

Zoning Classifications

Below is a brief description of each of Seattle's zoning classifications. Find more specific information in the [Seattle Municipal Code 23.30.010](#) (Division 2 may be particularly helpful), and at the links below.

Zoning Designation	Abbreviation
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Residential, Single-family 9,600	SF 9600
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Areas typified by detached single family structures on lots compatible with the character of single family neighborhoods. Building type is a single dwelling unit, or with one single-family structure and one accessory unit within the same structure. 9,600 square feet is the minimum lot size required for each detached structure. Find details about this zone in our online [Single Family Zoning Chart](#).

Residential, Single-family 7,200	SF 7200
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Areas typified by detached single family structures on lots compatible with the character of single family neighborhoods. Building type is a single dwelling unit, or with one single-family structure and one accessory unit within the same structure. 7,200 square feet is the minimum lot size required for each detached structure. Find details about this zone in our online [Single Family Zoning Chart](#).

Residential, Single-family 5,000	SF 5000
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Areas typified by detached single family structures on lots compatible with the character of single family neighborhoods. Building type is a single dwelling unit, or with one single-family structure and one accessory unit within the same structure. 5,000 square feet is the minimum lot size required for each detached structure. Find details about this zone in our online [Single Family Zoning Chart](#).

Residential Small Lot	RSL
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An area within an urban village that allows for the development of smaller detached homes that may be more affordable than available housing in single family zones. Find details about this zone in our online [Single Family Zoning Chart](#).

Residential, Multifamily, Lowrise

Duplex/Triplex	LDT
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Two- or three-unit structure allowed (cottage housing is also an option), with a density limit of one unit per 2,000 square feet of lot area. Maximum lot coverage is 35%, or 45% for townhouses. 400 square-foot open space per unit is required, or one unit may have access to 600 square feet of common space. Find details about this zone in our online [Multifamily Zoning Chart](#).

Residential, Multifamily, Lowrise 1	L1
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Townhouses and cottage housing with a density limit of one unit per 1,600 square feet of lot area and a maximum lot coverage of 40% (50% for townhouses). An average of 300 square feet of open space is required per unit at ground level. Find details about this zone in our online [Multifamily Zoning Chart](#).

Residential, Multifamily, Lowrise 2	L2
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2 to 3-story lowrise apartment building or townhouses with a density limit of one unit per 1,200 square feet of lot area and a maximum of 40% lot coverage (50% for townhouses). An average of 30% of lot area is required for open space for apartments; or 300 square feet per unit for ground-related housing. Find details about this zone in our online [Multifamily Zoning Chart](#).

Residential, Multifamily, Lowrise 3 L3

3-story lowrise apartment building or townhouses with a density limit of one unit per 800 square feet of lot area and a maximum of 45% lot coverage (50% for townhouses). 25% of lot area is required for open space for apartments, or 30% if up to a third is provided in balconies or decks (300 square feet of private space per unit is allowed for ground-related housing.) Find details about this zone in our online [Multifamily Zoning Chart](#).

Residential, Multifamily, Lowrise 4 L4

4-story lowrise apartment building or townhouses with a density limit of one unit per 600 square feet of lot area, with a maximum lot coverage of 50%. 25% of lot area is required for open space for apartments, or 30% if up to a third is provided in balconies or decks (200 square feet of private space per unit for townhouses + 15% of lot area). Find details about this zone in our online [Multifamily Zoning Chart](#).

Residential, Multifamily, Midrise MR

Midrise apartment building with no density limit. The number of units depends on their size and lot size and there is no limit on lot coverage (building envelope is controlled by setbacks and structure width and depth limits). 25% of lot area is required for open space for apartments, or 30% if up to a third is provided in balconies or decks. Find details about this zone in our online [Multifamily Zoning Chart](#).

Residential, Multifamily, Highrise HR

Highrise apartment building that steps back with height and has no density limit. The number of units depends on their size. There is no limit on lot coverage (building envelope is controlled by setbacks and structure width and depth limits). 50% of lot area is required, half of which may be provided in balconies or decks. Find details about this zone in our online [Multifamily Zoning Chart](#).

Residential-Commercial RC

Allows certain types of commercial uses at the street-level, within structures that contain at least one dwelling unit. Find details about this zone in the [Seattle Municipal Code, Chapter 23.46](#).

Neighborhood Commercial 1 NC1

A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood, such as small grocery stores, hair salons, and coffee shops. Building types are small commercial structures, multi-story mixed use and residential structures. Non-residential uses typically occupy the street front. 10,000 square feet is the maximum size for some commercial uses. Find details about this zone in our online [Commercial Zoning Chart](#).

Neighborhood Commercial 2 NC2

A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood, such as medium-sized grocery stores, drug stores, coffee shops, customer service offices, or medical/dental facilities. Building types are single-purpose commercial structures, multi-story mixed use and residential structures. Non-residential uses typically occupy the street front. 25,000 square feet is the maximum size for some commercial uses. Find details about this zone in our online [Commercial Zoning Chart](#).

Neighborhood Commercial 3 NC3

A larger pedestrian-oriented shopping district serving the surrounding neighborhood and a larger community, citywide or regional clientele; allowing comparison shopping among a range of retail businesses. Land uses include supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character. Building types are single-purpose commercial structures, multi-story mixed use and

residential structures. Non-residential uses typically occupy the street front. 25,000 square feet is the maximum size for some commercial uses. Find details about this zone in our online [Commercial Zoning Chart](#).

Seattle Mixed

SM

A zone that provides for a wide range of uses, to encourage development of the area into a mixed-use neighborhood. Find details about this zone in the [Seattle Municipal Code, Chapter 23.48](#).

Commercial 1

C1

An auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods as well as a citywide or regional clientele, such as large supermarkets, building supplies and household goods, and auto sales and repairs. Building types are a variety of commercial structures with extensive surface parking, and multi-story office or residential buildings. There is no size limit for most uses; 25,000-40,000 square feet for warehouse and wholesale showroom uses; 35,000 square feet or size of lot, whichever is greater, for offices uses. Find details about this zone in our online [Commercial Zoning Chart](#).

Commercial 2

C2

An auto-oriented, primarily non-retail/service commercial area, characterized by larger lots, parking, and a wide range of commercial uses serving community, citywide or regional markets, such as warehouses, wholesale, research and development, and manufacturing uses. Residential use generally not allowed, but exceptions meeting specific criteria may be considered through a conditional use process. Building types are a variety of types and layouts, including single-story warehouse or manufacturing structures with extensive surface parking and loading areas, and multi-story buildings containing office or other non-retail uses. No size limits for most uses; 35,000 square feet or size of lot, which ever is greater, for office uses. Find details about this zone in our online [Commercial Zoning Chart](#).

General Industrial 1

IG1

General and heavy manufacturing, commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses. No maximum height limit; except retail, office, entertainment, research and development, and institution uses which are limited to 30', 45', 65', 85' as designated on the Official Land Use Map. Maximum size of use is 30,000 square feet for retail sales and services and entertainment uses except spectator sports facilities; 50,000 square feet for office uses. Find details about this zone in our online [Industrial Zoning Chart](#).

General Industrial 2

IG2

General and heavy manufacturing, commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses. No maximum height limit; except retail, office, entertainment, research and development, and institution uses which are limited to 30', 45', 65', 85' as designated on the Official Land Use Map. Maximum size of use is 75,000 square feet for retail sales and services and entertainment uses except spectator sports facilities; 100,000 square feet for office uses. Find details about this zone in our online [Industrial Zoning Chart](#).

Industrial Buffer

IB

Light and general manufacturing, commercial use subject to some limits, some transportation services, entertainment uses other than adult, institutions generally in existing buildings, salvage and recycling uses. No maximum height limit; except retail, office, entertainment, research and development, and institution uses which are limited to 30', 45', 65', 85' as designated on the

Official Land Use Map. For lots across a street from single-family or lowrise zones, see Seattle's Industrial Zoning Chart for limits. Maximum size of use is 75,000 square feet for retail sales and services and entertainment uses except spectator sports facilities; 100,000 square feet for office uses. Find details about this zone in our online [Industrial Zoning Chart](#).

Industrial Commercial

IC

Light and general manufacturing, commercial use subject to some limits, some transportation services, entertainment uses other than adult, institutions generally in existing buildings, salvage and recycling uses. The maximum structure height is 30', 45', 65', 85' as designated on the Official Land Use Map. Maximum size of use is 75,000 square feet for retail sales and services and entertainment uses except spectator sports facilities; 100,000 square feet for office uses. Find details about this zone in our online [Industrial Zoning Chart](#).

Downtown Zones

The following zones have complex standards that cannot be easily summarized. Please check the [Seattle Municipal Code, Chapter 23.49](#) to find the information appropriate for each region.

- **Downtown Office Core 1** **DOC1**
- **Downtown Office Core 2** **DOC2**
- **Downtown Retail Core** **DRC**
- **Downtown Mixed Commercial** **DMC**
- **Downtown Mixed Residential** **DMR**
- **Pioneer Square Mixed** **PSM**
- **International District Mixed** **IDM**
- **International District Residential** **IDR**
- **Downtown Harborfront 1** **DH1**
- **Downtown Harborfront 2** **DH2**
- **Pike Market Mixed** **PMM**