

ADU FEASIBILITY REPORT

13017 3RD AVE NW

Report generated 28.01.2026

Executive Summary

Parcel PIN	0923000339
Zoning	NR
Lot Area	8,177 sq ft
Jurisdiction	Seattle
ADU Allowed	Yes
DADU Allowed	Yes
Shoreline District	No

Parcel Information

PIN	0923000339
Lot Area	8,177 sq ft
Data Source	King County Geom
Lot Perimeter	392 ft
Approx. Width	202.2 ft

Approx. Depth	90.5 ft
Jurisdiction	Seattle

Area Cross-Check

King County (computed)	8,177 sq ft
SDCI (GIS reported)	8,177 sq ft
Variance	0.0%

Zoning & Land Use

Base Zone	NR
Shoreline District	No
Overlays	None

Environmentally Critical Areas

Abandoned Landfill (Smc 25.09.220)	No
Flood Prone Area (Smc 25.09.120)	No
Known Slide (Affected Property) (Smc 25.09.080)	No
Known Slide (Initiation Point) (Smc 25.09.080)	No
Known Slide (Scarp) (Smc 25.09.080)	No
Liquefaction Prone Area (Smc 25.09.100)	No

Peat Settlement Prone Area (Smc 25.09.110)	No
Potential Slide (Smc 25.09.080)	No
Riparian Corridor (Smc 25.09.200A)	No
Steep Slope (Smc 25.09.090)	No
Wetland (Smc 25.09.160)	No
Wildlife Habitat Area (Smc 25.09.200B)	No

Transit Proximity

Frequent Transit Service Area (Dr 1-2026)	No
Major Transit Service Area (Dr 1-2026)	No
Light Rail Station Overlay (Smc 23.61)	No
Stadium Transition Area Overlay District (Smc 23.74)	No
Rainier Genesee Business District	No

Development Standards

ADU Development Rules

Attached ADU (ADU)	Allowed
Detached ADU (DADU)	Allowed

Rules Version	1.0.0
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Parking Requirements

Parking Required	Yes
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Existing Conditions

Building Footprints Found	0
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Lot Configuration

Corner Lot	Unknown
Has Alley Access	Unknown

SDCI Site Characteristics

Development Site ID	DV0084404
Zoning Designation	NR
GIS Calculated Area	8,177.55
Report Date	28 Jan 2026
Site Addresses	13017 3RD AVE NW
Legal Description	S 1/2 LOT 7, BLOCK 5, BONNIE BRAE ADD & POR VAC ALLEY ADJ

Data Sources

King County Parcel Viewer	Pin
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King County ArcGIS	Geometry, Lot Area Sqft, Lot Perimeter Ft
Seattle GIS Geocoding	Geocode Info
SDCI PDF	Base Zone, Overlays
Seattle SDCI	Transit Flags, Eca Flags, Sdci Site Characteristics
Rules Table	Development Standards, Adu Rules

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