commercial zones 23.47.004
industrial zones 23.50.012
multi-family zones 23.45.106
off-street parking 23.54.015
single-family zones 23.44.036

Variance
land use decision requirements
See LAND USE DECISIONS
master use permit requirements

For current SMC, contact
the Office of the City Clerk

See MASTER USE PERMIT
permitted when, requirements generally 23.40.020
Vegetable sales, outdoor
RC zone 23.46.004
Vehicle access
See also Off-street parking
Parking
Streets, alleys
sewage treatment plant
single-family zones 23.44.036
Vehicle repair
loading berth requirements 23.54.035
major
commercial zones 23.47.004
minor
commercial zones 23.47.004
off-street parking 23.54.015
Vehicle sales, rental
commercial zones 23.47.004
loading berth requirements 23.54.035
off-street parking 23.54.015
Venting
industrial zones 23.50.042
Vessel, mass production
See Commercial vessels, mass production
Recreational vessels, mass production
Vessel repair
major
commercial zones 23.47.004
minor
commercial zones 23.47.004
off-street parking 23.54.015
Veterans Administration Hospital, regulations generally
See Major institutions
View corridor
commercial zones 23.47.015
downtown zones 23.49.024
industrial zones 23.50.018
Violation
See also Enforcement
Violation citation procedure
additional relief 23.90.022
compliance time
determination 23.90.008
extension 23.90.016
designated 23.90.002

emergency order 23.90.012
penalty

accessory dwelling unit, unauthorized, in single-family structure, civil penalties,

exceptions 23.90.019

civil penalty 23.90.018

criminal penalty 23.90.020

review of notice 23.90.014

stop work order 23.90.010

Violation citation procedure

applicability, designated violations 23.91.002

citation

See also hearings, procedure, effect

failure to respond, effect 23.91.008

issuance when, contents, service 23.91.004

response requirements 23.91.006

hearings, procedure, effect

contested hearings 23.91.012

failure to appear, effect 23.91.014

mitigation hearings 23.91.010

not to affect other enforcement actions 23.91.002

penalty

alternative criminal penalty 23.91.018

collection 23.91.022

designated 23.91.016

failure to appear at hearing, assessment when 23.91.014

failure to respond, assessment when 23.91.008

violation

See also Specific Subject

nuisance, declaration when, abatement 23.91.020

separate violation each day 23.91.024

Violence

See Domestic violence shelter

Vocational school

commercial zones 23.47.004

industrial zones 23.50.018

off street parking 23.54.015

Vocational training for disabled

multi-family zones 23.45.004

single-family zones 23.44.006

Wall dimensions

DMR zone 23.49.164

IDR zone 23.49.246

Warehouse

See also Mini-warehouse

commercial zones 23.47.004

industrial zones 23.50.012

For current SMC, contact
the Office of the City Clerk

loading berth requirements 23.54.035
off-street parking 23.54.015
Sand Point overlay district 23.72.008
SM zone 23.48.008
Water quality
 industrial zones 23.50.006
Whip antenna
 development standards
 commercial zones 23.57.012
 downtown zones 23.57.013
 historic districts 23.57.014
 industrial zones 23.57.015
 landmark districts 23.57.014
 locations, permitted, prohibited 23.57.009
 multi-family zones 23.57.011
 residential small lot zones 23.57.010
 single-family zones 23.57.010
 special review districts 23.57.014
 visual impacts, design standards 23.57.016
 general regulations
 See Communication utilities
 permitted, prohibited where 23.57.005
Wholesale showroom
 See Showroom, wholesale
Wholesale uses
 International District special review district 23.66.328
Work-release center
 commercial zones 23.47.004
 DMC zone 23.49.122
 DOC 1 zone 23.49.046
 DOC2 zone 23.49.066
 DRC zone 23.49.096
 off-street parking 23.54.015
Yard
 See also Setbacks
 Yard requirements
 measurement procedure 23.86.010
Yard requirements
 See also Setbacks
 Yard
 clustered housing planned development
 single-family zones 23.44.024
institutions
 single-family zones 23.44.022
measurement 23.86.010
planned residential developments

For current SMC, contact
the Office of the City Clerk

single-family zones 23.44.034
RSL zone
cottage housing developments 23.43.012
one dwelling unit per lot 23.43.008
tandem housing 23.43.010

single-family zones
See also Specific Use
principal uses 23.44.014

Zones

See also Specific Zone
Commercial zones
Industrial zones
Multi-family zones
Overlay districts
SHORELINE MASTER PROGRAM
Single-family zones
Special review districts

boundary interpretation 23.30.020
classifications
designated 23.30.010
property not specifically zoned 23.30.030

overlay districts
See Maps

Overlay districts

underlying
See Maps

LAND USE DECISIONS

See also MASTER USE PERMIT

Application

contents, fees, procedure generally 23.76.040
hearing
See Hearings
notice requirements 23.76.042
report requirements 23.76.050
scoping, draft EIS requirements 23.76.044

EIS

draft EIS, requirements 23.76.044
final EIS
decision, time limits 23.76.049
notice requirements 23.76.048
preparation, time limits 23.76.049

Framework designated 23.76.004

Hearings

See also Specific Decision
procedures generally 23.76.046

For current SMC, contact
the Office of the City Clerk

Legislative decisions
hearings

See also procedures
notice requirements 23.76.062

procedures

city facilities 23.76.064

generally 23.76.062

shoreline master program amendments 23.76.066

text amendment 23.76.068

report requirements 23.76.070

Master use permit

See Framework designated

MASTER USE PERMIT

Purpose of provisions

Meetings, procedure 23.76.046

Pre-application conference 23.76.038

Purpose of provisions 23.76.002

Quasi-judicial decisions

approval

See also approval, disapproval

expiration, extension 23.76.060

approval, disapproval

procedure generally 23.76.056

rules 23.76.058

consideration procedure 23.76.054

hearing, recommendation procedures 23.76.052

Required when 23.76.036

Time limits 23.76.005

LANDMARKS PRESERVATION BOARD

Land use

downtown zones

development rights transfer duties 23.49.033, 23.49.052, 23.49.072

public benefit features duties 23.49.050, 23.49.070, 23.49.100, 23.49.126, 23.49.152

LAND USE POLICIES

See LAND USE

SHORELINE MASTER PROGRAM

LOT BOUNDARY ADJUSTMENTS

Application, contents 23.28.020

Approval criteria 23.28.030

Purpose of provisions 23.28.010

MASTER USE PERMIT

See also LAND USE DECISIONS

For current SMC, contact
the Office of the City Clerk

Appeals procedures

administrative appeals 23.76.022

subdivision decisions 23.76.024

suspension, revocation decisions 23.76.034

Application

contents, fees, procedure generally 23.76.010

hearing, procedures 23.76.016

meeting, public, when, regulations 23.76.015

notice requirements 23.76.012

scoping, draft EIS requirements 23.76.014

subdivision application, report, recommendations 23.76.023

Approval, procedures generally

See Decisions

Decisions

procedures generally 23.76.020

turnaround time, limits

EIS, final, decision 23.76.019

generally 23.76.005

Design review

early design guidance process 23.76.011

exemption when 23.76.026

general permit procedures, applicability

See Specific Subject

land use decision framework, applicability 23.76.004

pre-application conference 23.76.008

required when 23.76.006, 23.76.026

Development rights, vesting

innovative housing design demonstration program, applicability of provisions 23.40.050

landslide-prone areas exceptions 23.76.026

Dwelling unit, accessory

single-family zones 23.44.041

EIS

draft EIS, requirements 23.76.014

final EIS

decision, time limits 23.76.019

notice requirements 23.76.018

preparation, time limits 23.76.019, 23.76.049

Expiration, renewal 23.76.032

Framework 23.76.004

Hearings, procedures 23.76.016

Innovative housing design demonstration program, applicability of provisions 23.40.050

