



## NOTICE OF LAND USE CODE AMENDMENTS FOR ROOFTOP FEATURES CODE AMENDMENTS, AND DETERMINATION OF NON-SIGNIFICANCE

Pursuant to SMC 25.05.340 and WAC 197-11-340

The City of Seattle is proposing a non-project action to update provisions of the Land Use Code addressing rooftop features requirements in most zones in the city. The proposal is intended to remove potential barriers to meeting new energy code requirements that will allow buildings to be more energy efficient and environmentally friendly. In addition, amendments are proposed to rooftop requirements in Pioneer Square and Chinatown/International District (CID) zones to give more flexibility and opportunity for: greenhouse additions in both neighborhoods; and new options for penthouse and recreational spaces on rooftops in Pioneer Square. The proposal includes the following:

1. Increase rooftop coverage limits for buildings Downtown:
  - In most Downtown zones, increase the percent rooftop coverage limit option by 20%, from 55% to 75% for residential towers subject to floor size limits.
  - Increase the percent rooftop coverage limit option by 15%, from 35% to 50% for buildings that are not residential towers with floor area limits; but not in Chinatown/International District, Pioneer Square or Pike Place Market zones. These include commercial towers and other residential and non-residential buildings that are not towers.
  - Increase the percent rooftop coverage limit option by 10%, from 15% to 25% in Pioneer Square and CID zones, which have more specific rooftop development standards. With approval of the special review district board, rooftop coverage up to 35% would be possible.
2. Increase rooftop coverage limits for buildings outside Downtown:
  - Increase the percent rooftop coverage limit option by 10%, from 25% to 35% for buildings in Midrise, Highrise, Commercial, Neighborhood Commercial, and Yesler Terrace zones, and to 30% in Lowrise zones.
  - Increase the percent coverage limit option by 15%, from 20% to 35% coverage for buildings in Industrial and Seattle Mixed zones.
  - Increase the screening and roof-edge setback limit option by 10%, from 65% to 75% for buildings if mechanical equipment is screened or enclosed, and rooftop features within 10 feet of roof edges do not exceed parapet heights or 5 feet, whichever is higher. This would newly apply in Highrise, Commercial, and Neighborhood Commercial zones, and would modify an existing option in Seattle Mixed zones. For the Seattle Mixed zones only, this option could be used on buildings of any size, while in other zones it could only be used for buildings greater than 120 feet in height.
3. For buildings with rooftop greenhouses, increase the rooftop coverage limit by 10%, from 50% to 60% in most zones except Lowrise, Pioneer Square and CID zones (proposed as 45% in the latter two zone types).
4. Add the ability to have lodging uses and eating and drinking establishment uses as penthouse uses on rooftops in Pioneer Square zones, and revise a minimum building height requirement for all kinds of penthouses in Pioneer Square to 40 feet.
5. Add the ability to put enclosed recreational facility spaces on rooftops of certain newer buildings (built since January 2008) in Pioneer Square zones.
6. Increase consistency in the use of terms and in the list of what is counted toward rooftop coverage limits for most zones:
  - Update, clarify, and add terms
  - Grammatical edits to simplify and consistently list what is counted toward limits
  - Clarify references to wind power and solar power equipment.
  - Consolidate references to greenhouses and solariums
  - Correct typographical errors and outdated references.

## **ENVIRONMENTAL DETERMINATION**

After review of a completed environmental checklist and other information on file, the Seattle Department of Construction and Inspections (SDCI) has determined that the amendments described above will not have a probable significant adverse environmental impact, and has issued a Determination of Non-Significance (DNS) under the State Environmental Policy Act (no Environmental Impact Statement required).

## **HOW TO COMMENT**

Comments regarding this DNS or potential environmental impacts may be submitted through January 13, 2022. Comments may be sent to:

**City of Seattle, SDCI**  
**Attn: Gordon Clowers**  
**P.O. Box 94788**  
**Seattle, WA 98124-7088**  
[gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov)

## **HOW TO APPEAL**

Appeals of the decision to issue a Determination of Non-Significance (DNS) must be submitted to the Office of the Hearing Examiner by 5:00 p.m., January 20, 2022. Appeals should be addressed to the Hearing Examiner and must be accompanied by an \$85.00 filing fee in a check payable to the City of Seattle. The appeal must be sent to:

**City of Seattle**  
**Hearing Examiner**  
**PO Box 94729**  
**Seattle WA 98124-4729**

## **INFORMATION AVAILABLE**

Copies of the DNS and the proposal may be obtained online at [Changes to Code - SDCI | seattle.gov](https://www.seattle.gov/changes-to-code-sdci). (The SDCI Public Resource Center is currently closed due to public health emergency.)

Questions about the proposed amendments and the environmental determination can be directed to Gordon Clowers, SDCI Senior Planner, at [gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov).