

2026 Omnibus Env Regs
 May 2026 Draft

Title 20 Land Use Code

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Chapter 20.10 Land Use Districts

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20.10.440 Land use charts

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Chart 20.10.440
Uses in land use districts

Residential – Residential Land Use Districts

STD LAND USE CODE REF	LAND USE CLASSIFICATION	LL-1	LL-2	SR- 1	SR- 2	SR- 3	SR- 4	LDR- 1	LDR- 2	LDR- 3	MD R-1	MD R-2
1	Residential											
	One to Four Dwelling Units per Lot(3)	P	P	P	P	P	P	P	P (6)	P (6)	P (6)	P (6)
...												
	Accessory Dwelling Unit (9)	P	P	P	P	P	P	P	P	P	P	P
...												

...

Chart 20.10.440
Uses in land use districts

Residential – Commercial and Mixed-Use Land Use Districts

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STANDARD USE CODE	LAND USE CLASSIFICATION	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 8 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 1	Factoria Land Use District 3
		PO	O	OLB	OLB 2	LI	GC	NB	MU8	NMU	CB	MU16	F1	F3
1	Residential													
	Single-Family Dwelling (3)	R	R	S		S	S	S			S		S	S

Notes: Uses in land use districts – Residential:

(6) ~~Intentionally deleted. If a lot located in the LDR-2, LDR-3, MDR-1, or MDR-2 land use district contains a residential use, then that lot must contain at least two dwelling units, excluding any accessory dwelling units. This requirement does not apply to unit lots located in the LDR-2, LDR-3, MDR-1, or MDR-2 land use districts.~~

20.10.445 Land uses in Mixed-Use Land Use Districts.

C. Prohibited Uses.

The following land uses are prohibited as both principal and subordinate uses, except as otherwise noted:

10. Single-family residential.

~~119.~~ Any land use prohibited under LUC 20.10.410.

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Chapter 20.15 Affordable Housing

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20.15.030 Administration

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B. Annual Adjustments for Inflation. The Director is both authorized and directed to annually increase or decrease the fees listed below by an adjustment necessary to reflect the then-current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers:

...

2. The in-lieu fee ~~for nonresidential development~~ contained in Chart 20.25Q.070.D.4; and

...

20.15.050 Modification of Certain Requirements.

...

G. Mixed-Use Land Use Districts (Part 20.25R LUC).

1. Refer to LUC 20.25R.050 for FAR exemptions and incentives applicable to affordable housing in Mixed-Use Land Use Districts.
2. Refer to LUC 20.25R.060 for Catalyst Programs in Mixed-Use Land Use Districts. The provisions of the Catalyst Programs may modify the requirements of this chapter for certain development within Mixed-Use Land Use Districts subject to Part 20.25R LUC.

H. Generally Applicable.

1. In any land use district, the following development shall not be required to provide facade modulation or upper-level setbacks in the building design:

a. New development consisting entirely of affordable housing, as defined in LUC 20.15.020.A;

or

b. Conversions of existing buildings into development consisting entirely of affordable housing, as defined in LUC 20.15.020.A.

...

20.15.120 Affordable Housing Program – Performance Option – Residential

...

B. Onsite Performance. Multifamily or mixed-use development complying with LUC 20.15.110 through the residential performance option shall provide affordable housing in an amount indicated below:

...

3. If the operation of this section would result in a fractional requirement, and that fraction is 0.5 or greater, then the number of dwelling units of affordable housing required at the applicable area median income shall be equal to the next higher whole number. If that fraction is less than

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0.5, then the number of dwelling units of affordable housing required at the applicable area median income shall be rounded down to the next lower whole number. If that fraction is less than 0.5, and would round down to 0, then the applicant may either provide 1 affordable housing dwelling unit at the applicable area median income or use the payment option.

...

20.15.130 Affordable Housing Program – Performance Option – Nonresidential

...

B. On-site Performance. Nonresidential development complying with LUC 20.15.110 through the nonresidential performance option shall provide affordable housing in an amount indicated below:

...

3. If the operation of this section would result in a fractional requirement, and that fraction is 0.5 or greater, then the number of dwelling units of affordable housing required at the applicable area median income shall be equal to the next higher whole number. If that fraction is less than 0.5, then the number of dwelling units of affordable housing required at the applicable area median income shall be rounded down to the next lower whole number. If that fraction is less than 0.5, and would round down to 0, then the applicant may either provide 1 affordable housing dwelling unit at the applicable area median income or use the payment option.

