

Seattle Municipal Code
September 2007 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 23.47A.004

DH2 zone 23.49.324

DMC zone 23.49.046

DMR zone 23.49.148

DOC1 zone 23.49.046

DOC2 zone 23.49.046

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 23.47A.006
major phase development permit expiration date determination 23.47A.007
screening, landscaping requirements reduction, waiver authority 23.47A.016
solid waste, recyclable materials storage space requirements modification authority
23.47A.029

decisions

See Specific Subject

Land use decisions

downtown zones

combined lot development 23.49.041
residential penthouse above height limit in DRC zone, development standards
modification authority 23.49.008

drive-in businesses, queuing space requirements determination 23.47A.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 23.47A.007

industrial zones 23.50.015

modulation requirements compliance determination 23.86.020

multi-family zones

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 and planned community development process duties 23.76.011

notice duties

See also Specific Subject

generally 23.76.024

renewal authority 23.76.032

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

For current SMC, contact
the Office of the City Clerk

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

FIRE CHIEF

Subdivision preliminary plat review duties 23.22.024

HEARING EXAMINER

Land use

For current SMC, contact
the Office of the City Clerk

decisions

See Specific Subject

Land use decisions

interpretation appeals hearing 21.88.020

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

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

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

For current SMC, contact
the Office of the City Clerk

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 23.47A.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

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

For current SMC, contact
the Office of the City Clerk

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 23.47A.004
off-street parking
generally 23.54.015
Northgate overlay district 23.71.016
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 23.47A.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 23.47A.004

off-street parking 23.54.015
Adult panorama
commercial zones 23.47A.004
off-street parking 23.54.015
Advertising sign
See Signs
Agriculture uses
commercial zones 23.47A.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 23.47A.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

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

Animal health services
commercial zones 23.47A.004
industrial zones 23.50.012

Animal husbandry
commercial zones 23.47A.004
off-street parking 23.54.015

Animal keeping
commercial zones 23.47A.026

For current SMC, contact
the Office of the City Clerk

Animal services

- commercial zones 23.47A.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
- downtown zoning 23.49.028
- 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 and interpretation 23.84.001

Applicability of provisions

See Transition to Land Use Code

Aquaculture

- commercial zones 23.47A.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

For current SMC, contact
the Office of the City Clerk

See MASTER USE PERMIT
Artist's studio/dwelling
commercial zones 23.47A.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 23.47A.004
industrial zones 23.50.012

Assisted living facilities
commercial zones
permitted use 23.47A.004
use, development standards 23.47A.035
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 23.47A.004

Auditorium
off-street parking 23.54.016

Automotive parts, accessories sales
commercial zones 23.47A.004
loading berth requirements 23.54.035
off-street parking 23.54.015

Automotive retail sales, services
commercial zones 23.47A.004
industrial zones 23.50.012

Ball court
off-street parking 23.54.015

Bank, drive-in, standards
commercial zones 23.47A.028

Bed and breakfast
commercial zones 23.47A.004
multi-family zones 23.45.160
off-street parking 23.54.015
single-family zones 23.44.051

Beekeeping

For current SMC, contact
the Office of the City Clerk

commercial zones 23.47A.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 23.47A.011
Bicycle parking
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 23.47A.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 23.47A.004
off-street parking 23.54.015
Boat sales, rental, large boats
commercial zones 23.47A.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 23.47A.006

Business establishment

See Specific Business

Business incubator

commercial zones 23.47A.004

loading berth requirements 23.54.035

off-street parking 23.54.015

Business sign

See Signs

Business support services

commercial zones 23.47A.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

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 23.47A.004

standards 23.47A.028

loading berth requirements 23.54.035

off-street parking 23.54.015

For current SMC, contact
the Office of the City Clerk

Caretaker's quarters

commercial zones 23.47A.004

industrial zones 23.50.012

off-street parking 23.54.015

Cargo terminal

commercial zones 23.47A.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 23.47A.004

existing

commercial zones 23.47A.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 23.47A.004

industrial zones 23.50.012

multi-family zones 23.45.004

off-street parking 23.54.015

single-family zones

See also Home occupations

conditional use 23.44.022

principal use 23.44.006

Church

See Religious facility

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

rights vesting 23.76.026

Classification

For current SMC, contact
the Office of the City Clerk

See Zones
Club
See Specific Type
Club, private
commercial zones 23.47A.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 23.47A.004
industrial zones 23.50.012

