



NOTICE OF LAND USE CODE AMENDMENTS AND DETERMINATION OF NON-SIGNIFICANCE

Pursuant to SMC 25.05.340 and WAC 197-11-340

Seattle Department of Construction and Inspections (SDCI) is proposing to changes to the Land Use Code, expanding housing options by easing barriers to the construction and use of accessory dwelling units as required by state legislation; amending Sections 22.205.010, 23.22.062, 23.24.045, 23.44.011, 23.44.014, 23.44.017, 23.45.512, 23.45.514, 23.45.545, 23.84A.008, 23.84A.032, 23.84A.038, 23.90.018, and 23.90.019 of the Seattle Municipal Code; repealing Sections 23.40.035 and 23.44.041 of the Seattle Municipal Code; and adding new Sections 23.42.022 and 23.53.003 to the Seattle Municipal Code.

Proposed changes to the Land Use Code include:

1. Update provisions related to ADUs, including adding a new code section (SMC 23.42.022) to contain commonly applied standards for ADU development in all zones that allow single-family homes to be constructed.
 - a. Eligible zones include: Neighborhood Residential (NR); multifamily (Lowrise (LR), Midrise (MR), and Highrise (HR); Neighborhood Commercial (NC), Seattle Mixed (various SM designations), and downtown (various zones).
 - b. Overlay provisions in the Shoreline and historic districts are maintained with no changes.
2. Allow two ADUs to be constructed per lot that contains a principal dwelling unit, which would include the option of developing two detached accessory dwelling units (DADUs).
3. Update standards including height limits, parking, and street improvements; and
4. Update provisions related to condo ownership of ADUs.

During the 2023 session, the State legislature passed House Bill 1337, which requires Seattle and other cities and counties planning under the Growth Management Act (GMA) to meet certain requirements when regulating accessory dwelling units (ADUs).

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 September 30, 2024. Comments may be sent to:

City of Seattle, SDCI
Attn: Travis Saunders
P.O. Box 94788
Seattle, WA 98124-7088
travis.saunders@seattle.gov

NO APPEAL OPPORTUNITY

Actions taken by a city to comply with the requirements of Engrossed Substitute House Bill 1337 are not subject to legal challenge under chapter 36.70A or chapter 43.21C RCW.

INFORMATION AVAILABLE

Copies of the DNS and the proposal may be obtained online and at [Changes to Code – SDCI seattle.gov](https://changes.to.code-sdci.seattle.gov). Questions about the environmental determination can be directed to Travis Saunders, SDCI Land Use Policy and Technical Planner, at travis.saunders@seattle.gov. Questions regarding the proposed amendments may be directed to Mike Podowski, SDCI Code Development Manager, at mike.podowski@seattle.gov.