

Green Building Standard (SMC 23.58D)

This document provides information on how a project triggers the Green Building Standard described in [SMC 23.58D](#) and [Director's Rule 2-2025](#). This information does not supersede or replace the Land Use Code.

All new buildings using the Green Building Standard must meet Director's Rule 2-2025:

- Obtain a green building certification through an approved green building rating organization
- Do not use fossil fuel-fired equipment or appliances
- Meet embodied carbon reduction requirements

Zone	Code Citation	Green Building Standard Must be Met When:
Lowrise (LR)	23.45.530	Exceeding the following floor area ratio: LR1- 1.1 LR2- 1.2 LR3 outside urban centers & villages- 1.6 LR3 inside urban centers & villages -1.8
Midrise (MR), Highrise (HR)	23.45.530	Exceeding the following floor area ratio: MR- 3.45 HR- 7.0
Commercial1-75 (Georgetown)	23.47A.012.A.5	Gaining additional height
Seattle Mixed (SM) all geographic areas	23.48.021.D	Gaining extra floor area
SM-SLU (South Lake Union Urban Center)	23.48.221.C	Gaining extra floor area
SM-SLU 175/85-280 (South Lake Union Urban Center)	23.48.230.D	Gaining additional height for structures designed for research and development laboratories subject to meeting certain criteria
SM-D (Dravus)	23.48.345	Exceeding a height of 55 feet, excluding permitted rooftop features
SM-NR (North Rainier)	23.48.445	Exceeding the following floor area ratio: SM-NR 75- 3.5 SM-NR 95- 4.5 SM-NR 145- 5
SM-U (University)	23.48.622.B	Gaining extra floor area
SM-UP 160 (Uptown)	23.48.722.B	Gaining extra floor area
IDM, DMR, DMC zones in South Downtown area per Map1A	23.49.011.A.2.m.1	Gaining extra floor area
DMC, DMR, IDM, and PSM zones in South Downtown are per Map 1A	23.49.023.F	Gaining extra floor area
PSM 85-120	23.49.180.H	Gaining additional height
PSM	23.66.140.C.4.i.1	Developing enclosed rooftop recreational spaces for new structures
II-85-240	23.50A.124.A.2	Gaining extra floor area