Code
See also Rules
amendment
See Amendment

College
commercial zones 23.47A.004
industrial zones 23.50.012
off-street parking 23.54.015

Columbarium
single-family zones 23.44.058

Combined lot development
downtown zones 23.49.041

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 23.47A.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 23.47A.004
loading berth requirements 23.54.035
off-street parking 23.54.015

Commercial uses

For current SMC, contact
the Office of the City Clerk

commercial zones 23.47A.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

NC2 zone

NC3 zone

RC zone

Zones

animals

keeping, standards 23.47A.037

permitted, conditional, prohibited uses 23.47A.004

assisted living facilities

permitted use 23.47A.004

use, development standards 23.47A.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 23.47A.006

permitted, conditional, prohibited uses 23.47A.004

drive-in businesses

permitted, conditional, prohibited uses 23.47A.004

standards generally 23.47A.028

home occupations

permitted, conditional, prohibited uses 23.47A.004

requirements generally 23.47A.038

landmark structures, landmark districts, applicability 23.47A.027

landscaping 23.47A.016

light, glare 23.47A.022

live-work units

development standards 23.47A.036

loading

For current SMC, contact
the Office of the City Clerk

See parking, loading berths
major phased development, regulations 23.47A.007
mixed use developments
 density limits 23.47A.009
 development standards 23.47A.008
 setbacks 23.47A.014
mixed use structures, Northgate overlay district
 mixed use development definitions of 23.71.038
 residential uses, density limits 23.71.040
noise 23.47A.018
nonresidential uses
 permitted, conditional, prohibited uses 23.47A.004
 size restrictions 23.47A.010
odors 23.47A.020
outdoor activities 23.47A.011
parking, loading berths
 location, access 23.47A.032
 requirements generally 23.47A.030
permitted, conditional, prohibited uses
 See also mixed use developments
 mixed use structures, Northgate overlay district
 nonresidential uses
 residential structures, single-purpose
conditional uses 23.47A.006
designated 23.47A.004
drive-in businesses 23.47A.028
home occupations 23.47A.038
outdoor activities 23.47A.011
residential structures
 Northgate overlay district 23.71.044
 permitted use 23.47A.004
residential uses
 See Specific Subject
 mixed use developments
 mixed use structures, Northgate overlay district
scope of provisions 23.47A.002
screening, landscaping 23.47A.016
setbacks 23.47A.014
sign regulations
 See Signs
solid waste, recyclable materials storage space requirements 23.47A.029
street-level development standards 23.47A.008
street-level uses 23.47A.005
structure height, floor area ratio 23.47A.012
transportation concurrency level-of-service standards 23.47A.033
view corridor required when 23.47A.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 23.47A.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 23.47A.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

For current SMC, contact
the Office of the City Clerk

Community center

commercial zones 23.47A.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

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 23.47A.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

For current SMC, contact
the Office of the City Clerk

Conditional use, council

See also LAND USE DECISIONS

SHORELINE MASTER PROGRAM

commercial zones 23.47A.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

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 23.47A.004, 23.47A.006

DH2 zone 23.49.324

DMC zone 23.49.046

DMR zone 23.49.148

DOC1 zone 23.49.046

DOC2 zone 23.49.046

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

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

For current SMC, contact
the Office of the City Clerk

- single-family zones 23.44.034
- public facilities
 - commercial zones 23.47A.004
- RC zone 23.46.006
 - single-family zones
 - See also Specific Use
 - generally 23.44.018
 - SM zone 23.48.008
 - 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 23.47A.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 23.47A.004
 - loading berth requirements 23.54.035
- Construction services
 - commercial zones 23.47A.004
 - loading berth requirements 23.54.035
 - off-street parking 23.54.015
- Contract rezones 23.34.004
- Convenience store, multi-purpose
 - commercial zones 23.47A.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
Cow
commercial zones 23.47A.037
Craft work
commercial zones 23.47A.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 23.47A.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 23.47A.004
Northgate overlay district
major pedestrian streets 23.71.008
off-street parking
generally 23.54.015
Northgate overlay district 23.71.016
Dance hall
off-street parking 23-54.015
Day care center
See also Child care center
provisions for pet daycare center
commercial zones 23.47A.039
downtown zoning 23.49.028
industrial zones 23.50.049
Decisions
See LAND USE DECISIONS

