



SEATTLE CITY COUNCIL

Legislative Summary

CB 119489

Record No.: CB 119489

Type: Ordinance (Ord)

Status: Passed

Version: 1

Ord. no: Ord 125845

In Control: City Clerk

File Created: 02/20/2019

Final Action: 06/18/2019

Title: AN ORDINANCE relating to land use and zoning; allowing limited expansion of Major Institution uses in a portion of Industrial General 1 and 2 zones and Industrial Buffer zones located near Seattle Pacific University; and amending Sections 23.50.012 and 23.69.024 of the Seattle Municipal Code.

Date

Notes:

Filed with City Clerk:

Mayor's Signature:

Sponsors: Johnson

Vetoed by Mayor:

Veto Overridden:

Veto Sustained:

Attachments:

Drafter: bonita.chinn@seattle.gov

Filing Requirements/Dept Action:

History of Legislative File

Legal Notice Published: Yes No

| Ver- sion: | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|---------------|----------------------------|--|------------------------------------|--|-----------|-----------------|---------|
| 1 | Mayor | 03/19/2019 | Mayor's leg transmitted to Council | City Clerk | | | |
| 1 | City Clerk | 03/19/2019 | sent for review | Council President's Office | | | |
| | Action Text: | The Council Bill (CB) was sent for review. to the Council President's Office | | | | | |
| | Notes: | | | | | | |
| 1 | Council President's Office | 03/21/2019 | sent for review | Planning, Land Use, and Zoning Committee | | | |
| | Action Text: | The Council Bill (CB) was sent for review. to the Planning, Land Use, and Zoning Committee | | | | | |
| | Notes: | | | | | | |
| 1 | City Council | 04/01/2019 | referred | Planning, Land Use, and Zoning Committee | | | |

Legislative Summary Continued (CB 119489)

Action Text: The Council Bill (CB) was referred. to the Planning, Land Use, and Zoning Committee

Notes:

- 1 Planning, Land Use, and Zoning Committee 05/15/2019 discussed
Action Text: The Council Bill (CB) was discussed in Committee.
- 1 Planning, Land Use, and Zoning Committee 06/05/2019 pass Pass
Action Text: The Committee recommends that City Council pass the Council Bill (CB).
In Favor: 3 Chair Pacheco, Vice Chair O'Brien, Member Herbold
Opposed: 0
- 1 City Council 06/10/2019 passed Pass
Action Text: The Council Bill (CB) was passed by the following vote, and the President signed the Bill:
In Favor: 9 Councilmember Bagshaw, Councilmember González , Council President Harrell, Councilmember Herbold, Councilmember Juarez, Councilmember Mosqueda, Councilmember O'Brien, Councilmember Pacheco, Councilmember Sawant
Opposed: 0
- 1 City Clerk 06/14/2019 submitted for Mayor's signature Mayor
- 1 Mayor 06/17/2019 Signed
Action Text: The Council Bill (CB) was Signed.
- 1 Mayor 06/18/2019 returned City Clerk
- 1 City Clerk 06/18/2019 attested by City Clerk
Action Text: The Ordinance (Ord) was attested by City Clerk.
-

CITY OF SEATTLE

ORDINANCE 125845

COUNCIL BILL 119489

AN ORDINANCE relating to land use and zoning; allowing limited expansion of Major Institution uses in a portion of Industrial General 1 and 2 zones and Industrial Buffer zones located near Seattle Pacific University; and amending Sections 23.50.012 and 23.69.024 of the Seattle Municipal Code.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 23.50.012 of the Seattle Municipal Code, last amended by Ordinance 125558, is amended as follows:

23.50.012 Permitted and prohibited uses

A. All uses are permitted outright, prohibited, or permitted as a conditional use, according to Table A for 23.50.012 and this Section 23.50.012.