Issuance conditions 23.76.028

Landslide-prone areas, development rights vesting exceptions 23.76.026

Major phased development

commercial zones 23.47.007

generally 23.76.006

For current SMC, contact
the Office of the City Clerk

industrial zones 23.50.015

Northgate overlay district development agreements 23.71.020

Pre-application conference 23.76.008

Purpose of provisions 23.76.002

Renewal procedure 23.76.032

Required when 23.76.006

Subdivisions

See also Specific Subject

application, report, recommendations 23.76.023

development rights, vesting 23.76.028

open record hearing, decision 23.76.024

Suspension, revocation 23.76.034

Temporary uses

required when 23.76.006

MAYOR

Special review board appointment 23.66.020

METROPOLITAN SERVICES DEPARTMENT

Subdivision preliminary plat review duties 23.22.024

NEIGHBORHOODS DEPARTMENT DIRECTOR

Land use

downtown zones

landmark structures, major performing arts facilities, low-income housing TDR site,
development rights transfer duties 23.49.033

International District special review district

board coordinator appointment 23.66.314

certificate issuance, denial 23.66.316

Pioneer Square preservation district

board duties 23.66.110

demolition approval 23.66.115

setback standards modification permitting authority 23.66.150

School joint use, reuse

criteria, permitted uses establishment 23.78.012

school use advisory committee convening 23.78.002

special review board duties 23.66.020

special review district

approval certificate issuance, denial 23.66.030

land use applications copies, delivery duty 23.66.035

parking access location determination 23.66.170

rule, regulation adoption 23.66.025

use, development standard recommendations 23.66.025

PARKS, RECREATION SUPERINTENDENT

Subdivision preliminary plat review duties 23.22.024

PIONEER SQUARE PRESERVATION BOARD

Coordinator, duties generally 23.66.110

Demolition recommendation 23.66.115

Established 23.66.110

Height review 23.66.132

Sign review 23.66.160

PLANNED COMMUNITY DEVELOPMENT

See LAND USE

PLANNED UNIT DEVELOPMENT

See LAND USE DECISIONS

PUBLIC HEALTH DIRECTOR

Subdivision preliminary plat review duties 23.22.024

SEATTLE PUBLIC UTILITIES DIRECTOR

Land use

solid waste, recyclable materials storage space requirements modification authority

commercial zones 23.47.029

downtown zones 23.49.015

multi-family zones 23.45.006

SM zone 23.48.031

Subdivision preliminary plat review duties 23.22.024

SEATTLE TRANSPORTATION DIRECTOR

See TRANSPORTATION DIRECTOR

SHORELINE MASTER PROGRAM

Access

See Public access, regulated

Accessory uses

See also Conditional uses

Council conditional uses

Permitted uses

Special uses

CM environment 23.60.422

CR environment 23.60.362, 23.60.365

determination, criteria 23.60.092

Advertising signs, requirements, regulations generally 23.60.180

Agriculture uses

UI environment 23.60.850

Aircraft facilities, waterbased

UM environment

upland lots 23.60.730

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

waterfront lots 23.60.722
Airport, waterbased

CM environment 23.60.424

CW environment 23.60.484

UG environment

upland lots 23.60.788

waterfront lots 23.60.782

UH environment

upland lots 23.60.670

UI environment

upland lots 23.60.850

waterfront lots 23.60.842

US environment

upland lots 23.60.608

waterfront lots 23.60.602

Anchor buoys

CN environment 23.60.240

Animal services

UG environment

upland lots 23.60.788

waterfront lots 23.60.780

UM environment 23.60.730

US environment 23.60.608

Applicability

See Construction of provisions

Regulations supplemental, applicability

Shoreline district

Shoreline goals and policies designated, applicability

Application procedures

See also Specific Subject

generally 23.60.064

Aquaculture

CM environment

upland lots 23.60.432

waterfront lots 23.60.420

CN environment 23.60.242

CP environment 23.60.302

CR environment 23.60.360

UG environment

upland lots 23.60.788

waterfront lots 23.60.780

UH environment

upland lots 23.60.670

waterfront lots 23.60.660

UI environment

upland lots 23.60.850

For current SMC, contact
the Office of the City Clerk

waterfront lots 23.60.840
UM environment
upland lots 23.60.730
waterfront lots 23.60.720
US environment
upland lots 23.60.608
waterfront lots 23.60.600
Aquatic noxious weed control regulations 23.60.210
Artist's studio/dwelling
UG environment
upland lots 23.60.788
waterfront lots 23.60.784
US environment 23.60.604
Automotive retail sales, services
UG environment 23.60.788
UM environment 23.60.730
US environment 23.60.608
Banquet facilities
historic vessel use
UM environment 23.60.724
Beach club
CM environment
upland lots 23.60.432
waterfront lots 23.60.420, 23.60.424
CR environment 23.60.365
CW environment 23.60.484
location regulations 23.60.202
UH environment
upland lots 23.60.670
waterfront lots 23.60.660
UI environment 23.60.844
UM environment
conditional use 23.60.724
upland lots 23.60.730
UR environment
upland lots 23.60.546
waterfront lots 23.60.542
US environment
upland lots 23.60.608
waterfront lots 23.60.600
Beach protection, natural
See also Bulkheads
CM environment
upland lots 23.60.432
waterfront lots 23.60.424
CN environment 23.60.242

CP environment 23.60.302
CR environment 23.60.364
methods generally 23.60.186
UG environment
 upland lots 23.60.788
 waterfront lots 23.60.782
UH environment
 upland lots 23.60.670
 waterfront lots 23.60.662
UI environment
 upland lots 23.60.850
 waterfront lots 23.60.842
UM environment
 upland lots 23.60.730
 waterfront lots 23.60.722
UR environment
 upland lots 23.60.546
 waterfront lots 23.60.542
US environment 23.60.602
Bicycle path
 CP environment 23.60.302
Boat club
 CM environment
 upland lots 23.60.432
 waterfront lots 23.60.420, 23.60.424
 CR environment 23.60.365
 CW environment 23.60.484
 location regulations 23.60.202
 UH environment
 upland lots 23.60.670
 waterfront lots 23.60.660
 UI environment 23.60.844
 UM environment
 conditional use 23.60.724
 upland lots 23.60.730
 UR environment
 upland lots 23.60.546
 waterfront lots 23.60.542
 US environment
 upland lots 23.60.608
 waterfront lots 23.60.600
Boat dry storage
 CM environment
 upland lots 23.60.432
 waterfront lots 23.60.424
Boat, large, sales, rental

See also Boat rental
CM environment
upland lots 23.60.432
waterfront lots 23.60.424

Boat launching ramp
CR environment 23.60.365
Boat parts, accessories sales
CM environment
conditional use 23.60.426
upland lots 23.60.432
CR environment 23.60.365
CW environment 23.60.486
historic vessel use
UM environment 23.60.724
UH environment 23.60.664
UI environment 23.60.844
UM environment
conditional use 23.60.724
upland lots 23.60.730
US environment 23.60.604

Boat rental
See also Boat, large, sales, rental
CW environment 23.60.484

Breakbulk
See Cargo terminal, breakbulk
Breakwaters, jetties, restrictions, regulations 23.60.190
Bridge

