

First, there are no density limits in the SM-D zoning district. So, the amount of apartment units that could be fit on this lot is subject to the allowable height of 95-feet and meeting building code requirements for each unit. Note that parking is required for this property at a ratio of 1 stall for every 2 apartment units. Secondly, any building and use is allowed in this zoning district except those listed in SMC 23.48.005.B. Third, yes, the height limit in this zone is 95-feet above average grade.

Thank you
Senior Planner

SEATTLE MUNICIPAL CODE (SMC) INFO

A. This [Chapter 23.48](#) identifies uses that are or may be permitted in Seattle Mixed (SM) zones and establishes development standards. The SM zone boundaries are shown on the Official Land Use Map. SM zone designations for specific geographic areas are identified in Table A for [23.48.002](#). The SM-SLU designation with a height limit suffix may be applied to SM zoned land in the South Lake Union Urban Center. The SM-D designation with a height limit range may be applied to SM zoned land in the West Dravus area.

B. The provisions of this Subchapter I of [Chapter 23.48](#) are applicable to all SM zones, including SM zones in geographic areas shown on Table A for [23.48.002](#). Supplemental regulations for SM zones in specific geographic areas are provided for in the subsequent subchapters of this [Chapter 23.48](#). To the extent provisions in a supplemental subchapter conflict with provisions in this Subchapter I, the provisions of the supplemental subchapter shall prevail.

Table A for 23.48.002 SM zone designations for geographic areas	
Zone designation	Geographic area
SM-SLU	South Lake Union Urban Center
SM-D	West Dravus area
SM-NR	North Rainier area
SM-U	University Community Urban Center

A. Permitted uses:

1. All uses are permitted outright, either as principal or accessory uses, except those specifically prohibited by subsection 23.48.005.B and those permitted only as conditional uses by subsection 23.48.005.C.

2. Adult cabarets shall comply with the requirements of subsection 23.47A.004.H.

3. Major marijuana activity shall comply with the requirements of [Section 23.42.058](#).

B. Prohibited uses. The following uses are prohibited as both principal and accessory uses, except as otherwise noted:

1. All high-impact uses;

2. All heavy manufacturing uses;

3. General manufacturing uses, greater than 25,000 square feet of gross floor area for an individual business establishment, except for pharmaceutical production;

4. Drive-in businesses, except gas stations;

5. Jails;

6. Adult motion picture theaters and adult panorams;

7. Outdoor storage, except for outdoor storage associated with florists and horticulture uses;

8. Principal use surface parking;

9. Animal shelters and kennels;

10. Animal husbandry;

11. Park and pool lots;

12. Park and ride lots;

13. Work release centers;

14. Recycling;

15. Solid waste management; and

16. Mobile home parks.

C. Conditional uses

1. Conditional uses are subject to the procedures described in [Chapter 23.76](#), Procedures for Master Use Permits and Council Land Use Decisions, and shall meet the provisions of both [Section 23.42.042](#) and this subsection 23.48.005.C.

2. Mini-warehouses and warehouses may be permitted by the Director as administrative conditional uses if:

- a. The street-level portion of a mini-warehouse or warehouse only fronts on an east/west oriented street, or an alley; and
- b. Vehicular entrances, including those for loading operations, will not disrupt traffic or transit routes; and
- c. The traffic generated will not disrupt the pedestrian character of an area by significantly increasing the potential for pedestrian-vehicle conflicts.

D. Required street-level uses:

1. One or more of the following uses listed in this subsection 23.48.005.D.1 are required at street level along the street-facing facade abutting streets designated as Class 1 Pedestrian Streets shown on Map A for [23.48.240](#), except as required in subsection 23.48.205.C:

- a. General sales and service uses;
- b. Eating and drinking establishments;
- c. Entertainment uses;
- d. Public libraries;
- e. Public parks;
- f. Arts facilities;
- g. Religious facilities; and
- h. Light rail transit stations.

2. Standards for required street-level uses. Required street-level uses shall meet the development standards in subsection 23.48.040.C, and any additional standards for SM zones in specific geographic areas in the applicable subchapter of this [Chapter 23.48](#).

(Ord. [125267](#), § 17, 2017; Ord. [124969](#), § 8, 2016; Ord. [124883](#), § 13, 2015.)