

# SEATTLE'S COMMERCIAL ZONES

**IMPORTANT NOTE: Some areas have neighborhood-specific regulations that are not reflected here. Please consult with DPD staff for individual projects.**

## THIS ZONING CHART IS FOR ILLUSTRATIVE PURPOSES ONLY

General standards are shown. Please refer to the Land Use Code for exceptions and specific regulations. Due to the complexity of the code, zoning questions cannot be answered by phone. If you have questions about commercial zoning, please visit the Department of Planning and Development, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave.

### **Regulations common to all Commercial zones**

#### **Landscaping and the Green Factor**

Landscaping, equivalent to 30% of a parcel, in the form of planting areas, green roofs and/or vegetated walls is required for most new development. Proposed development must achieve a 0.30 score by using the green factor calculation.

Planting strips and/or screening is required along a street to screen parking areas from the street and abutting residential lots, and to lessen the impact of blank facades; street trees are also generally required.

#### **Residential Amenities**

5% of residential floor area, open to the outdoors.

#### **Parking Quantity**

Depends on land use. Required amounts for all land uses are listed in section 23.54.015 of the Land Use Code. No parking is required for the first 1,500 square feet of any business. No parking is required in urban centers or in light rail station area overlay districts.

#### **Height Limits**

Applied independent of zone designations. Height limits may be 30', 40', 65', 85', 125', 160' dependent on locational criteria. Refer to the Zoning Map for site-specific limits. Changes to height limits require a rezone.

#### **Design Review**

Projects that undergo Design Review may be granted departures from certain development standards.

#### **Floor Area Ratio**

Applied by height limit and use mix as per the FAR Chart below. An FAR of 2 would permit a building with gross floor area equal to 2 times the area of a lot. Higher FARs are allowed in the Light Rail Station Area Overlay district.

#### **FAR Chart**

Height Limit	Type of Development	
	Residential-only or nonresidential-only	Mix of residential and nonresidential uses
30'	2.25	2.50
40'	3.00	3.25
65'	4.25	4.75
85'	4.50	6.00
125'	5.00	6.00
160'	5.00	7.00



City of Seattle  
Department of Planning  
& Development  
Diane Sugimura, Director  
Gregory J. Nickels, Mayor

January 2007

Printed on 100% recycled paper containing 30% post-consumer waste

## NC1 Neighborhood Commercial 1

A small shopping area that provides primarily convenience retail sales and services to the surrounding residential neighborhood

### Typical Land Uses

Small grocery store, hair salon, coffee shop, and apartments above.

### Building Types

Small commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.



### Street-level Uses

Non-residential uses required at street-level on arterial streets. Residential uses are limited to 20% of the facade on an arterial street, but may occupy 100% of the facade on non-arterial streets.

### Street-level Non-residential Design

Transparency required for 60% of a street-facing facade. Nonresidential uses at street level must have an average depth of 30', and have a minimum height of 13'.

### Street-level Residential Design

Must contain at least one visually prominent pedestrian entry for residential uses. Must be at least 4' above, or 10' back, from a sidewalk.

### Maximum Size of Commercial Use

10,000 square feet for most uses.

### Parking Location

At the rear or side of a building, within a structure, or off-site within 800'. Parking between a building and a street is not allowed. Parking between buildings along the street is limited to 60'.

### Parking Access

Must be from the alley if feasible. Curbcuts are limited.

## NC2 Neighborhood Commercial 2

A moderately-sized pedestrian-oriented shopping area that provides a full range of retail sales and services to the surrounding neighborhood



### Typical Land Uses

Medium-sized grocery store, drug store, coffee shop, customer service office, or medical/dental facility, and apartments.

### Building Types

Single purpose commercial structures, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

### Street-level Uses

Same as NC1 zone.

### Street-level Non-residential Design

Same as NC1 zone.

### Street-level Residential Design

Same as NC1 zone.

### Maximum Size of Commercial Use

25,000 square feet for most uses; 50,000 square feet for multipurpose retail sales facilities.

### Parking Location

Same as NC1 zone.

### Parking Access

Same as NC1 zone.