For current SMC, contact
the Office of the City Clerk

MASTER USE PERMIT

Dedication, street alley improvement requirements

See Streets, alleys

Definitions Chapter 23.84

Demolition permit

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 23.47A.035

multi-family zones 23.45.082

SM zone 23.48.035

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 23.41.006

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

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

administrative design review process 23.41.016
generally 23.41.014
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
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
rights vesting 23.76.026
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 23.47A.035
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
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

For current SMC, contact
the Office of the City Clerk

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 23.47A.007

industrial zones 23.50.015

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

definitions of mixed use development 23.71.038

development agreements 23.71.020

green streets 23.71.010

major pedestrian streets 23.71.008

open space 23.71.014

parking, access 23.71.016

residential structures, 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

HR zone 23.45.074

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

For current SMC, contact
the Office of the City Clerk

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 23.47A.011
DMC zone
See Downtown zones
DMR zone

For current SMC, contact
the Office of the City Clerk

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

adult cabarets 23.49.030

alley width 23.49.022

applicability of provisions 23.49.006

bonus features modification 23.49.034

bonus floor area for amenities 23.49.013

bonus residential floor area for voluntary agreements for low income housing and moderate income housing 23.49.015

city/county transfer of development credits (TDC) program

rights vesting 23.76.026

combined lot development

applicability 23.49.041

communication utilities, accessory devices, minor 23.57.013

communication utilities, major 23.57.005

conditional uses

See also Specific Zone

discontinuance, re-establishment prohibited, exceptions 23.49.040

development credits

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

combined lot development 23.49.041

development rights transfer

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

combined lot development 23.49.041

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

conditional uses 23.49.046

established 23.30.010

parking 23.49.045

permitted uses 23.49.042

prohibited uses 23.49.044

street facade requirements 23.49.056

upper-level development standards 23.49.058

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

For current SMC, contact
the Office of the City Clerk

See also DOC1 zone floor area ratio
conditional uses 23.49.046
established 23.30.010
parking 23.49.045
permitted uses 23.49.042
prohibited uses 23.49.044
street facade requirements 23.49.056
upper-level development standards 23.49.058

DOC2 zone

See also DOC2 zone floor area ratio
conditional uses 23.49.046
established 23.30.010
parking 23.49.045
permitted uses 23.49.042
prohibited uses 23.49.044
street facade requirements 23.49.056
upper-level development standards 23.49.058

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
established 23.30.010
parking 23.49.094
permitted uses 23.49.090
prohibited uses 23.49.092
street facade requirements 23.49.106
upper-level development standards 23.49.108

established 23.30.010

floor area, chargeable 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 23.76.026
combined lot development 23.49.041

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
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

LEED silver rating, demonstration of 23.49.020

light, glare 23.49.025

live-work units

floor area ratio, exemptions 23.49.011

height limits 23.49.008

parking, accessory 23.49.146

lot in more than one zone, procedure 23.49.038

For current SMC, contact
the Office of the City Clerk

noise 23.49.025

noise standards 13.49.012

nonconforming structures, uses

See Nonconformity

odor 23.49.025

odor standards 23.49.014

office space development, annual, maximum 23.49.011

open space

generally 23.49.016

TDR site eligibility 23.49.017

overhead weather protection and lighting 23.49.018

parking

See also Specific Zone

Pike Market mixed zone

See PMM zone

Pioneer Square mixed zone

See PSM zone

planned community developments

See also LAND USE DECISIONS

permitted, procedures 23.49.036

PM 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 use, general requirements for 23.49.010

scope of provisions 23.49.002

sidewalk, alley widths 23.49.022

signs 23.55.034

solid waste recyclable materials storage space standards 23.49.025

street facade requirements

See Specific Zone

For current SMC, contact
the Office of the City Clerk

street-level use requirements 23.49.009
See also 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 23.47A.004
industrial zones 23.50.012
loading berth requirements 23.54.035
Northgate overlay district
major pedestrian streets 23.71.008