...

Chapter 20.20 General Development Requirements

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20.20.010 Dimensional requirements.

**Chart 20.20.010
Dimensional Requirements in Land Use Districts**

LAND USE CLASSIFICATION	Residential										
	LL-1	LL-2	SR-1	SR-2	SR-3	SR-4	LDR-1	LDR-2	LDR-3	MDR-1	MDR-2
DIMENSIONS	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)	(43, 52)
	...										
Rear Yard Minimum Setback of Structures (feet) (11) (17) (18) (20) (38) (39)	25	25	25	25	20	20	20	20	20	20	20
Side Yard Minimum Setback of Structures (feet) (7) (11) (17) (18) (20) (38) (39)	5	5	5	5	5	5	5	5	5	5	5

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2 Side Yards Minimum Setback of Structures (feet) (7) (17) (18) (20) (38) (39)	20	15	15	15	15	15	10	10	10	10	10
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Dimensional Requirements – Commercial and Mixed-Use Land Use Districts

STD LAN D USE COD E REF	LAND USE CLASSIFICATIO N	Professional Office	Office	Office/Limited Business	Office/Limited Business 2	Light Industry	General Commercial	Neighborhood Business	Mixed Use: 8 Story	Neighborhood Mixed Use	Community Business	Mixed Use: 16 Story	Factoria Land Use District 3
		PO	O	OL B	OL B 2	LI	GC	NB	MU 8	NM U	CB	MU1 6	F3
	DIMENSIONS	(21)	(21 , 52, 54)	(21, 52, 54)	(21, 52, 54)	(21)	(21)	(21 , 52, 54)	(21, 52, 54)	(21, 54)	(21 , 52, 54)	(21, 52, 55)	(21 , 52, 56)
	Minimum Setbacks of Structures (feet) Front Yard (18) (20)	30	0	0	0	15	15	0	0	0	0	0	0
	Rear Yard (18) (20)	25 (17))	0/	0	0	(2 (17)	(2, (17)	0 (2)	0	0	0	0	0
	Side Yard (18) (20)	20 (17))	0	0	0	(2, (17)	(2, (17)	0(2)	0	0	0	0	0

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2 Side Yards (18) (20)	40 17 }	0	0	0	(2, 17)	(2, 17)	0(2)	0	0	0	0	0
...												

...

Notes: Uses in land use districts – Dimensional requirements:

...

(17) ~~If the setback abuts a street right of way, access easement or private road, the minimum dimension is 10 feet unless a greater dimension is specified.~~ Intentionally deleted.

...

(43) See LUC 20.20.390 for FAR requirements for single-family and middle housing developments. LUC 20.20.390 is not applicable to attached or detached multifamily dwellings located in the LDR-2, LDR-3, MDR-1, or MDR-2 land use districts.

...

20.20.120 Accessory dwelling units.

...

C. Standards – Generally Applicable to Both Attached and Detached Accessory Dwelling Units.

- Up to two accessory dwelling units are permitted on each lot located in a land use district that allows a single-family dwelling or middle housing to be located on that lot; provided, that all applicable requirements of this section are met.

...

20.20.390 Floor area ratio, single-family and middle housing.

A. Applicability.

The requirements of this section apply to the following:

...

- Additions to an existing detached single-family dwelling that result in a 20 percent or greater increase in gross square feet as permitted under the original approval.

...

20.20.525 Mechanical equipment.

...

Commented [A1]: Allows for ongoing ad-hoc additions ad infinitum. Consider revision to make this increase tied to the originally permitted square footage

D. Allowable Projections Above Maximum Height for Solar Energy Panels. Any building may exceed the maximum height by at least 48 inches and up to the maximum amount necessary to accommodate roof-mounted solar energy panels.

Commented [A2]: Included to accommodate requirement in HB 1183

...

20.20.536 Mass timber, modular construction, and passive house

A. Applicability

This section applies to any project, both new construction and retrofits of buildings to meet passive house requirements, or any development proposing mass timber or modular construction.

