Residential Small Lot (RSL)
- Groups of cottage-sized housing
- Smaller single-family homes on small lots (2,000 sq. ft.)
  2 or 3 apartments inside converted single-family homes
- 2 or 3 attached townhouses
- Similar scale to single-family homes
- Multiple bedroom family-sized homes
- Near existing single-family zones and edges of urban villages
- 30’ height limit (same as single-family zones)

Lowrise 1 (LR1)
- Groups of townhouses or rowhouses
- 3-story apartment buildings
- A mix of rental and ownership options
- Usually near the edges of urban villages
- A mix of family-sized housing and smaller apartments
- Only allows housing (no commercial shops)
- 30’ height limit (same as a single-family zones)

Lowrise 2 (LR2)
- Groups of townhouses or rowhouses
- 4-story apartment buildings
- A mix of rental and ownership housing options
- Provides transition between commercial areas and lower scale residential areas
- Only allows housing (no commercial shops)
- 40’ height limit

Lowrise 3 (LR3)
- 4- or 5-story apartment or condominium buildings
- Some groups of townhouses or rowhouses
- Usually near very good transit and services inside urban villages
- Only allows housing (no commercial shops)
- 40’ height limit outside of urban villages
- 50’ height limit inside urban villages

Midrise Residential (MR)
- 6- or 7-story apartment or condominium buildings
- Near good transit and services inside urban villages and urban centers
- Only allows housing (no commercial shops)
- 75’ height limit

Neighborhood Commercial 55 (NC-55)
- 5-story mixed use buildings
- Usually ground floor shops with apartments above
- Usually near very good transit and services inside urban villages
- Small and medium size shops and services like corner stores, bars, and restaurants
- 55’ height limit

Neighborhood Commercial 75 (NC-75)
- 6- or 7-story mixed use buildings
- Usually ground floor shops with apartments above
- Usually at the heart of a neighborhood commercial district
- Near very good transit and services inside urban villages
- Often medium to large businesses like grocery stores
- Some entire buildings of offices or commercial uses
- 75’ height limit

Neighborhood Commercial 95 (NC-95)
- 6- to 10-story mixed use buildings
- Usually ground floor shops with apartments above
- Usually at the heart of a neighborhood commercial district
- Only found in the busiest urban villages and urban centers
- Near very good transit and services inside urban villages
- Medium to large businesses like grocery stores
- Some entire buildings of offices or commercial uses
- 95’ height limit

Examples are for general illustration purposes only, and are not intended as technical representations of proposed zoning standards.
Guide to Housing Options

For the first time, Seattle's new Mandatory Housing Affordability (MHA) ordinances will require all new commercial and residential developments to include affordable homes for lower-income families, or make payments to the Office of Housing to fund affordable housing. Changes to zoning are needed to put MHA in place. These new zones will allow for more housing construction inside Urban Villages and in existing multifamily zones. No zoning changes will be proposed, and MHA will not apply in single-family areas outside of Urban Villages. For additional information, please visit www.seattle.gov/hala.

Principles to Guide MHA Zoning Changes

- Provide housing options, from studios to family-sized homes.
- Plan for transitions between higher- and lower-scale buildings, creating step-downs between larger commercial buildings and residential areas.
- Locate more housing near parks and schools.
- Encourage building designs and landscaping that reflect Seattle and provide public open space.

This model shows how different housing types can fit together in a neighborhood. Buildings in color have the proposed MHA zoning changes, while the other buildings are modeled with existing zoning. This is one example of a transition between higher scale and lower scale zones.

- Expand Urban Villages using a 10-minute walk from frequent transit service.
- Do not increase development capacity in designated National Register historic Districts, including Pioneer Square.
- Consider views from parks, streets and other public spaces.
- Consider local priorities in adopted neighborhood plans.