Drive-in business
commercial zones 23.47A.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
civil penalty for unauthorized dwelling units in single-family structures and for
unauthorized detached accessory dwelling units 23.90.019
commercial zones 23.47A.004
innovative housing design demonstration program established, purpose, scope,
applicability 23.40.050
single-family zones 23.44.041

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 23.47A.004
industrial zones 23.50.012

For current SMC, contact
the Office of the City Clerk

loading berth requirements 23.54.035
Northgate overlay district
major pedestrian streets 23.71.008

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

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 23.47A.004
industrial zones 23.50.012
loading berth requirements 23.54.035
Northgate overlay district
major pedestrian streets 23.71.008

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
regulations generally 23.86.028
SM zone 23.48.018

For current SMC, contact
the Office of the City Clerk

height measurement 23.86.024
modulation
 See Structure
street facade requirements
 See Downtown zones
 Street facade requirements
street-level facades 23.86.023
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

 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 23.47A.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 23.47A.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 23.47A.004

For current SMC, contact
the Office of the City Clerk

off-street parking 23.54.015
single-family zones 23.44.006
Floor area
See also Floor area ratio
industrial zones 23.50.027
major phased development
commercial zones 23.47A.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 23.47A.013
development credits
city/county transfer of development credits (TDC) program applicability 23.76.026
combined lot development 23.49.041
rights vesting 23.76.026
downtown zones
See also Downtown zones
city/county transfer of development credits (TDC) program applicability 23.76.026
combined lot development 23.49.041
industrial zones 23.50.028
Pike/Pine overlay district 23.73.008
stadium area transition overlay district 23.74.010
Food processing
commercial zones 23.47A.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 23.47A.011
Food store
See Specific Store
Specialty food store
Fowl, domestic
commercial zones 23.47.037
multi-family zones 23.45.148
single-family zones 23.44.048
Fruit sales, outdoor

RC zone 23.46.004
Garage, parking
DH2 zone 23.49.324
DMC zone 23.49.046
DMR zone 23.49.148
DOC1 zone 23.49.046
DOC2 zone 23.49.046
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 23.47A.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 23.47A.004
loading berth requirements 23.54.035
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 23.47A.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

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 23.49.046

DOC1 zone 23.49.046

DOC2 zone 23.49.046

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 23.47A.004, 23.47A.006

DH2 zone 23.49.324

DMC zone 23.49.046

DOC1 zone 23.49.046

DOC2 zone 23.49.046

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 23.47A.004

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

single-family zones 23.57.010

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
September 2007 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.

- 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 23.47A.032
- Horticultural uses
 - commercial zones 23.47A.004
 - off-street parking 23.54.015
 - Sand Point overlay district 23.72.008
- Hospital
 - commercial zones 23.47A.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 23.47A.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 23.47A.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
 - 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
 - 23.40.050
- HR zone

For current SMC, contact
the Office of the City Clerk

See Multi-family zones

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

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 23.47A.040
existing
single-family zones 23.44.022
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
Institutions

See also Major institutions
commercial zones 23.47A.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 23.47A.004
industrial zones 23.50.012
off-street parking 23.54.015

L1 zone

established 23.30.010
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

For current SMC, contact
the Office of the City Clerk

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 structure

See also Landmark performing arts theater

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

commercial zones 23.47A.027

demolition, restrictions, permit 23.40.008

multi-family zones 23.45.124

single-family zones 23.44.026

Landscaping

See also Screening

columbariums, garden wall crypts, mausoleums

single-family zones 23.44.058

commercial zones 23.47A.016

communication utilities, major 23.57.008

drive-in business

commercial zones 23.47A.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

For current SMC, contact
the Office of the City Clerk

public school
multi-family zones 23.45.112
single-family zones 23.44.017
SM zone 23.48.024
screening and landscaping of surface parking areas 23.49.019
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 23.47A.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
commercial zones 23.47A.004
industrial zones 23.50.012
off-street parking 23.54.015
Sand Point overlay district 23.72.008
LEED silver rating, demonstration of 23.49.020
Library
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
Light, glare
commercial zones 23.47A.022
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

Seattle Municipal Code
September 2007 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 source file.