B. General Requirements.

Any development meeting the applicability requirements of subsection A of this section are not required to comply with the following:

1. Façade modulation;
2. Upper-level setbacks; and
3. Off-street parking.

C. Passive House.

In addition to the regulation exemptions in subsection B of this section, new construction and the retrofit of buildings meeting passive house requirements are also subject to the following:

1. Any required setback shall be measured from the outside face of the foundation;
2. The portion of the exterior wall assemblies that include insulation shall be allowed to project to project up to eight inches into any setback;
3. The building may exceed the maximum allowable roof height by eight inches only where required to accommodate additional insulation; and
4. For the purposes of this subsection, gross floor area shall be measured from the interior face of the exterior walls, including drywall.

...

20.20.538 Middle Housing.

...

C. Standards.

1. Middle Housing Development Requirements. Middle housing developments are subject to the development requirements in Table 20.20.538.C.1.

LAND USE CLASSIFICATION	Middle Housing											
	LL-1	LL-2	SR-1	SR-2	SR-3	SR-4	LDR-1	LDR-2	LDR-3	MDR-1	MDR-2	
DIMENSIONS	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)

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Dwelling Units per Lot (2)(3)(4)(5)(6)(11)	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6 (7)	4/6 (7)	4/6 (7)
...											
Maximum Impervious Surface (percent)	50	50	50	50	50	60	60	65	65	65	65
Alternative Maximum Impervious Surface (percent)	50-55	50-55	50-55	50-55	50-55	55-60	55-65	80	80	80	80

Commented [A3]: Proposed revisions just match the methodology from 20.20.010 to allow an additional 5% as an alternative maximum for LL-1 through SR-3, and SR-4 and LDR-1 have the same alt max as the regular max.

...

(11) Lots created through the lot splitting process are subject to the density limits in LUC 20.45B.270.

...

20.20.727 Redevelopment of existing buildings.

A. Except as provided in subsection C of this section, this section applies to all development applications that both add dwelling units within an existing building and meet all of the following criteria:

...

2. ~~The existing building is located in a nonresidential land use district where multifamily dwellings are either a permitted use, an administrative conditional use, or a conditional use. For the purposes of this section, a “nonresidential land use district” means any land use district except for the following: R 1, R 1.8, R 2.5, R 3.5, R 4, R 5, R 7.5, R 10, R 15, R 20, and R 30. The existing building is located on a site in a land use district where residential uses are a permitted use, an administrative conditional use, or a conditional use.~~

...

B. For development applications meeting all of the requirements of subsection A of this section, the normal requirements of this Code shall apply during the land use or building permit review required for the application except as such requirements are modified below by this subsection:

1. Parking. Existing parking shall be retained to meet the minimum parking requirements for the Land Use District where the building is located. If the existing parking does not meet the minimum parking requirement for residential uses, no additional parking shall be required. Additional parking may be required for nonresidential uses that do not meet the minimum parking requirements.

...

3. Dimensional Requirements.

a. If the existing building is located on a site in a land use district where attached or detached multifamily dwellings are a permitted use by right for all development, then the eligible residential development is exempt from all applicable dimensional requirements.

b. If the existing building is located on a site in a land use district where attached or detached multifamily dwellings are not a permitted use by right for all development, then the eligible

residential development is exempt from all applicable dimensional requirements except for the applicable dwelling units per acre under LUC 20.20.010 or the applicable dwelling units per lot under LUC 20.20.538, whichever provides for the greater density of dwelling units.

...

C. Exceptions.

1. The redevelopment ~~for multifamily residential use~~ of any existing building located within the Shoreline Overlay District jurisdiction described in LUC 20.25E.010 is subject to the requirements of Part 20.25E LUC. To the extent that any provision of this section conflicts with any requirement contained in Part 20.25E LUC, Part 20.25E LUC shall control.
2. The redevelopment ~~for multifamily residential use~~ of any existing building located fully or partially within a critical area, critical area structure setback, or critical area buffer designated or established under Part 20.25H LUC is subject to the requirements of Part 20.25H LUC. To the extent that any provision of this section conflicts with any requirement contained in Part 20.25H LUC, Part 20.25H LUC shall control.
3. The redevelopment of any existing building for supportive housing, as defined by LUC 20.20.845, is subject to the requirements of LUC 20.20.845. To the extent that any provision of this section conflicts with any requirement contained in LUC 20.20.845, LUC 20.20.845 shall control.
4. The redevelopment of any existing building for a homeless services use, as defined by LUC 20.20.455, is subject to the requirements of LUC 20.20.455. To the extent that any provision of this section conflicts with any requirement contained in LUC 20.20.455, LUC 20.20.455 shall control.
5. This section does not apply to the development of accessory dwelling units, which are governed by LUC 20.20.120.

