

Zone Name	Current	Potential Zoning Change to Implement MHA
<b>Lowrise (LR) Multifamily Zones</b>		
<b>LR1</b>	FAR: 1.1 Height: 30' (Apt. Density: 1/2,000 sf)	Remove apt. density limit. =
<b>LR2</b>	FAR: 1.2 Height: 30'	FAR ~1.3 Height 40'
<b>LR3</b>	Outside UVs: FAR 1.5, Height 30' Inside UVs: FAR 2.0, Height 40'	Outside UVs: FAR ~1.7, height 40' Inside UVs: FAR ~2.2, height 55'
<b>Neighborhood Commercial (NC) Zones</b>		
<b>NC-30</b> (becomes to NC-40)	FAR: 2.5 Height: 30' 10	FAR 3.0 Height 40'
<b>NC-40</b> (becomes NC-55)	FAR: 3.25 Height: 40' 15	FAR: 3.75 Height: 55'
<b>NC-65</b> (becomes NC-75)	FAR: 4.75 Height: 65' 10	FAR: 5.5 Height: 75'
<b>NC-85</b>	FAR: 6.0 Height: 85'	Potential building code modifications enabling use of available height limit.
<b>Commercial (C) Zones</b>		
<b>C-30</b> (becomes C-40)	FAR: 2.5 Height: 30' 10	FAR 3.0 Height 40'
<b>C-40</b> (becomes C-55)	FAR: 3.25 Height: 40' 15	FAR: 3.75 Height: 55'
<b>C-65</b> (becomes C-75)	FAR: 4.75 Height: 65' 10	FAR: 5.5 Height: 75'
<b>C-85</b> (merge into C-125)	FAR: 6.0 Height: 85' 45	FAR: 6.0 Height: 125'
<b>Industrial Commercial (IC) Zones</b>		
<b>IC</b>	FAR: 2.5 (outside Stadium T.O.) FAR: 3 (in Stadium T.O.)	FAR: 3.0 FAR: 3.5
<b>Midrise Residential MR</b>		
<b>MR</b>	Base: FAR 3.2, Height 60 Max. With Bonus: FAR 4.25, Height 75	Remove base height and FAR limits.
Notes: All listed zoning information is a general summary for informational purposes only. All potential zoning changes are subject to be modified and adjusted through community engagement. Not every zone potentially affected by MHA implementation is listed. UV = Urban Village, FAR = Floor Area Ratio, Apt. = Apartment. See Seattle Municipal Code Title 23 for detailed zoning information.		