WEDGWOOD

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Centers and Corridors zoning changes

Lowrise 1 (LR1)
LR1 is a low-density residential zone that allows townhouse-style development, typically at a three-story scale.

Lowrise 2 (LR2)
LR2 is a residential zone that allows multifamily development up to four stories.

Lowrise 3 (LR3)
LR3 is a residential zone that allows multifamily development up to five stories.

Midrise (MR1 or MR2)
MR1 is a proposed new residential zone that would allow multifamily development up to six stories. MR2, currently simply called "Midrise," is a residential zone that allows multifamily development up to eight stories.

Neighborhood Commercial (NC)
NC zones are mixed-use areas that allow a range of retail, office, institutional, and residential uses.

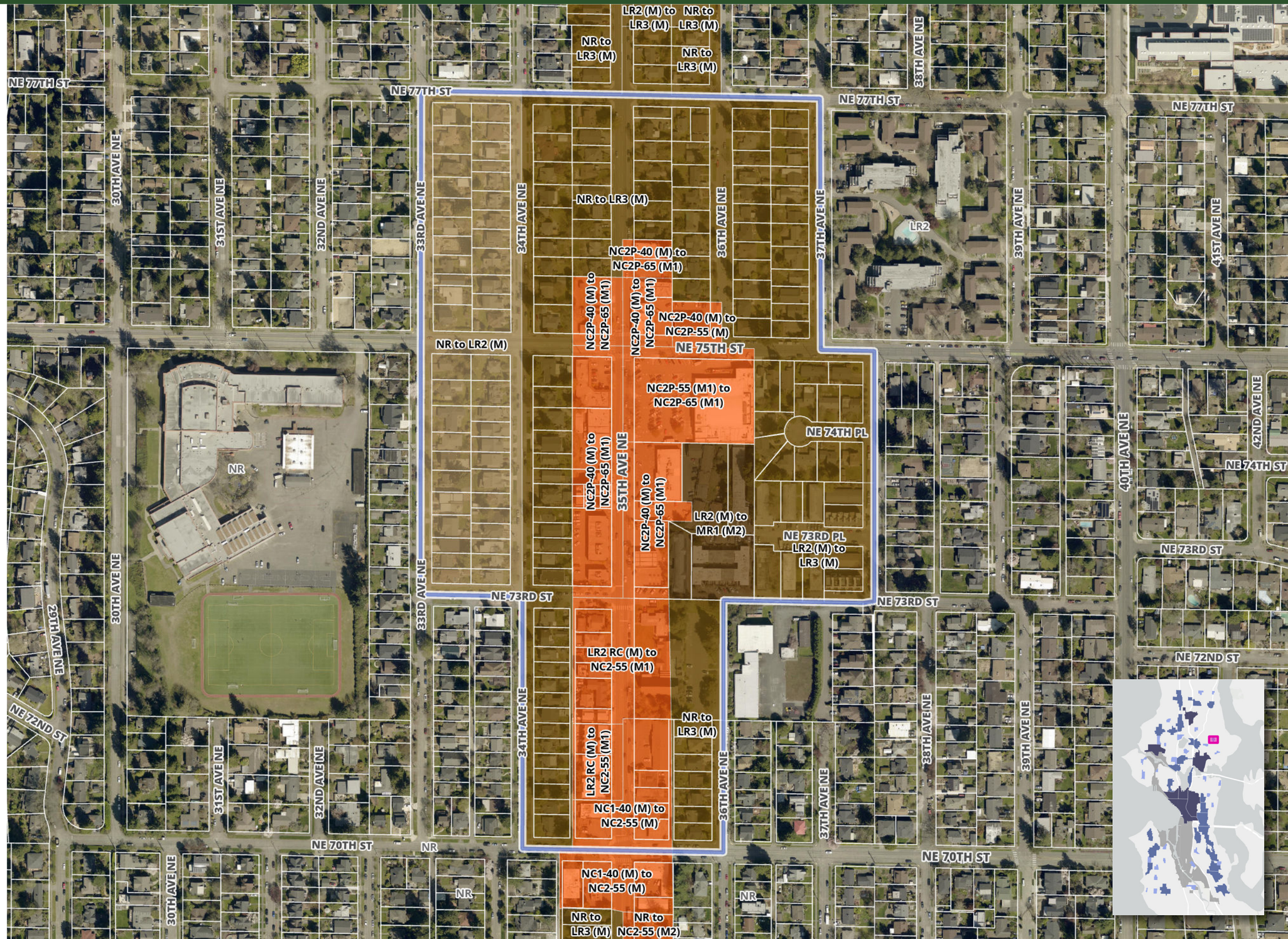
Commercial (C)
C zones are mixed-use areas that allow a range of retail, office, institutional, light industrial, and auto-oriented commercial uses.

Growth Strategy place types

Regional Center
Most densely populated neighborhoods, with a mix of housing, office, retail, entertainment, and access to regional transit. These areas can include zoning for high-rise towers.

Urban Center
Areas zoned to accommodate a mix of housing, jobs, shops, and services with access to frequent transit. Residential and mixed-use structures up to eight stories are allowed, with higher densities around light rail stations.

Neighborhood Center
These centers are situated in residential areas across the city and accommodate a diverse mix of moderate-density housing around existing commercial districts and frequent transit.

Manufacturing & Industrial Center

This map shows proposed zoning changes in a portion of the area covered in the Centers and Corridors legislation. Transmitted to the City Council in January 2026, this legislation includes rezones to allow more housing, including apartments and condos, in new Neighborhood Centers, in new and expanded Urban Centers, and along frequent transit routes and makes changes to development standards in Lowrise (LR) and Midrise (MR) zones. Along with previously adopted changes to Neighborhood Residential (NR) zones, Centers and Corridors implements the recently updated Seattle Comprehensive Plan.