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Part 20.25A Downtown

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20.25A.170 Streetscape and public realm.

A. Streetscapes.

1. The Pedestrian Environment.

...

b. Standards.

- i. Windows shall be transparent at the street level;
- ~~ii. Walls shall utilize a variety of colors and compatible cladding materials;~~
- iii. Facades shall include bays, columns, pilasters, or other articulation at the street level;
and

iiiv. Weather protection, where required, shall define the pedestrian realm

...

20.25A.180 Building design (base, middle, and top).

...

B. ~~Overall Building Design~~Building Massing.

~~1. High Quality Materials.~~

~~a. Intent. Create a sense of permanence in Downtown using high-quality building materials. Quality façade materials can provide a sense of permanence and bring life and warmth to a neighborhood. Façade and building materials shall enhance the street environment while complementing the aesthetic quality of adjacent buildings.~~

~~b. Standards.~~

~~i. Façade articulation shall incorporate durable materials that demonstrate depth, and provide a varied void-to-solid ratio; and~~

~~ii. Use high-quality and durable materials such as glass, aluminum, steel, brick, finished concrete, stone, terra cotta, cement stucco, and wood in natural or subdued building colors.~~

...

~~2. Building Massing.~~

~~a. Intent. Use scale-defining articulation and other techniques to break up the longitudinal dimensions of buildings, creating a comfortable sense of enclosure and human scale by establishing a dynamic, continuous street edge.~~

~~b. Standards.~~

~~ia. The length and breadth of a building shall be pedestrian-scaled. Portions of a large building mass shall be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and recesses; and~~

~~ib. Buildings shall exhibit a vertically articulated tripartite façade division – base, middle, and top through material and scale.~~

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Part 20.25D BelRed Overlay

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20.25D.070 Land Use Charts.

The following charts apply to BelRed. The use charts contained in LUC 20.10.440 do not apply within the BelRed land use districts.

Chart 20.25D.070 Residential Uses in BelRed Land Use Districts

		Residential - BelRed Districts						
STD LAND USE CODE REF	LAND USE CLASSIFICATION	BelRed Medical Office/Node	BelRed Office Residential/Nodes	BelRed Residential Commercial Nodes	BelRed Residential	BelRed General Commercial	BelRed Commercial Residential	BelRed Office Residential Transition
		BR-MO/ MO-1	BR- OR/ OR-1 OR-2	BR- RC-1 RC-2 RC-3	BR-R	BR-GC	BR-CR	BR- ORT
1	Residential (1)							
	Single-Family Dwelling		P-2		P-2	3	P-2	P
...								

...
20.25D.105 Operations and Maintenance Satellite Facility Development Requirements

D. Applicable Land Use Code Provisions.

1. Applicable BelRed Land Use District Sections Incorporated by Reference. Predictability and certainty with respect to substantive Land Use Code requirements ensures that an OMSF design is sensitive to the context of the underlying land use district, and that temporary and permanent impacts are appropriately mitigated. The following BelRed Land Use District sections of the Land Use Code are expressly incorporated into the provisions of this section and made applicable to an OMSF within that land use district:

...
~~i. LUC 20.25D.130.E – Building Materials;~~

ij. LUC 20.25D.150 – Design Guidelines.

...

20.25D.130 BelRed development standards.

...

D. Required Transition Edge Development.

...

4. Applicable Standards for Building Design.

...

~~c. A primary structure shall be a minimum of 20 feet from another primary structure, provided this dimension may be modified pursuant to LUC 20.25H.040 on sites in the Critical Areas Overlay District.~~

~~d.~~ c. The maximum building height of 45 feet above average existing grade may be reached only when incorporating pitched or stepped roof forms, except that the maximum building height may exceed 45 feet by 48 inches to accommodate a roof-mounted solar energy panel.

~~e.~~ d. Communication dishes greater than 1 meter (3.28 feet) in diameter shall not be visible from adjacent residential districts.

~~f. Natural materials and neutral colors shall be used.~~

...