CM environment
upland lots 23.60.432
waterfront lots 23.60.424
CN environment 23.60.242
CP environment 23.60.304
CR environment 23.60.364
UG environment
upland lots 23.60.788
waterfront lots 23.60.780
UH environment
upland lots 23.60.670
waterfront lots 23.60.660
UI environment
upland lots 23.60.850
waterfront lots 23.60.840
UM environment
upland lots 23.60.730
waterfront lots 23.60.720
UR environment

For current SMC, contact
the Office of the City Clerk

upland lots 23.60.546
waterfront lots 23.60.540
US environment
upland lots 23.60.608
waterfront lots 23.60.600
Building
See Specific Subject
Height limits
Bulkheads
CM environment
upland lots 23.60.432
waterfront lots 23.60.424
CN environment 23.60.244
CP environment 23.60.304
CR environment 23.60.3640
extensions, limited, procedure, time limits, appeals 23.60.06
permitted when, regulations 23.60.188
UG environment
upland lots 23.60.788
waterfront lots 23.60.782
UH environment
upland lots 23.60.670
waterfront lots 23.60.662
UI environment
upland lots 23.60.850
waterfront lots 23.60.842
UM environment
upland lots 23.60.730
waterfront lots 23.60.722
UR environment
upland lots 23.60.546
waterfront lots 23.60.542
US environment
upland lots 23.60.608
waterfront lots 23.60.602
Business signs, requirements, regulations generally 23.60.180
Business uses
See Commercial uses
Cargo terminal
See also Cargo terminal, breakbulk
UG environment
upland lots 23.60.788
waterfront lots 23.60.780
UI environment
upland lots 23.60.850
waterfront lots 23.60.840

UM environment

upland lots 23.60.730

waterfront lots 23.60.720

Cargo terminal, breakbulk

UH environment

upland lots 23.60.670

waterfront lots 23.60.660

Channel markers

CN environment 23.60.240

CM environment

See also Shoreline environments

accessory uses 23.60.422

conditional uses 23.60.426

council conditional uses 23.60.428

critical habitat areas protection 23.60.452

development standards 23.60.450

established, purpose, locational criteria 23.60.220

height limits 23.60.454

lot coverage 23.60.456

permitted uses

upland lots 23.60.432

waterfront lots 23.60.420

prohibited uses

upland lots 23.60.434

waterfront lots 23.60.430

public access, regulated 23.60.460

public facilities 23.60.436

special uses, waterfront lots 23.60.424

view corridors 23.60.458

CN environment

See also Shoreline environments

conditional uses 23.60.244

development standards 23.60.270

established, purpose, locational criteria 23.60.220

permitted uses 23.60.240

prohibited uses 23.60.246

public facilities 23.60.248

special uses 23.60.242

College

UH environment

conditional use 23.60.664

upland lots 23.60.670

waterfront lots 23.60.660

UI environment

upland lots 23.60.850

waterfront lots 23.60.840

Seattle Municipal Code
December 2005 code update file
Text provided for historic reference only.

UM environment
upland lots 23.60.730
waterfront lots 23.60.720

Commercial uses
CM environment
conditional uses 23.60.426
upland lots 23.60.432
waterfront lots 23.60.424

CW environment
conditional use 23.60.486
special use 23.60.484

UG environment
upland lots 23.60.788
waterfront lots 23.60.780

UH environment
conditional use 23.60.664
upland lots 23.60.670
waterfront lots 23.60.660

UI environment
conditional use 23.60.844
upland lots 23.60.850
waterfront lots 23.60.840

UM environment
conditional use 23.60.724
upland lots 23.60.730
waterfront lots 23.60.720

US environment
upland lots 23.60.608
waterfront lots 23.60.600

Communication utilities
UH environment
upland lots 23.60.670
waterfront lots 23.60.662

Community center
UH environment
upland lots 23.60.670
waterfront lots 23.60.660

UR environment
upland lots 23.60.546
waterfront lots 23.60.542

Conditional uses
See also Council conditional uses
Permits
Shoreline conditional uses

CM environment
generally 23.60.724

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
December 2025 code update file
Text provided for historic reference only.

upland lots 23.60.432
CN environment 23.60.244
CP environment 23.60.304
CR environment 23.60.365
CW environment 23.60.486
UG environment 23.60.784
UH environment 23.60.664
UI environment 23.60.844
UM environment
 generally 23.60.724
 upland lots 23.60.730
US environment 23.60.604
Congregate residence
 See also Residential uses
 UR environment 23.60.540
 US environment 23.60.608
Conservancy management environment
 See CM environment
Conservancy navigation environment
 See CN environment
Conservancy preservation environment
 See CP environment
Conservancy recreation environment
 See CR environment
Conservancy waterway environment
 See CW environment
Construction of provisions 23.60.012
Council conditional uses
 See also Conditional uses
 Permits
 Shoreline conditional uses
approval
 criteria 23.60.038
 procedure generally 23.60.068
CM environment 23.60.428
UH environment 23.60.666
UI environment 23.60.846
CP environment
 See also Shoreline environments
 conditional uses 23.60.304
 development standards 23.60.330
 established, purpose, locational criteria 23.60.220
 height limits 23.60.334
 natural areas protection 23.60.332
 permitted uses 23.60.300
 prohibited uses 23.60.306

For current SMC, contact
the Office of the City Clerk

public facilities 23.60.308
special uses 23.60.302
CR environment
See also Shoreline environments
accessory uses 23.60.362
conditional uses 23.60.365
development standards 23.60.390
established, purpose, locational criteria 23.60.220
height limits 23.60.394
lot coverage 23.60.396
natural areas protection 23.60.392
permitted uses 23.60.360
prohibited uses 23.60.368
public access, regulated 23.60.400
public facilities 23.60.370
special uses 23.60.364
view corridors 23.60.398

Craft center, small

CR environment 23.60.365

Craft work

UG environment

upland lots 23.60.788

waterfront lots 23.60.780

UH environment

upland lots 23.60.670

waterfront lots 23.60.660

UI environment

conditional use 23.60.844

upland lots 23.60.850

waterfront lots 23.60.840

UM environment

conditional 23.60.724

upland lots 23.60.730

US environment

conditional use 23.60.604

upland lots 23.60.608

waterfront lots 23.60.600

Critical habitat areas protection

See also Natural areas protection

CM environment 23.60.452

Cruise ship terminal facilities

US environment

upland lots 23.60.608

waterfront lots 23.60.600

Custom work

UM environment 23.60.730

For current SMC, contact
the Office of the City Clerk

US environment

conditional use 23.60.604

upland lots 23.60.608

waterfront lots 23.60.600

CW environment

See also Shoreline environments

conditional uses 23.60.486

development standards 23.60.510

established, purpose, locational criteria 23.60.220

height limits 23.60.514

lot coverage 23.60.516

prohibited uses 23.60.488

public access, regulated 23.60.520

public facilities 23.60.490

structures in waterways, regulations 23.60.512

use regulations

generally 23.60.480

permitted uses 23.60.482

special uses 23.60.484

view corridors 23.60.518

Day care center

UH environment

upland lots 23.60.670

waterfront lots 23.60.660

Definitions 23.60.900-23.60.946

Design review

See Shoreline design review

Development

See also Specific Subject

Substantial development permit

completion requirements 23.60.026

construction commencement restrictions 23.60.072

inconsistent, prohibited 23.60.016

laboratory

See Research, development laboratory

lot split into two, more shoreline environments 23.60.0

Development standards

See also Specific Subject

applicable standards designated 23.60.150

CM environment 23.60.450

CN environment 23.60.270

CP environment 23.60.330

CR environment 23.60.390

CW environment 23.60.510

generally, applicability 23.60.152, 23.60.179

major water-dependent use

For current SMC, contact
the Office of the City Clerk

UH environment 23.60.666
multi-family developments 23.60.198
UG environment 23.60.810
UH environment 23.60.690
UI environment
 generally 23.60.870
 water-related uses 23.60.890
UM environment 23.60.750
UR environment 23.60.570
US environment 23.60.630
District
 See Shoreline district
Diving area, underwater
 CN environment 23.60.242
 CP environment 23.60.302
Dredge material disposal site, open water
 CN environment 23.60.244
Dredged material disposal
 CN environment 23.60.242
Dredging
 CM environment
 upland lots 23.60.432
 waterfront lots 23.60.424
 CN environment 23.60.244
 CP environment 23.60.304
 CR environment 23.60.364
 CW environment 23.60.484
 requirements, regulations generally 23.60.182
 UG environment
 upland lots 23.60.788
 waterfront lots 23.60.782
 UH environment
 upland lots 23.60.670
 waterfront lots 23.60.662
 UI environment
 upland lots 23.60.850
 waterfront lots 23.60.842
 UM environment
 upland lots 23.60.730
 waterfront lots 23.60.722
 UR environment 23.60.542
 US environment
 upland lots 23.60.608
 waterfront lots 23.60.602
Drinking establishment
 CM environment

Seattle Municipal Code
December 2025 code update file
Text provided for historic reference only.

conditional use 23.60.426
upland lots 23.60.432
CR environment 23.60.365
CW environment 23.60.486
UG environment
upland lots 23.60.788
waterfront lots 23.60.780
UH environment
conditional use 23.60.664
upland lots 23.60.670
waterfront lots 23.60.660
UI environment 23.60.844
UM environment
conditional use 23.60.724
upland lots 23.60.730
US environment
conditional use 23.60.604
upland lots 23.60.608
waterfront lots 23.60.600
Drive-in business, drive-in window location restrictions 23.60.158
Dry boat storage
See Boat dry storage
Dry land creation
See Landfill
Dwelling unit
See also Residential uses
UG environment
upland lots 23.60.788
waterfront lots 23.60.780
UI environment 23.60.840
Eating establishment
CM environment
conditional use 23.60.426
upland lots 23.60.432
CR environment 23.60.365
CW environment 23.60.486
UG environment
upland lots 23.60.788
waterfront lots 23.60.780
UH environment
conditional use 23.60.664
upland lots 23.60.670
waterfront lots 23.60.660
UI environment 23.60.844
UM environment
conditional use 23.60.724

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
December 2005 code update file
Text provided for historic reference only.

upland lots 23.60.730
US environment
conditional use 23.60.604
upland lots 23.60.608
waterfront lots 23.60.600
Education facilities
See Specific Subject
Research, education facilities
Enforcement procedures 23.60.082
Entertainment services
UG environment 23.60.788
Entertainment uses
historic vessel use
UM environment 23.60.724
UG environment 23.60.780
UH environment
upland lots 23.60.670
waterfront lots 23.60.660
US environment
conditional uses 23.60.604
upland lots 23.60.608
waterfront lots 23.60.600
Environmentally critical areas
See Specific Subject
Fee schedule 23.60.080
Ferry terminal facilities, foot passenger
US environment
upland lots 23.60.608
waterfront lots 23.60.600
Fill operations
See Landfill
Fine arts school
UI environment 23.60.850
Fishing vessel, commercial, moorage
US environment
upland lots 23.60.608
waterfront lots 23.60.600
Float
CM environment 23.60.422
CR environment 23.60.362
residential development, accessory to, regulations 23.60.204
Floating dolphin
CN environment 23.60.244
Floating home
See also Floating home moorage
House Barge

See Ordinance for 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

Residential uses
nonconforming, restrictions, regulations generally 23.60.196
restrictions, regulations generally 23.60.196

Floating home moorage

UR environment
upland lots 23.60.546
waterfront lots 23.60.540

US environment
conditional use 23.60.604
upland lots 23.60.608
waterfront lots 23.60.600

Floatplane facilities

See Aircraft facilities, waterbased
Airport, waterbased

Food establishment

See Eating establishment

Food processing

UG environment
upland lots 23.60.788
waterfront lots 23.60.780

UH environment
upland lots 23.60.670
waterfront lots 23.60.660

UI environment
conditional use 23.60.844
upland lots 23.60.850
waterfront lots 23.60.840

UM environment
conditional use 23.60.724
upland lots 23.60.730
waterfront lots 23.60.720

US environment
upland lots 23.60.608
waterfront lots 23.60.600

General environment

See UG environment

Goals designated, applicability 23.60.004

Habitat protection

See Critical habitat areas protection
Natural areas protection

Harbor tour boat terminal facilities

US environment
upland lots 23.60.608
waterfront lots 23.60.600

Harborfront environment

See UH environment

Height limits

See also Measurements

CM environment 23.60.454

CP environment 23.60.334

CR environment 23.60.394

CW environment 23.60.514

major water-dependent use

UH environment 23.60.666

UG environment 23.60.812

UH environment 23.60.692

UI environment 23.60.872

UM environment 23.60.752

UR environment 23.60.572

US environment 23.60.632

Helistop

UH environment 23.60.666

High-impact uses

UG environment

upland lots 23.60.788

waterfront lots 23.60.782

UI environment 23.60.850

Historic character area review

UH environment 23.60.704

Historic ship, commercial uses

CM environment

conditional use 23.60.426

upland lots 23.60.432

CW environment 23.60.486

UH environment 23.60.664

US environment 23.60.604

Historic ship repair

CW environment 23.60.486

Historic vessel facilities

US environment

upland lots 23.60.608

waterfront lots 23.60.600

Historic vessel uses

non-water-dependent uses

UM environment 23.60.724

Hotel

UH environment

upland lots 23.60.670

waterfront lots 23.60.660

House barge

permitted use, conditions 23.60.090

Household retail sales, services

For current SMC, contact
the Office of the City Clerk

CM environment 23.60.432
CR environment 23.60.365
CW environment 23.60.486
UG environment

upland lots 23.60.788
waterfront lots 23.60.780

UH environment
conditional use 23.60.664
upland lots 23.60.670
waterfront lots 23.60.660

UI environment 23.60.844
UM environment
conditional use 23.60.724
upland lots 23.60.730

US environment
conditional use 23.60.604
upland lots 23.60.608
waterfront lots 23.60.600

Industrial environment
See UI environment

Institute for advanced study

CM environment
upland lots 23.60.432
waterfront lots 23.60.424

UH environment
conditional use 23.60.664
upland lots 23.60.670
waterfront lots 23.60.660

UI environment
upland lots 23.60.850
waterfront lots 23.60.840

UM environment
upland lots 23.60.730
waterfront lots 23.60.720

Institutional uses

CM environment 23.60.432
UG environment
upland lots 23.60.788
waterfront lots 23.60.780

UI environment
upland lots 23.60.850
waterfront lots 23.60.840

UM environment
upland lots 23.60.730
waterfront lots 23.60.720

UR environment

upland lots 23.60.546
waterfront lots 23.60.542
US environment 23.60.608
Institutions
UH environment
conditional use 23.60.664
upland lots 23.60.670
waterfront lots 23.60.660
UI environment 23.60.850
US environment
upland lots 23.60.608
waterfront lots 23.60.600
Intakes, outfalls, regulations 23.60.194
Jetty, restrictions, regulations 23.60.190
Land use policies
generally
See LAND USE
shoreline goals and policies 23.60.004

Landfill

CM environment
upland lots 23.60.432
waterfront lots 23.60.424
CN environment 23.60.244
CP environment 23.60.304
CR environment 23.60.364
CW environment 23.60.484
restrictions, regulations generally 23.60.184
types permitted
See Specific Environment
UG environment
upland lots 23.60.788
waterfront lots 23.60.782
UH environment
upland lots 23.60.670
waterfront lots 23.60.662
UI environment
upland lots 23.60.850
waterfront lots 23.60.842
UM environment
upland lots 23.60.730
waterfront lots 23.60.722
UR environment
upland lots 23.60.546
waterfront lots 23.60.542
US environment
upland lots 23.60.608

For current SMC, contact
the Office of the City Clerk

waterfront lots 23.60.602
Loading, unloading facilities
See Off-street parking, loading
Location, feasible, reasonable alternative determination, requirements
See Plan shoreline permit

Lodging

UH environment 23.60.670

US environment 23.60.608

Lot coverage

See also Measurements

CM environment 23.60.456

CR environment 23.60.396

CW environment 23.60.516

major water-dependent use

UH environment 23.60.666

UG environment 23.60.814

UH environment 23.60.694

UI environment 23.60.874

UM environment 23.60.754

UR environment 23.60.574

US environment 23.60.634

Lot depth 23.60.956

Major water-dependent use

UH environment 23.60.666

Management environment

See CM environment

Manufacturing

UG environment

upland lots 23.60.788

waterfront lots 23.60.780

UI environment

upland lots 23.60.850

waterfront lots 23.60.840

UM environment

conditional use 23.60.724

upland lots 23.60.730

Manufacturing uses

UH environment

conditional use 23.60.664

upland lots 23.60.670

waterfront lots 23.60.660

UM environment

conditional use 23.60.724

waterfront lots 23.60.720, 23.60.722

US environment

upland lots 23.60.608

For current SMC, contact
the Office of the City Clerk

waterfront lots 23.60.600
Marina, recreational
CM environment

upland lots 23.60.432

waterfront lots 23.60.424

requirements, restrictions, regulations generally 23.60.200

UI environment 23.60.844

UM environment

conditional use 23.60.724

upland lots 23.60.730

Marine retail sales, services

UG environment

upland lots 23.60.788

waterfront lots 23.60.780

UH environment

upland lots 23.60.670

waterfront lots 23.60.660

UI environment

upland lots 23.60.850

waterfront lots 23.60.840

UM environment

upland lots 23.60.730

waterfront lots 23.60.720

US environment

conditional use 23.60.604

upland lots 23.60.608

waterfront lots 23.60.600

Marine service station

CM environment

upland lots 23.60.432

waterfront lots 23.60.424

Maritime environment

See UM environment

Maritime museum

See also Museum

UH environment

upland lots 23.60.670

waterfront lots 23.60.660

US environment

upland lots 23.60.608

waterfront lots 23.60.600

Measurements

applicability of provisions 23.60.950

lot coverage percentage

generally 23.60.958

water-dependent uses, water-dependent incentive 23.60.960

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
December 2005 code update file
Text provided for historic reference only.

lot depth 23.60.956
lot width 23.60.962
size limits
 US environment 23.60.633
structure height 23.60.952
view corridors 23.60.954
Medical services
 UG environment
 upland lots 23.60.788
 waterfront lots 23.60.780
 UH environment 23.60.670
 UM environment 23.60.730
 US environment 23.60.608
Mini-warehouse
 UG environment
 upland lots 23.60.788
 waterfront lots 23.60.780
 UI environment 23.60.844
 UM environment
 conditional use 23.60.724
 upland lots 23.60.730
 US environment
 upland lots 23.60.608
 waterfront lots 23.60.600
Moorage
 See also Floating home moorage
 Vessel, recreational, saltwater moorage
commercial
 CW environment 23.60.484
major water-dependent use
 UH environment 23.60.666
 UH environment 23.60.770
Mortuary services
 US environment 23.60.608
Multi-family residence
 See also Residential uses
 UM environment
 conditional use 23.60.724
 upland lots 23.60.730
 UR environment
 upland lots 23.60.546
 waterfront lots 23.60.540
 US environment
 conditional use 23.60.604
 upland lots 23.60.608
Museum

For current SMC, contact
the Office of the City Clerk

See also Maritime museum
CM environment
 upland lots 23.60.432
 waterfront lots 23.60.424
CW environment 23.60.484
UH environment 23.60.664
Natural areas protection
 See also Critical habitat areas protection
CP environment 23.60.332
CR environment 23.60.392
Navigation environment
 See CN environment
Navigational aids
 CN environment 23.60.240
Nonconforming uses, structures
 applicability of provisions
 generally 23.60.120
 use, structure trespassing, violating state regulations 23.60.126
 continuance regulations
 nonconforming structures 23.60.124
 nonconforming uses 23.60.122
Nonhousehold retail sales, services
 UH environment 23.60.670
 UM environment
 conditional use 23.60.724
 upland lots 23.60.730
Nonhousehold sales, services
 UG environment
 upland lots 23.60.788
 waterfront lots 23.60.780
 UI environment 23.60.844
 US environment 23.60.608
Nonprofit uses
 CW environment 23.60.480
Noxious aquatic weeds, control regulations 23.60.210
Nursing home
 See also Residential uses
 UR environment 23.60.540
 US environment 23.60.608
Office
 UG environment
 upland lots 23.60.788
 waterfront lots 23.60.780
 UH environment
 upland lots 23.60.670
 waterfront lots 23.60.660

UI environment 23.60.844

UM environment

conditional use 23.60.724

upland lots 23.60.730

US environment

upland lots 23.60.608

waterfront lots 23.60.600

Offshore facilities

CN environment 23.60.244

Off-street parking, loading

See also Parking

marinas, recreational 23.60.200

regulations generally 23.60.156

Open space

US environment

upland lots 23.60.608

waterfront lots 23.60.600

Open space uses

CM environment 23.60.432

UG environment

upland lots 23.60.788

waterfront lots 23.60.780

UI environment 23.60.850

UR environment 23.60.546

US environment

upland lots 23.60.608

waterfront lots 23.60.600

Open storage

See Storage, open

Outdoor storage

See Storage, outdoor

Outfalls, regulations 23.60.194

Parking

See also Off-street parking, loading

UG environment 23.60.788

UH environment

upland lots 23.60.670

waterfront lots 23.60.660

US environment 23.60.608

Parking area, surface

UH environment 23.60.670

Parking garage

UH environment 23.60.670

Passenger terminal

See also Passenger terminal, waterbased

Passenger terminal, water-dependent

For current SMC, contact
the Office of the City Clerk

UG environment
upland lots 23.60.88
waterfront lots 23.60.780

UI environment
upland lots 23.60.850
waterfront lots 23.60.840

UM environment 23.60.730

Passenger terminal, waterbased

CM environment 23.60.42

Passenger terminal, water-dependent

CM environment 23.60.424

UH environment
upland lots 23.60.670
waterfront lots 23.60.660

UM environment 23.60.720

US Environment
upland lots 23.60.608
waterfront lots 23.60.600

Pedestrian path

CP environment 23.60.302

Permits

See also MASTER USE PERMIT

Plan shoreline permit

Substantial development permit

application

See also Application procedures

decision, filing with state, review when 23.60.070

revision, procedure, appeals 23.60.076

Permitted uses

CM environment
upland lots 23.60.432
waterfront lots 23.60.420

CN environment 23.60.240

CP environment 23.60.300

CR environment 23.60.360

CW environment
designated 23.60.482
generally 23.60.480

determination, criteria 23.60.090

UG environment
upland lots 23.60.788
waterfront lots 23.60.780

UH environment
upland lots 23.60.670
waterfront lots 23.60.660

UI environment

For current SMC, contact
the Office of the City Clerk

upland lots 23.60.850
waterfront lots 23.60.840
UM environment
upland lots 23.60.730
waterfront lots 23.60.720
UR environment
upland lots 23.60.546
waterfront lots 23.60.540
US environment
upland lots 23.60.608
waterfront lots 23.60.600
Personal retail sales, services
CM environment
conditional use 23.60.426
upland lots 23.60.432
CR environment 23.60.365
CW environment 23.60.486
UG environment
upland lots 23.60.788
waterfront lots 23.60.780
UH environment
conditional use 23.60.664
upland lots 23.60.670
waterfront lots 23.60.660
UI environment 23.60.844
UM environment
conditional use 23.60.724
upland lots 23.60.730
US environment
conditional use 23.60.604
upland lots 23.60.608
waterfront lots 23.60.600
Personal transportation services
UH environment 23.60.670
UM environment 23.60.730
Pier
CM environment 23.60.422
CR environment 23.60.362
residential development, accessory to, regulations 23.60.204
Piling
See Floating dolphin
Pier
Plan shoreline permit
See also Permits
required when, procedure generally 23.60.066
validity period 23.60.074

Policies designated, applicability 23.60.004

Preservation environment

See CP environment

Principal uses

See Permitted uses

Prohibited uses

CM environment

upland lots 23.60.434

waterfront lots 23.60.430

CN environment 23.60.246

CP environment 23.60.306

CR environment 23.60.368

CW environment 23.60.488

UG environment

upland lots 23.60.790

waterfront lots 23.60.786

UH environment 23.60.672

UI environment

upland lots 23.60.852

waterfront lots 23.60.848

UM environment

upland lots 23.60.732

waterfront lots 23.60.728

UR environment

upland lots 23.60.548

waterfront lots 23.60.544

US environment

upland lots 23.60.610

waterfront lots 23.60.606

Protective structures

See Shoreline protective structures

Public access, regulated

CM environment 23.60.460

CR environment 23.60.400

CW environment 23.60.520

major water-dependent use

UH environment 23.60.666

marinas, recreational 23.60.200

requirements, regulations generally 23.60.160

UG environment 23.60.818

UH environment 23.60.702

UI environment 23.60.882

UM environment 23.60.758

UR environment 23.60.578

US environment 23.60.638

Public facilities

For current SMC, contact
the Office of the City Clerk

CM environment 23.60.436
CN environment 23.60.248
CP environment 23.60.308
CR environment 23.60.370
CW environment 23.60.490
permitted use, conditions 23.60.090
UG environment 23.60.795
UH environment
 upland lots 23.60.670
 waterfront lots 23.60.660
UI environment 23.60.854
UM environment 23.60.734
UR environment 23.60.550
US environment 23.60.612
Public uses

 CW environment 23.60.480
Purpose, title of provisions 23.60.002
Railroad

 See also Railroad, rail transit
 CP environment 23.60.304
 CR environment 23.60.364
 UG environment
 upland lots 23.60.788
 waterfront lots 23.60.780
 UH environment
 upland lots 23.60.670
 waterfront lots 23.60.660
 UI environment
 upland lots 23.60.850
 waterfront lots 23.60.840
 UM environment
 upland lots 23.60.730
 waterfront lots 23.60.720
 UR environment
 upland lots 23.60.546
 waterfront lots 23.60.540
 US environment
 upland lots 23.60.608
 waterfront lots 23.60.600

Railroad, rail transit
 See also Railroad
 restrictions, regulations generally 23.60.208

Recreation environment
 See CR environment

Recreation uses, shoreline
 CM environment

upland lots 23.60.432
waterfront lots 23.60.420, 23.60.424
CR environment 23.60.360
CW environment 23.60.484
UH environment
upland lots 23.60.670
waterfront lots 23.60.660
UI environment
upland lots 23.60.850
waterfront lots 23.60.840
UM environment
upland lots 23.60.730
waterfront lots 23.60.720
UR environment
upland lots 23.60.546
waterfront lots 23.60.540
Recycling center
UM environment 23.60.730
Recycling collection station
US environment 23.60.608
Recycling uses
UI environment
upland lots 23.60.850
waterfront lots 23.60.840
Reef, underwater
CN environment 23.60.242
CP environment 23.60.302
Regulations supplemental, applicability
generally 23.60.014
nonregulated activities designated 23.60.018
Research, development laboratory
UG environment
upland lots 23.60.788
waterfront lots 23.60.780
UH environment
conditional use 23.60.664
upland lots 23.60.670
waterfront lots 23.60.660
UI environment
upland lots 23.60.850
waterfront lots 23.60.840
UM environment
conditional use 23.60.724
upland lots 23.60.730
US environment 23.60.608
Research, education facilities

UI environment
upland lots 23.60.850
waterfront lots 23.60.840

UM environment
upland lots 23.60.730
waterfront lots 23.60.720

Residences

See also Floating home
Residential uses
restrictions, regulations generally 23.60.198

US environment
upland lots 23.60.608
waterfront lots 23.60.600

Residential environment

See UR environment

Residential uses

See also Congregate residence
Dwelling unit
Floating home
Multi-family residence
Nursing home
Residences
Single-family dwelling unit

UH environment 23.60.670

UM environment 23.60.730

UR environment
upland lots 23.60.546
waterfront lots 23.60.540

US environment
conditional use 23.60.604
upland lots 23.60.608
waterfront lots 23.60.600

Restaurant

See Eating establishment

Retail sales, services

CM environment
conditional use 23.60.426
upland lots 23.60.432

CR environment 23.60.365

CW environment 23.60.486

UG environment
upland lots 23.60.788
waterfront lots 23.60.780

UH environment
conditional use 23.60.664
upland lots 23.60.670

For current SMC, contact
the Office of the City Clerk

waterfront lots 23.60.660
UI environment
conditional use 23.60.844
upland lots 23.60.850
UM environment
conditional use 23.60.724
upland lots 23.60.730
waterfront lots 23.60.720
US environment
conditional use 23.60.604
waterfront lots 23.60.600
Salvage uses
UI environment
upland lots 23.60.850
waterfront lots 23.60.840
Seaplane
See Aircraft facilities, waterbased
Airport, waterbased
Services
See Specific Subject
Personal retail sales, services
Retail sales, services
Setbacks
floating homes 23.60.196
UH environment 23.60.696
UI environment 23.60.878
Sewage treatment plant
CM environment
expansion, council conditional use 23.60.428
upland lots 23.60.432
waterfront lots 23.60.424
UI environment 23.60.846
Shoreline conditional uses
See also Application procedures
Conditional uses
Council conditional uses
approval criteria 23.60.034
Shoreline design review
land use decision framework, applicability
See LAND USE DECISIONS
master use permit required, requirements
See MASTER USE PERMIT
required when 23.60.154
Shoreline district
See also Shoreline environments
established, applicability of provisions 23.60.010

Shoreline environments

See also Specific Environment
established, designated 23.60.220
redesignation procedure 23.60.060