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
storage space standards
downtown zones 23.49.025
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
parking location and access 23.47A.032
permitted use 23.47A.004
downtown zones
DMR zones, height regulations 23.49.008
floor area ratio, exemptions 23.49.011
parking, accessory 23.49.146
industrial uses 23.50.012
NC1 and NC2 zones, signs, on-premises signs
23.55.028
nonconforming uses 23.42.106
Northgate overlay district 23.71.038
off-street parking
requirements 23.54.015
standards 23.54.030
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
23.48.016
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
23.53.015
requirements and design criteria 23.53.004
For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
September 2007 code update file
Text provided for historic reference only.
See ordinances creating and amending
sections for complete text, graphics,
and tables used to confirm accuracy of
this source file.

Loading berths

commercial zones

location, access 23.47A.032

outdoor 23.47A.011

requirements generally 23.47A.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 23.47A.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

IDM zone 23.49.214

small lot, residential zone

See RSL zone

Lot area

major phased development

commercial zones 23.47A.007

industrial zones 23.50.015

per dwelling unit

lowrise zones 23.45.008

RSL zone

cottage housing developments 23.43.012

For current SMC, contact
the Office of the City Clerk

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
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 and moderate income housing
bonus residential floor area for voluntary agreements for 23.49.015

Low-income housing project
commercial zones 23.47A.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

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
September 2007 code update file
Text provided for historic reference only.

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 23.47A.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

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

For current SMC, contact
the Office of the City Clerk

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
Major institution policies
Major institution uses

bicycle parking 23.54.016
commercial zones 23.47A.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 23.47A.007
industrial zones 23.50.015
master use permit
See also MASTER USE PERMIT
expiration, renewal 23.47A.007, 23.50.015, 23.76.032
procedure 23.47A.007, 23.50.015
required 23.76.006

Manufacturing

commercial zones 23.47A.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

For current SMC, contact
the Office of the City Clerk

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
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) zones 23.34.080
C2 (commercial 2) zones 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) zones 23.34.074
NC2 (neighborhood commercial 2) zones 23.34.076
NC3 (neighborhood commercial 3) zones 23.34.078
pedestrian designation (suffix P) 23.34.086
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
rezone 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 23.47A.004
off-street parking 23.54.015

Marine retail sales, services

commercial zones 23.47A.004
industrial zones 23.50.012
loading berth requirements 23.54.035

Marine service station

commercial zones 23.47A.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 23.47A.004, 23.47A.006
industrial zones 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

For current SMC, contact
the Office of the City Clerk

stadium area transition overlay district 23.74.008

Meeting hall

commercial zones 23.47A.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 23.47A.004

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

development standards 23.47A.008

setbacks 23.47A.014

Mixed use structures

Northgate overlay district

mixed use development, definitions of 23.71.038

residential uses, density limits 23.71.040

Pike/Pine overlay district 23.73.008

Mobile home park

commercial zones 23.47A.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

For current SMC, contact
the Office of the City Clerk

commercial zones 23.47A.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 23.47A.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 23.47A.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 23.47A.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

For current SMC, contact
the Office of the City Clerk

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
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

For current SMC, contact
the Office of the City Clerk

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

For current SMC, contact
the Office of the City Clerk

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

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

For current SMC, contact
the Office of the City Clerk

Museum

commercial zones 23.47A.004
industrial zones 23.50.012
off-street parking 23.54.016
stadium area transition overlay district 23.74.008

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 23.47A.018
downtown zones 23.49.012
institutions
 multi-family zones 23.45.122
RC zone 23.46.016
SM zone 23.48.026
storage space standards 23.49.025

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

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

definitions of 23.71.038

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

major pedestrian streets 23.71.008

open space 23.71.014

parking, access 23.71.016

residential structures, 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

For current SMC, contact
the Office of the City Clerk

Nuisance

violations, designated, when, abatement 23.91.020

Nursing home

commercial zones 23.47A.004

industrial zones 23.50.012

multi-family zones

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 23.47A.020

industrial zones 23.50.044

RC zone 23.46.018

SM zone 23.48.028

storage space standards

downtown zones 23.49.025

Office

See also Specific Office

Office space

commercial zones 23.47A.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

RC zone 23.46.004

Sand Point overlay district 23.72.008

Office equipment sales, service, rental

commercial zones 23.47A.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

Parking

For current SMC, contact
the Office of the City Clerk

access standards
commercial zones 23.47A.032
designated 23.54.030
SM zone 23.48.034
clustered housing planned development
single-family zones 23.44.024
commercial zones
location, access 23.47A.032
requirements generally 23.47A.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
multi-family zones 23.45.082
SM zone 23.48.035
cottage housing developments

For current SMC, contact
the Office of the City Clerk

RSL zone 23.43.012
downtown zones
generally 23.49.016
TDR site eligibility 23.49.017
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 23.47A.011
Outdoor service areas
See Service areas, outdoor
Outdoor storage
See Storage, outdoor
Overhead weather protection and lighting
downtown zones 23.49.018
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
Panorama, adult
See Adult panorama
Park

commercial zones 23.47A.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 23.47A.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 23.47A.004, 23.47A.006
industrial zones 23.50.012

Parking

See also Garage, parking

Garage, private
Off-site parking
Off-street parking
Park and pool lot
Park and ride lot
Parking area

access standards

commercial zones 23.47A.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 23.47A.004

congregate residences

multi-family zones 23.45.080

distance to, requirements, measurement 23.86.034

downtown zones

DH1 zone 23.49.306
DH2 zone 23.49.322
DMC zone 23.49.045
DMR zone 23.49.146
DOC1 zone 23.49.045
DOC2 zone 23.49.045
DRC zone 23.49.094

parking quantity, location and access requirements 23.49.019

screening and landscaping of surface parking areas 23.49.019

Seattle Municipal Code
September 2007 code update file
Text provided for historic reference only.
See original for creating and amending
sections for complete text, graphics,
and tables to confirm accuracy of
this source file.

- 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
 - Parking
 - Park and pool lot
 - Park and ride lot

surface

- DH2 zone 23.49.324

For current SMC, contact
the Office of the City Clerk

DMC zone 23.49.046
DMR zone 23.49.148
DOC2 zone 23.49.046
surface, temporary
DOC1 zone 23.49.046
Parking garage
 See Garage, parking
Participant sports, recreation
 See Recreation, participant
 Sports, participant
Passenger terminal
 commercial zones 23.47A.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
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 23.47A.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 23.47A.004
 - DH1 zone 23.49.300
 - DH2 zone 23.49.318
 - DMC zone 23.49.046
 - DMR zone 23.49.142
 - DOC1 zone 23.49.042
 - DOC2 zone 23.49.046
 - 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
 - Pike/Pine overlay district 23.73.008
 - PM zone 23.49.336
 - PSM zone 23.49.170
- public facilities
 - See also Public facilities
 - commercial zones 23.47A.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 23.47A.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
 - RC zone 23.46.004
- Personal transportation services
 - commercial zones 23.47A.004
 - industrial zones 23.50.012
 - loading berth requirements 23.54.035
 - off-street parking 23.54.015
- Pets
 - provisions for pet daycare center
 - commercial zones 23.47A.039
 - downtown zoning 23.49.028
 - industrial zones 23.50.049
- Phased development

See Major phased development, regulations

Pier

single-family zones 23.44.052

Pig, miniature potbelly

commercial zones 23.47A.037

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

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 23.47A.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

Plaza, master use permit requirements

See MASTER USE PERMIT

PMM zone

See Downtown zones

Police precinct station

See also Public facilities

For current SMC, contact
the Office of the City Clerk

commercial zones 23.47A.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
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

For current SMC, contact
the Office of the City Clerk

See Downtown zones
Landmark performing arts theater
Prohibited uses
See also SHORELINE MASTER PROGRAM
commercial zones 23.47A.004
DH1 zone 23.49.300
DH2 zone 23.49.320
DMC zone 23.49.044
DMR zone 23.49.144
DOC1 zone 23.49.044
DOC2 zone 23.49.044
DRC zone 23.49.092
industrial zones 23.50.012
International District special review district 23.66.322
multi-family zones 23.45.106
Pike/Pine overlay district 23.73.008
Pioneer Square preservation district 23.66.122
PM 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