E. Building Materials.

To ensure the BelRed District contains high-quality buildings of durable and sustainable materials, the following materials are not recommended on facades visible from the public right-of-way within the BelRed District unless expressly approved through design review:

- ~~1. Synthetic stucco;~~
- ~~2. Unfinished metal or plastic storefront window systems;~~
- ~~3. Unfinished concrete or cinder block;~~
- ~~4. Aluminum, plastic, or vinyl siding;~~
- ~~5. Simulated materials such as river rock or other faux cladding;~~
- ~~6. Clapboard, lap and shingle, or other types of residential siding;~~
- ~~7. Architectural foam detailing; and~~
- ~~8. Applied simulated divided light window systems.~~

~~These building materials limitations are not applicable in the BelRed General Commercial (BR-GC) Land Use District.~~

Commented [A4]: Language added for compliance with HB 1183

...

20.25D.150 Design standards.

...

C. Pedestrian Emphasis Standards.

Purpose. The pedestrian emphasis standards promote an environment where pedestrians are a priority. The highest consideration should be given to the ease and comfort of pedestrian movement and gathering places.

1. The Pedestrian Environment

...

b. Standards.

- i. Windows shall be transparent at the street level;
- ~~ii. Walls shall utilize a variety of forms, colors, and compatible cladding materials;~~
- iii. Facades shall include bays, columns, pilasters, or other articulation at the street level;
- ~~iiiv.~~ iv. Lighting at the ground level shall be human scale;
- v. Walls that face the pedestrian right of way shall not be blank, flat, or nondescript; and
- vi. The entire block face shall not be treated uniformly.

...

D. Architectural Standards.

Purpose. The architecture standards promote high quality development while reinforcing the area's sense of place and Northwest provenance by promoting innovative design, construction techniques and materials that reflect the industrial roots of the area while emphasizing the emerging urban character of BelRed.

~~1. High Quality Materials.~~

- ~~a. Intent. Quality wall materials can provide a sense of permanence and bring life and warmth to a neighborhood. Wall and building materials must enhance the street environment while maintaining compatibility with adjoining buildings. Articulation of wall materials should be bold, with materials that show depth, quality, and durability. It should be apparent that the materials have substance and mass, and are not artificial, thin "stage sets" applied only to the building's surface.~~
- ~~b. Standards.~~
 - ~~i. Use high quality and durable materials such as glass, aluminum, steel, brick, finished concrete, stone, terra cotta, cement stucco, and wood; and~~
 - ~~ii. Use natural or subdued building colors and limited use of bright accent trims.~~

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12. Building Massing.

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32. Rooftops

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43. Residential Entries.

...

54. Retail and Commercial Entries.

...

65. Ground Floor Retail and Commercial Windows.

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76. Parking Structures.

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Part 20.25P Eastgate Transit Oriented Development Land Use District

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20.25P.050 Land Use Chart.

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Chart 20.25P.050

Residential Uses in Eastgate Transit Oriented Development Land Use District

STD LAND USE CODE REF	Residential – Eastgate Transit Oriented Development Land Use District	Eastgate Transit Oriented Development Land Use District
	LAND USE CLASSIFICATION	EG-TOD
1	Residential	
	<u>Single-Family Dwelling</u>	
	...	

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20.25P.100 Design standards.

...

C. Pedestrian Emphasis Standards.

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Purpose. The pedestrian emphasis standards promote an environment where pedestrians are a priority. The highest consideration should be given to the ease and comfort of pedestrian movement and creation of desirable gathering places.

1. The Pedestrian Environment.

...

b. Standards.

...

ii. Buildings and streetscapes shall incorporate the following elements to better define the pedestrian environment:

(1) Continuous buildings along a street front that frame the pedestrian portion of the right-of-way.

~~(2) Walls that use a variety of forms, colors and compatible cladding materials to avoid uniform treatment of the entire block face.~~

(23) Façades that provide articulation at the street level by using bays, columns, pilasters or treatments.

(34) Signs and lighting at the ground level that complement the human scale.

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Part 20.25Q East Main Transit Oriented Development Land Use District

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20.25Q.070 FAR and the amenity incentive system.

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D. Amenity Incentive Program.

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4. Amenity Incentive System.

Chart 20.25Q.070.D.4

List of Bonusable Amenities	Applicable Land Use Districts and Bonus Ratios			
	East Main Transit-Oriented District Higher Density (EM-TOD-H)		East Main Transit-Oriented District Lower Density (EM-TOD-L)	
	Nonresidential	Residential	Nonresidential	Residential
		3.2:1		3.2:1
Affordable Housing	Criteria:			
	1. Threshold bonus for residential/Mixed-Use Development at up to 80 percent area median income (AMI) level for rental and up to 80 percent AMI level for ownership.			