Shoreline fills

See Landfill

Shoreline goals and policies designated, applicability 23.60.004

Shoreline protective structures

CM environment

special use 23.60.424

upland lots 23.60.432

CN environment

conditional use 23.60.244

permitted when 23.60.246

special use 23.60.242

CP environment

conditional use 23.60.304

permitted when 23.60.306

special use 23.60.302

CR environment 23.60.364

CW environment 23.60.484

UG environment

upland lots 23.60.788

waterfront lots 23.60.782

UH environment

upland lots 23.60.670

waterfront lots 23.60.662

UI environment

upland lots 23.60.850

waterfront lots 23.60.842

UM environment 23.60.722

UR environment 23.60.542

US environment

upland lots 23.60.608

waterfront lots 23.60.602

Shoreline recreation uses

See Recreation uses, shoreline

Shoreline variances

See also Application procedures
Permits

approval criteria 23.60.036

Showroom, wholesale

UG environment

upland lots 23.60.788

waterfront lots 23.60.780

UH environment 23.60.664

For current SMC, contact
the Office of the City Clerk

UI environment

upland lots 23.60.850

waterfront lots 23.60.840

UM environment

conditional use 23.60.724

upland lots 23.60.730

waterfront lots 23.60.720

US environment

upland lots 23.60.608

waterfront lots 23.60.600

Signs, requirements, regulations generally 23.60.180

Single-family dwelling unit

See also Residential uses

CR environment 23.60.365

UR environment

upland lots 23.60.546

waterfront lots 23.60.540

US environment

conditional use 23.60.604

upland lots 23.60.608

waterfront lots 23.60.600

Small craft center

CR environment 23.60.365

Solid waste transfer station

UG environment

upland lots 23.60.788

waterfront lots 23.60.780

UI environment

upland lots 23.60.850

waterfront lots 23.60.840

Special uses

See also Application procedures

Permits

approval criteria 23.60.032

CM environment

upland lots 23.60.432

waterfront lots 23.60.424

CN environment 23.60.242

CP environment 23.60.302

CR environment 23.60.364

CW environment 23.60.484

UG environment

upland lots 23.60.788

waterfront lots 23.60.782

UH environment

upland lots 23.60.670

For current SMC, contact
the Office of the City Clerk

waterfront lots 23.60.662
UI environment
upland lots 23.60.850
waterfront lots 23.60.842
UM environment
upland lots 23.60.730
waterfront lots 23.60.722
UR environment
upland lots 23.60.546
waterfront lots 23.60.542
US environment
upland lots 23.60.608
waterfront lots 23.60.602
Stable environment
See US environment
Standards
See Specific Subject
Development standards
Storage, open
US environment
upland lots 23.60.608
waterfront lots 23.60.600
Storage, outdoor
UG environment
upland lots 23.60.788
waterfront lots 23.60.780
UH environment 23.60.664
UI environment
upland lots 23.60.850
waterfront lots 23.60.840
UM environment
conditional use 23.60.724
upland lots 23.60.730
waterfront lots 23.60.720
US environment 23.60.608
Street
CM environment
upland lots 23.60.432
waterfront lots 23.60.424
CP environment 23.60.304
CR environment 23.60.364
new, restrictions, regulations generally 23.60.206
UG environment
upland lots 23.60.788
waterfront lots 23.60.780
UH environment

upland lots 23.60.670
waterfront lots 23.60.660
UI environment
upland lots 23.60.850
waterfront lots 23.60.840
UM environment
upland lots 23.60.730
waterfront lots 23.60.720
UR environment
upland lots 23.60.546
waterfront lots 23.60.540
US environment
upland lots 23.60.608
waterfront lots 23.60.600
Submerged lands, designation 23.60.220
Substantial development permit
See also Application procedures
Permits
exemptions
designated 23..60.020
determination 23.60.062
issuance criteria 23.60.030
required when
development partly out of shoreline district 23.60.022
generally 23.60.020
rescinding, suspending, when 23.60.078
time limits 23.60.074
Terminal facilities
See also Specific Terminal
US environment
upland lots 23.60.608
waterfront lots 23.60.600
Title of provisions 23.60.002
Transit vehicle base
UM environment 23.60.730
Tugboat services
CW environment 23.60.484
UI environment
upland lots 23.60.850
waterfront lots 23.60.840
UM environment
upland lots 23.60.730
waterfront lots 23.60.720
UG environment
See also Shoreline environments
conditional uses, waterfront lots 23.60.784

development standards 23.60.810
established, purpose, locational criteria 23.60.220
height limits 23.60.812
lot coverage 23.60.814
permitted uses

upland lots 23.60.788
waterfront lots 23.60.780

prohibited uses
upland lots 23.60.790
waterfront lots 23.60.786
public access, regulated 23.60.818
public facilities 23.60.795
special uses, waterfront lots 23.60.782
view corridors 23.60.816

UH environment

See also Shoreline environments
conditional uses 23.60.664
council conditional uses 23.60.666
development standards 23.60.690
established, purpose, locational criteria 23.60.220
height limits 23.60.692
historic character area, development review requirements 23.60.704
lot coverage 23.60.694
moorage requirements

See also permitted uses
council conditional uses 23.670.664
generally 23.60.700

permitted uses
upland lots 23.60.670
waterfront lots 23.60.660
prohibited uses
upland lots 23.60.672
waterfront lots 23.60.668
public access, regulated 23.60.702
public facilities
upland lots 23.60.670
waterfront lots 23.60.660
setbacks 23.60.696
special uses, waterfront lots 23.60.662
view corridors 23.60.698

UI environment

See also Shoreline environments
conditional uses 23.60.844
council conditional uses 23.60.846
development standards
generally 23.60.870

For current SMC, contact
the Office of the City Clerk

water-related uses 23.60.8890
established, purpose, locational criteria 23.60.220
height limits 23.60.872
lot coverage 23.60.874
permitted uses

upland lots 23.60.850
waterfront lots 23.60.840

prohibited uses
upland lots 23.60.852
waterfront lots 23.60.848
public access, regulated 23.60.882
public facilities 23.60.854
setbacks 23.60.878
special uses, waterfront lots 23.60.842
view corridors 23.60.876

UM environment

See also Shoreline environments
conditional uses 23.60.724
development standards 23.60.750
established, purpose, locational criteria 23.60.220
height limits 23.60.752
lot coverage 23.60.754
permitted uses
upland lots 23.60.730
waterfront lots 23.60.720
prohibited uses
upland lots 23.60.732
waterfront lots 23.60.728
public access, regulated 23.60.734
public facilities 23.60.734
special uses, waterfront lots 23.60.722
use regulations, Lake Union, Portage Bay 23.60.760
view corridors 23.60.756

UR environment

See also Shoreline environments
development standards 23.60.570
established, purpose, locational criteria 23.60.220
height limits 23.60.572
lot coverage 23.60.574
permitted uses
upland lots 23.60.546
waterfront lots 23.60.540
prohibited uses
upland lots 23.60.548
waterfront lots 23.60.544
public access, regulated 23.60.578

public facilities 23.60.550
special uses, waterfront lots 23.60.542
view corridors 23.60.576
Urban general environment
 See UG environment
Urban harborfront environment
 See UH environment
Urban industrial environment
 See UI environment
Urban maritime environment
 See UM environment
Urban residential environment
 See UR environment
Urban stable environment
 See US environment
US environment
 See also Shoreline environments
conditional uses 23.60.604
development standards 23.60.630
established, purpose, locational criteria 23.60.220
height limits 23.60.632
lot coverage 23.60.634
offices, size limits 23.60.633
permitted uses
 upland lots 23.60.608
 waterfront lots 23.60.600
prohibited uses
 upland lots 23.60.610
 waterfront lots 23.60.606
public access, regulated 23.60.638
public facilities 23.60.612
special uses, waterfront lots 23.60.602
use location regulations
 above-ground-floor uses 23.60.640
 Lake Union, Portage Bay 23.60.642
view corridors 23.60.636
Uses
 See Specific Subject
 Accessory uses
 Conditional uses
 Council conditional uses
 Permitted uses
 Prohibited uses
 Special uses
Utility extensions, limited, procedure, time limits, appeals 23.60.065
Utility lines

Seattle Municipal Code
December 2005 code update file
Text prepared for historic reference only.