Police precinct station

Sewage treatment plant

Utility service uses

commercial zones 23.47A.004, 23.47A.006

DH2 zone 23.49.318, 23.49.324

DMC zone 23.49.042, 23.49.046

DOC1 zone 23.49.042, 23.49.046

DOC2 zone 23.49.042, 23.49.046

For current SMC, contact
the Office of the City Clerk

DRC zone 23.49.090

essential public facilities

commercial zones 23.47A.004

DH1 zone 23.49.300

DH2 zone 23.49.318

DMC zone 23.49.046

DMR zone 23.49.142

DOC1 zone 23.49.046

DOC2 zone 23.49.042

DRC zone 23.49.090

industrial zones 23.50.012

multi-family zones 23.45.106

Pioneer Square preservation district 23.66.120

PM 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

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

For current SMC, contact
the Office of the City Clerk

- 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 23.47A.004
 - industrial zones 23.50.012
 - off-street parking 23.54.015
 - with a mechanized hump
 - commercial zones 23.47A.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
 - off-street parking 23.54.015
 - outdoor
 - commercial zones 23.47A.011
 - off-street parking 23.54.015
- Recreation, participant
 - commercial zones 23.47A.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 23.47A.004
industrial zones 23.50.012
loading berth requirements 23.54.035
off-street parking 23.54.015
Recycling collection station
commercial zones 23.47A.004, 23.47A.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 23.47A.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 23.47A.011
Research, development laboratory
commercial zones 23.47A.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
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
See also Specific Type
commercial zones

For current SMC, contact
the Office of the City Clerk

permitted use 23.47A.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 structures, density limits, Northgate overlay district 23.71.040
use regulations 23.47A.004, 23.47A.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 23.47A.004
drive-in lanes, commercial zones 23.47A.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 23.47A.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
RC zone 23.46.004
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 23.49.046

DOC 1 zone 23.49.046

DOC2 zone 23.49.046

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

See Amendment

interpretation, procedure, appeals 23.88.020

promulgation 23.88.010

Sales

See also Specific Subject

Retail sales, services

outdoor

commercial zones 23.47A.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

For current SMC, contact
the Office of the City Clerk

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 23.47A.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

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 23.47A.016

communication utilities, accessory devices, minor

downtown zones 23.57.013

For current SMC, contact
the Office of the City Clerk

industrial zones 23.57.015
multi-family zones 23.57.011
single-family zones 23.57.010
drive-in business
commercial zones 23.47A.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 23.47A.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
screening and landscaping of surface parking areas 23.49.019
sewage treatment plant
single-family zones 23.44.036
stadium area transition overlay district 23.74.010
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 23.47A.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
 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

For current SMC, contact
the Office of the City Clerk

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 23.47A.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 23.47A.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

For current SMC, contact
the Office of the City Clerk

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

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

For current SMC, contact
the Office of the City Clerk

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 23.47A.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
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
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
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

For current SMC, contact
the Office of the City Clerk

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 23.47A.004
industrial zones 23.50.012, 23.50.014
Solid waste landfill
commercial zones 23.47A.004
Solid waste, recyclable materials storage space requirements
commercial zones 23.47A.029
downtown zones 23.49.025
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
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

For current SMC, contact
the Office of the City Clerk

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

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

For current SMC, contact
the Office of the City Clerk

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 23.47A.004
 industrial zones 23.50.012
 off-street parking 23.54.016
Sports arena
 See Spectator sports facility
Sports, outdoor
 commercial zones 23.47A.011
Sports, participant
 commercial zones 23.47A.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

Station area overlay district

application of regulations 23.61.006

established 23.61.004

location and access to parking 23.61.010

nonconforming uses 23.61.014

prohibited uses 23.61.008

purpose and intent 23.61.002

residential structures 23.61.012

Storage

See Specific Type

Storage, outdoor

commercial zones 23.47A.004, 23.47A.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

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
September 2007 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 code file.

- 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 23.49.009
 - See also Downtown zones
 - Special review districts
- Northgate overlay district
 - major pedestrian streets 23.71.008
- 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
 - 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

For current SMC, contact
the Office of the City Clerk

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

For current SMC, contact
the Office of the City Clerk

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

Title of provisions 23.02.010

Towing services
commercial zones 23.47A.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 23.47A.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
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 23.47A.033
downtown zones 23.49.021
exempt activities designated 23.52.002

For current SMC, contact
the Office of the City Clerk

- 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 23.47A.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
 - triplex residential zones, lowrise
 - See Multi-family zones
- Underlying zones
 - See Maps
- Union Station corridor, goals, objectives 23.66.310
- University
 - commercial zones 23.47A.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 23.47A.004
- industrial zones 23.50.012
- loading berth requirements 23.54.035

Utility service uses

- See also Public facilities

Utilities

- commercial zones 23.47A.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
 - 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 23.47A.004
- minor

For current SMC, contact
the Office of the City Clerk

commercial zones 23.47A.004
off-street parking 23.54.015
Vehicle sales, rental
commercial zones 23.47A.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 23.47A.004
minor
commercial zones 23.47A.004
off-street parking 23.54.015
Veterans Administration Hospital, regulations generally
See Major institutions
View corridor
commercial zones 23.47A.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
civil penalty 23.90.018
civil penalty for unauthorized dwelling units in single-family structures and for
unauthorized detached accessory dwelling units 23.90.019
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

For current SMC, contact
the Office of the City Clerk

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 23.47A.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 23.47A.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

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

For current SMC, contact
the Office of the City Clerk

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 23.47A.004
 DMC zone 23.49.046
 DOC 1 zone 23.49.046
 DOC2 zone 23.49.046
 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
 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

For current SMC, contact
the Office of the City Clerk

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

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

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

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 and planned community development process 23.76.011

exemption when 23.76.026

For current SMC, contact
the Office of the City Clerk

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 23.47A.007

generally 23.76.006

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

For current SMC, contact
the Office of the City Clerk

NEIGHBORHOODS DEPARTMENT DIRECTOR

Land use

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 23.47A.029

multi-family zones 23.45.006

SM zone 23.48.031

Subdivision preliminary plat review duties 23.22.024

For current SMC, contact
the Office of the City Clerk

SEATTLE MUNICIPAL CODE
September 2007 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 code file.
For current SMC, contact
the Office of the City Clerk

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

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
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

For current SMC, contact
the Office of the City Clerk

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

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

For current SMC, contact
the Office of the City Clerk

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

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

For current SMC, contact
the Office of the City Clerk

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
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
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

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
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
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

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

For current SMC, contact
the Office of the City Clerk

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
 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

For current SMC, contact
the Office of the City Clerk

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
 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

For current SMC, contact
the Office of the City Clerk

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
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

For current SMC, contact
the Office of the City Clerk

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

Seattle Municipal Code
September 2007 code update file
Text provided for historic reference only.

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
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

For current SMC, contact
the Office of the City Clerk

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
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

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

For current SMC, contact
the Office of the City Clerk

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
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

For current SMC, contact
the Office of the City Clerk

- 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
 - 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

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
September 2007 code update file
Text provided for historic reference only.

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
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

For current SMC, contact
the Office of the City Clerk

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

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

For current SMC, contact
the Office of the City Clerk

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
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

Seattle Municipal Code
September 2007 code update file
Text provided for historic reference only.

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

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
September 2007 code update file
Text prepared for historic reference only.

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

For current SMC, contact
the Office of the City Clerk

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
 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
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
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

For current SMC, contact
the Office of the City Clerk

- 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
 - 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

For current SMC, contact
the Office of the City Clerk

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

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

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

For current SMC, contact
the Office of the City Clerk

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

For current SMC, contact
the Office of the City Clerk

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

For current SMC, contact
the Office of the City Clerk

Seattle Municipal Code
September 2007 code update file
Text prepared for historic reference only.
See ordinances creating and amending
sections for complete text, graphics,
and to confirm accuracy of
this source file.

- 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
 - recordation 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

For current SMC, contact
the Office of the City Clerk

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

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

For current SMC, contact
the Office of the City Clerk

SHORELINE MASTER PROGRAM
SUBDIVISIONS

**Seattle Municipal Code
September 2007 code update file
Text provided for historic reference only.**

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

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