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	<p>2. The remaining 20 percent of a project’s required amenity points as provided in LUC 20.25Q.070.D.2.b may be earned through Affordable Housing at 100 percent AMI for ownership.</p> <p>3. Affordable Housing units shall be dispersed throughout any residential project that combines affordable and market rate units.</p> <p>4. Design shall be generally consistent with associated market rate housing; provided, that unit size, amenities, and interior finishes may vary from market rate units; and further provided, that the bedroom mix and exterior finishes shall be comparable to the market rate units.</p> <p>5. Fee-in-lieu for nonresidential is \$4038.00/80 per sf bonus area.</p> <p>...</p>
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Commented [A5]: Per PC direction, restriction on fee in-lieu to only nonresidential projects has been removed.

Commented [A6]: Adjusted rate for 2026 to account for inflation since adoption of this code.

...

20.25Q.150 Streetscape and public realm.

A. Streetscapes.

1. The Pedestrian Environment.

...

b. Standards.

- i. Windows shall be transparent at the street level;
- ~~ii. Walls shall utilize a variety of colors and compatible cladding materials;~~
- iii. Façades shall include bays, columns, pilasters, or other articulation at the street level; and
- ~~iiiv.~~ iv. Signs and lighting at the ground level shall be Pedestrian Scale.

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20.25Q.160 Building design (base, middle, and top).

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B. Overall Building Design.

~~1. High Quality Materials.~~

~~a. Intent. Create a sense of permanence in East Main using high quality Building materials. Quality façade materials can provide a sense of permanence and bring life and warmth to a neighborhood. Façade and Building materials shall enhance the street environment while complementing the aesthetic quality of adjacent Buildings.~~

~~b. Standards.~~

- ~~i. Façade articulation shall incorporate durable materials that demonstrate depth, and provide a varied void-to-solid ratio; and~~

~~ii.—Use high quality and durable materials such as glass, aluminum, steel, brick, finished concrete, stone, terra cotta, cement stucco, and wood in natural or subdued Building colors.~~

...

~~21.~~ Building Massing.

- a. Intent. Use scale-defining articulation and other techniques to break up the longitudinal dimensions of Buildings, creating a comfortable sense of enclosure and human scale by establishing a dynamic, continuous street edge.
- b. Standards.
 - i. The length and breadth of a Building shall be Pedestrian-Scaled. Portions of a large Building mass should be broken into smaller, appropriately scaled modules, with changes in plane indicated by bold projections and recesses; and
 - ii. Buildings shall exhibit a vertically articulated tripartite façade division – base, middle, and top through material and scale.

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Part 20.25R Mixed-Use Land Use Districts

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20.25R.030 Site organization and public realm.

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C. Open Space.

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- 9. Landscaping. Landscaping shall be required as provided in this subsection and may contribute to the open space required under subsection C.2 of this section, subject to the following requirements:

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- b. A landscape buffer with type III landscaping, as described in LUC 20.20.520, shall be provided as follows:
 - i. Where surface parking is adjacent to an access corridor and also located within the project limit, a landscape buffer of at least eight feet in width shall be provided.
 - ii. Where surface parking is adjacent to the rear or side yard of a lot and also located within the project limit, a landscape buffer of at least five feet in width shall be provided.
- c. Plantings in landscape area shall be installed as follows:
 - i. Deciduous and evergreen trees shall be planted in natural groupings, with an minimum average of 1 tree every 20 lineal feet of landscape area.

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- (1) Deciduous trees shall have a minimum caliper of two inches measured four and one-half feet above the soil surface.
 - (2) Evergreen trees shall be minimum height of six feet.
 - (3) Small and medium shrubs, planted in groupings, shall provide coverage that equals 75 percent of the planting area within 3 years of planting.
 - (4) Ground cover shall be planted under deciduous trees, shrubs and other open areas not covered by larger plant material so that the plantings provide 90 percent coverage within 3 years of planting.
- d. An alternative landscaping option may be approved by the Director as provided in LUC 20.20.520.

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D. Green and Sustainability Factor.