## NC3 Neighborhood Commercial 3

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

### Typical Land Uses

Supermarkets, restaurants, offices, hotels, clothing shops, business support services, and residences that are compatible with the area's mixed-use character.

### Building Types

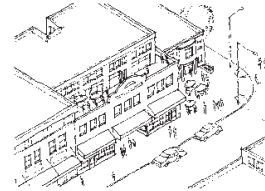
Single purpose commercial structures office buildings, multi-story mixed-use and residential structures. Non-residential uses typically occupy the street front.

### Street-level Uses

Same as NC1 zone.

### Street-level Non-residential Design

Same as NC1 zone.



### Street-level Residential Design

Same as NC1 zone.

### Maximum Size of Commercial Use

No size limits for most uses; 25,000 square feet for wholesaling, light manufacturing and warehouse uses.

### Parking Location

Same as NC1 zone.

### Parking Access

Same as NC1 zone.

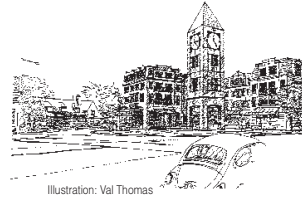


Illustration: Val Thomas

## P Pedestrian-Designated Zones

P designations are applied to NC zones along pedestrian-oriented commercial streets

The P designation preserves and encourages an intensely pedestrian-oriented, retail shopping district where non-auto modes of transportation, both to and within the district, are strongly favored.

### Street-level Uses

Limited to pedestrian-oriented nonresidential uses that have the potential to animate the sidewalk environment, such as retail, entertainment, restaurants, and personal services. Drive-in or drive-thru businesses are prohibited.

### Parking Quantity

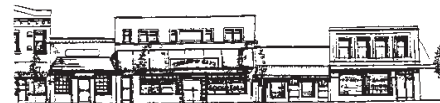
Depends on land use. No parking is required for the first 4,000 to 5,000 square feet of retail businesses.

### Parking Location

In addition to NC zone standards, parking is prohibited inside a structure at street-level facing a designated pedestrian street.

### Parking Access

Must be from alley or side-street if feasible, otherwise a two-way curbside on the principal pedestrian street may be allowed.



## C1 Commercial 1

An auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods as well as a citywide or regional clientele

### Typical Land Uses

Large supermarkets, building supplies and household goods, auto sales and repairs, and apartments.

### Building Types

A variety of commercial building types and site layouts including one-story commercial structures with extensive surface parking, and multi-story office or residential buildings.

### Street-level Uses

Same as NC1 zone.

### Street-level Non-residential Design

Same as NC1 zone for structures containing residential uses, or when across a street from a residential zone. No requirements for non-residential structures, or when not across from a residential zone.

### Street-level Residential Design

Same as NC1 zone.

### Maximum Size of Commercial Use

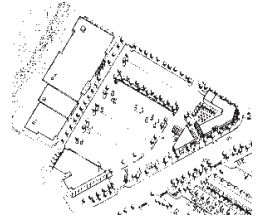
No size limits for most uses; 25,000-40,000 square feet for warehouse and wholesale showroom uses; 35,000 square feet or size of lot, whichever is greater, for office uses.

### Parking Location

No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.

### Parking Access

No restrictions generally. When a development contains residential uses or is across a street from a residential zone, it must meet NC1 zone standards.



## C2 Commercial 2

An auto-oriented, primarily non-retail commercial area, characterized by larger lots, parking, and a wide range of commercial uses serving community, citywide or regional markets

### Typical Land Uses

Warehouses, wholesale, research and development, and manufacturing uses. Residential use is generally not allowed, but exceptions meeting specific criteria may be considered through a conditional use process.

### Building Types

A variety of building types and site 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.

### Street-level Uses

Residential uses anywhere in a structure are conditional uses. When conditional use criteria are met, same as NC1 zone. Otherwise, 100% of street-level space must be in non-residential use.

### Street-level Non-residential Design

Same as C1 zone.

### Maximum Size of Commercial Use

No size limits for most uses; 35,000 square feet or size of lot, whichever is greater, for office uses.

### Parking Location

Same as C1 zone.

### Parking Access

Same as C1 zone.