CM environment
upland lots 23.60.432
waterfront lots 23.60.420

CN environment 23.60.242
CP environment 23.60.302
CR environment 23.60.364
CW environment 23.60.484
regulations generally 23.60.192

UG environment
upland lots 23.60.788
waterfront lots 23.60.780

UH environment
upland lots 23.60.670
waterfront lots 23.60.662

UI environment
upland lots 23.60.850
waterfront lots 23.60.840

UM environment
upland lots 23.60.730
waterfront lots 23.60.720

UR environment
upland lots 23.60.546
waterfront lots 23.60.540

US environment
upland lots 23.60.608
waterfront lots 23.60.600

Utility services uses

CM environment
upland lots 23.60.432
waterfront lots 23.60.420

UG environment
upland lots 23.60.788
waterfront lots 23.60.780

UH environment
upland lots 23.60.670
waterfront lots 23.60.662

UI environment
upland lots 23.60.850
waterfront lots 23.60.840

UM environment
upland lots 23.60.730
waterfront lots 23.60.720

UR environment
upland lots 23.60.546
waterfront lots 23.60.540

US environment

For current SMC, contact
the Office of the City Clerk

upland lots 23.60.608
waterfront lots 23.60.600
Variances
 See Shoreline variances
Vessel, recreational, saltwater moorage
 US environment
 upland lots 23.60.608
 waterfront lots 23.60.600
Vessel repair
 CM environment
 upland lots 23.60.432
 waterfront lots 23.60.424
 CW environment 23.60.484
View corridor
 CM environment 23.60.458
 CR environment 23.60.398
 CW environment 23.60.518
 major water-dependent use
 UH environment 23.60.666
 measurements 23.60.954
 requirements, regulations generally 23.60.162
 UG environment 23.60.816
 UH environment 23.60.698
 UT environment 23.60.876
 UM environment 23.60.756
 UR environment 23.60.576
 US environment 23.60.636
Viewpoint
 CP environment 23.60.302
Violation, enforcement procedures 23.60.082
Vocational school
 UH environment
 conditional use 23.60.664
 upland lots 23.60.670
 waterfront lots 23.60.660
 UI environment 23.60.850
 UM environment
 upland lots 23.60.730
 waterfront lots 23.60.720
Warehouse
 UG environment
 upland lots 23.60.788
 waterfront lots 23.60.780
 UH environment
 conditional use 23.60.664
 upland lots 23.60.670

UI environment
 upland lots 23.60.850
 waterfront lots 23.60.840
UM environment
 conditional use 23.60.724
 upland lots 23.60.730
 waterfront lots 23.60.720
US environment
 upland lots 23.60.608
 waterfront lots 23.60.600
Waterfront interpretive center
 US environment
 upland lots 23.60.608
 waterfront lots 23.60.600
Waterway environment
 See CW environment
Waterway, structures within
 CW environment 23.60.512
Weeds, aquatic noxious weed control regulations 23.60.210
Wholesale showroom
 See Showroom, wholesale
Yacht club
 CM environment
 upland lots 23.60.432
 waterfront lots 23.60.420, 23.60.424
 CR environment 23.60.365
 CW environment 23.60.484
 location regulations 23.60.202
 UH environment
 upland lots 23.60.670
 waterfront lots 23.60.660
 UI environment 23.60.844
 UM environment
 conditional use 23.60.724
 upland lots 23.60.730
 UR environment
 upland lots 23.60.546
 waterfront lots 23.60.542
 US environment
 upland lots 23.60.608
 waterfront lots 23.60.600
Yard requirements
 single-family dwellings 23.60.198
Zones
 See Shoreline district
 Shoreline environments

SUBDIVISIONS

See also LAND USE DECISIONS

LOT BOUNDARY ADJUSTMENTS

Clustered housing

See also Residential cluster development
land use regulations

See LAND USE

Compliance

noncompliance, effect 23.20.012
required, requirements generally 23.20.008

Cottage housing development

land use regulations

See LAND USE

unit lot subdivision requirements, regulations, applicability 23.22.062, 23.24.045

Design standards

See also Specific Subject
exceptions 23.22.106
generally 23.22.100

Environmentally critical areas, compliance requirements 23.22.058

Exemptions from regulations 23.20.004

Final plat

approval, determination, effect 23.22.074
certificate requirements 23.22.068
contents, technical standards 23.22.066
filing requirements 23.22.064
resubmission 23.22.078
review 23.22.070
submission 23.22.072

Improvements 23.22.102

Master use permit, requirements, regulations

See MASTER USE PERMIT

Preliminary plat

application procedure 23.22.016
approval
 effect 23.22.028
 recommendation, public use, interest 23.22.054
contents 23.22.020
dedication requirements 23.22.052
disapproval, recommendation, public use, interest 23.22.054
distribution for recommendations 23.22.024
environmentally critical areas, compliance requirements 23.22.058
flood control zones, state approval required 23.22.056
hazardous conditions, protective improvements 23.22.050
land use decision requirements

See LAND USE DECISIONS

unit lot subdivisions, regulations, applicability 23.22.062
Purpose of provisions 23.20.002
Reserved land
development
permitted when 23.22.088
prohibited when 23.22.086
public use, acquisition 23.22.082
recording on plat 23.22.084
Residential cluster development
land use regulations
See LAND USE
unit lot subdivision requirements, regulations, applicability 23.22.062, 23.24.045
Short plat
application
contents 23.24.020
filing 23.24.010
approval
criteria 23.24.040
decision 23.24.050
contents 23.24.030
dedication access requirements 23.24.035
resubdivision restrictions 23.24.060
single-family lots with multiple dwelling units, requirements, regulations, applicability 23.24.046
unit lot subdivisions, regulations, applicability 23.24.045
Single-family residences
land use regulations
See LAND USE
multiple dwelling units on single-family lot, subdivision requirements, regulations, applicability
23.24.046
unit lot subdivision requirements, regulations, applicability 23.22.062, 23.24.045
Survey
control monuments, permanent 23.22.096
meander line, property contiguous to water 23.22.098
notes 23.22.094
requirements generally 23.22.092
Townhouses
land use regulations
See LAND USE
unit lot subdivision requirements, regulations, applicability 23.22.062, 23.24.045
Transportation concurrency, level-of-service standards 23.22.060
Unit lot subdivisions, regulations, applicability 23.22.062, 23.24.045

SUBDIVISIONS

TRANSPORTATION DEPARTMENT

Land use

For current SMC, contact
the Office of the City Clerk

Northgate overlay district transportation management program compliance monitoring duties
23.71.018

TRANSPORTATION DIRECTOR

Land use

Northgate overlay district transportation management program duties 23.71.018

sign regulations enforcement duties 23.90.004

special review districts, parking, access consultation 3.66.170

Shoreline master program

floating home, floating home moorage use and occupancy permit approval 23.60.196

Subdivisions

final plat

certification duties 23.22.072

review duties 23.22.070

preliminary plat review duties 23.22.024

street width decrease determination duties 23.22.100

ZONES

See LAND USE

SHORELINE MASTER PROGRAM

ZONING

See LAND USE

LOT BOUNDARY ADJUSTMENT

MASTER USE PERMIT

SHORELINE MASTER PROGRAM

SUBDIVISIONS

For current SMC, contact
the Office of the City Clerk