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- 2. All new development shall provide a combination of landscape elements described in Table 20.25R.030.D.2.e to meet a minimum Green and Sustainability Factor score. All new development shall achieve a minimum score of 0.3, except that development on a small site shall achieve a minimum score of 0.25. All landscape elements must meet standards promulgated by the Director to provide for the long-term health, viability, and coverage of each landscape element. These standards may include, but are not limited to, the type and size of plants, spacing of plants, depth of soil, and the use of drought-tolerant plants. The Green and Sustainability Factor score shall be calculated as follows:

...

- b. Multiply the square feet, or equivalent unit of measurement where applicable, of each landscape element by the multiplier provided for that element in Table 20.25R.030.D.2.e according to the following provisions:
 - ii. Landscaping elements and other frontage improvements in the right-of-way between the lot line and the roadway may be counted, except for landscaping strips proposed between back of sidewalk and the base of building facades.

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E. Public Realm.

...

- 4. Weather Protection.

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g. Weather protection shall not be located above landscaping adjacent to the base of the building.

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20.25R.040 Building design.

...

D. Building Base (Podium).

1. Intent. Enhance pedestrian experience by clearly articulating the parking structures and the building base/podium from the tower portion of all buildings with materials and details that reinforce human scale and better define the streetscape as public realm.
2. At least 10 percent of the exterior area above a building podium shall contain a green roof, consistent with the minimum requirements for green roofs in Table 20.25R.030.D.2.e.

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20.25R.050 Amenity incentive system.

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C. FAR Exemptions.

The gross floor area reserved for the following amenities shall be exempt from a development's total FAR calculation, provided all applicable Land Use Code requirements are satisfied:

1. Active Use Spaces. Except for market-rate residential units, which otherwise meet the definition of active use per LUC 20.50.010 and where otherwise provided by the terms of this Code, an exemption from calculation of the maximum floor area of up to 1.0 FAR is allowed for each square foot of active use space that complies with the following design requirements:

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D. Amenity Incentive Program.

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2. Bonus Points. The following amenities qualify for bonus points as described below:

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I. Child Care ServiceCenters.

- i. Eight bonus points for every 1 square foot of Child Care Service-Center up to a maximum of 15,000 square feet, including outdoor areas dedicated exclusively for use by the Child Care ServiceCenter.
- ii. The floor area, including outdoor area, delineated for Child Care Service-Centers shall be required to remain dedicated to Child Care Service-Center for the life of the project.
- iii. No other uses shall be approved for future tenancy in those spaces dedicated for Child Care ServiceCenters.

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Chapter 20.45A Platting and Subdivisions

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20.45A.065 Special requirements for unit lot subdivisions

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B. General Requirements.

...

2. Development on individual unit lots within the unit lot subdivision need not conform to the minimum lot area, minimum density, or dimensional requirements; ~~provided, however, that any structure located upon a unit lot shall comply with the maximum building height requirements, and, where applicable, shall comply with the FAR requirements;.~~ Provided that the overall development of the parent lot shall must meet the development regulations and design standards ~~of applicable in~~ the underlying land use district.

...

C. Notes on Plat.

Notes shall be placed on the plat recorded with the King County Recorder's Office to state the following:

1. The title of the plat shall include the phrase "Unit Lot Subdivision."
2. The individual unit lots are not separate buildable sites. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
3. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent lot, including the applicable permit or file number for the development.
4. Subsequent platting actions, additions, or modifications to any buildings or structures may not create a nonconformity of the parent lot.
5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
6. If a structure or a portion of a structure on a unit lot is damaged or destroyed, then any repair, reconstruction, or replacement of the structure shall conform to one of the following:
 - a. The approved unit lot subdivision; or
 - b. The Land Use Code and other land use control ordinances in effect on the date that vested rights are first established under LUC 20.40.500 or state law for the repair, reconstruction, or replacement.

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Chapter 20.45B Short Plats and Short Subdivisions

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20.45B.057 Special requirements for unit lot short subdivisions.

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B. General Requirements.

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2. Development on individual unit lots within the unit lot short subdivision need not conform to the minimum lot area, minimum density, or dimensional requirements; ~~provided, however, that any structure located upon a unit lot shall comply with the maximum building height requirements, and, where applicable, shall comply with the FAR requirements; provided that,~~ ~~the overall development of the parent lot must meet~~ the development regulations and design standards ~~of applicable in~~ the underlying land use district.

...

C. Notes on Short Plat.

Notes shall be placed on the short plat recorded with the King County Recorder's Office to state the following:

1. The title of the short plat shall include the phrase "Unit Lot Short Subdivision."
2. The individual unit lots are not separate buildable sites. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
3. Approval of the design and layout of the development was granted by the review of the development, as a whole, on the parent lot, including the applicable permit or file number for the development.
4. Subsequent platting actions, additions, or modifications to any buildings or structures may not create a nonconformity of the parent lot.
5. Additional development or redevelopment of the individual unit lots may be limited as a result of the application of development standards to the parent lot.
6. If a structure or a portion of a structure on a unit lot is damaged or destroyed, then any repair, reconstruction, or replacement of the structure shall conform to one of the following:
 - a. The approved unit lot short subdivision; or
 - b. The Land Use Code and other land use control ordinances in effect on the date that vested rights are first established under LUC 20.40.500 or state law for the repair, reconstruction, or replacement.

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Commented [A7]: Amendment to remove regulations specific to each unit lot, which would be reviewed at the building permit phase.

**2026 Omnibus Env Regs
May 2026 Draft**

20.45B.260 Boundary line adjustment.

Pursuant to RCW 58.17.040, boundary line adjustments are exempt from requirements of this chapter except as provided for in this section.

- A. All lots modified by this boundary line adjustment procedure shall not be approved for recording if such adjustment would allow a nonconforming dimension as specified in LUC 20.20.010 to become more nonconforming unless the adjustment equalizes more than one adjacent nonconforming lot.
- B. No lot line adjustment may be approved when such action would violate an applicable requirement or condition of a previous land use action, subdivision, or short plat approval.
- C. All lots modified by the boundary line adjustment procedure shall have legal access meeting the standards of the Transportation Department, the Utilities Department, and any other applicable department.
- D. The processing of boundary line adjustments shall be the same as for final short plats as provided in the applicable provisions of LUC 20.45B.210 through 20.45B.230.
- E. All boundary line adjustments shall be recorded surveys consistent with Chapter 58.09 RCW. All boundary lines being adjusted shall be surveyed, and newly established lot corners shall be staked.
- F. All lots modified by this boundary line adjustment procedure shall not be approved for recording if such adjustment would create a nonconformity with respect to the requirements of this Code.

20.45B.270 Lot splits.

Pursuant to RCW 58.17.145, administrative lot splits are exempt from the requirements of this chapter except as provided for in this section:

A. Applicability.

- 1. An administrative lot split shall only create one additional lot, and newly created lots shall not be large enough to further subdivide;
- 2. The parent lot shall not be located in a land use district that does not allow residential uses;

B. General Requirements.

- 1. The newly created lots must meet the minimum lot size requirements for the underlying land use district, if applicable;
- 2. Certificates of availability for sewer and water shall be provided prior to approval;
- 3. If the administrative lot split requires demolition or alternation of an existing dwelling that would displace a renter, the applicant shall provide a displacement mitigation strategy or plan; and
- 4. Administrative lot splits are not subject to administrative appeal, as provided for in LUC 20.35.250, if they comply with the applicable development standards herein. Instead, administrative lot splits may be appealed in accordance with LUC 20.35.070.

5. The parent lot must not have been created through an administrative lot split authorized by this section.
6. The parent lot and the newly created lot cannot collectively contain a number of dwelling units that would exceed the number of dwelling units that would have been allowed on the parent lot prior to the administrative lot split.

C. Notes on Lot Split Survey.

The lot split survey must be recorded with the King County Recorder's Office and shall include the following notes, as applicable.

1. Further administrative lot splits are not permitted on the resulting lots;
2. The city is immune from any liability, loss, or other damage suffered by another that is related to the city's approval of the lot split, including if the lot split creates a lot that is later determined unbuildable, RCW 58.17.145;
3. The total number of dwelling units shall not exceed the number of dwelling units allowed on the parent lot prior to the lot split, and the total number of dwelling units for the newly created lot shall be limited to a maximum of one unit less than the total allowable number of dwelling units for the parent lot prior to the lot split;
4. If applicable, indicate whether future development will require frontage improvements;
5. If applicable, indicate whether dedication of right-of-way is required and note the location of the right-of-way to be dedicated; and
6. If applicable, note the location of all required access and utility rights granted or conveyed.

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