* * *

| Table A for 23.50.012 Uses in Industrial zones | | | | | |
|---|--|-----------|------------------------------|---------------------------------------|---------------------------------------|
| Uses | Permitted and prohibited uses by zone | | | | |
| | IB | IC | IG1 and IG2 (general) | IG1 in the Duwamish M/I Center | IG2 in the Duwamish M/I Center |
| * * * | | | | | |
| E. INSTITUTIONS | | | | | |
| E.1. Adult care centers | X | X | X | X | X |
| E.2. Child care centers | P | P | P | P | P |
| E.3. Colleges | EB | EB | EB(9) | X(10) | X(10) |
| E.4. Community centers and Family support centers | EB | EB | EB | P | P |
| E.5. Community clubs | EB | EB | EB | X | P |

| | | | | | |
|--|-----------------------|-----------------------------|-----------------------------|-----------------------|-----------------------|
| E.6. Hospitals | EB | EB | CU(11) | P | P |
| E.7. Institutes for advanced study | P | P | P | X | X |
| E.8. Libraries | X | X | X | X | X |
| E.9. Major institutions subject to the provisions of Chapter 23.69 | EB(12) | EB | EB(12) | EB | EB |
| E.10. Museums | EB | EB(((42))) <u>(13)</u> | EB | X(((13))) <u>(14)</u> | X(((13))) <u>(14)</u> |
| E.11. Private clubs | EB | EB | EB | X | X |
| E.12. Religious facilities | P(((14))) <u>(15)</u> | P(((14))) <u>(15)</u> | P(((14))) <u>(15)</u> | P(((14))) <u>(15)</u> | P(((14))) <u>(15)</u> |
| E.13. Schools, elementary or secondary | EB | EB | EB | X | X |
| E.14. Vocational or fine arts schools | P | P | P | P | P |
| F. LIVE-WORK UNITS | X | X | X | X | X |
| G. MANUFACTURING USES | | | | | |
| G.1. Manufacturing, light (1) | P | P | P | P | P |
| G.2. Manufacturing, general | P | P | P | P | P |
| G.3. Manufacturing, heavy | CU | X or CU(((45))) <u>(16)</u> | P or CU(((16))) <u>(17)</u> | P | P |
| H. PARKS AND OPEN SPACE | P | P | P | P | P |
| I. PUBLIC FACILITIES | | | | | |
| I.1. Jails | X | X | X | X | X |
| I.2. Work-release centers | X | X | X | X | X |
| I.3. Other public facilities | CCU | CCU | CCU | CCU | CCU |
| J. RESIDENTIAL USES | | | | | |

| | | | | | |
|---|---------------|--------------------|---------------|-------|-------|
| J.1. Residential uses not listed below | X | X | X | X | X |
| J.2. Artist's studio/dwellings | EB/CU | EB/CU | EB/CU | EB/CU | EB/CU |
| J.3. Caretaker's quarters | P | P | P | P | P |
| J.4. Residential use, except artist's studio/dwellings and caretaker's quarters, in a landmark structure or landmark district | CU | CU | CU | CU | CU |
| K. STORAGE USES | | | | | |
| K.1. Mini-warehouses | P | P | P | X | P |
| K.2. Storage, outdoor | P | P | P | P | P |
| K.3. Warehouses | P | P | P | P | P |
| L. TRANSPORTATION FACILITIES | | | | | |
| L.1. Cargo terminals | P | P | P | P | P |
| L.2. Parking and moorage | | | | | |
| L.2.a. Boat moorage | P | P | P | P | P |
| L.2.b. Dry boat storage | P | P | P | P | P |
| L.2.c. Parking, flexible-use | P | P or X(((17)))(18) | P | X(5) | X(5) |
| L.2.d. Park and ride facilities | P(((18)))(19) | P(((18)))(19) | P(((18)))(19) | CU | CU |
| L.2.e. Towing services | P | P | P | P | P |
| L.3. Passenger terminals | P | P | P | P | P |
| L.4. Rail transit facilities | P | P | P | P | P |
| L.5. Transportation facilities, air | | | | | |
| L.5.a. Airports (land-based) | X | CCU | CCU | CCU | CCU |

| | | | | | |
|--|----------------------------|-----|-----|-----|-----|
| L.5.b. Airports (water-based) | X | CCU | CCU | CCU | CCU |
| L.5.c. Heliports | X | CCU | CCU | CCU | CCU |
| L.5.d. Helistops | CCU | CCU | CCU | CCU | CCU |
| L.6. Vehicle storage and maintenance | | | | | |
| L.6.a. Bus bases | CU | CU | CU | CU | CU |
| L.6.b. Railroad switchyards | P | P | P | P | P |
| L.6.c. Railroad switchyards with a mechanized hump | X | X | CU | CU | CU |
| L.6.d. Transportation services, personal | P | P | P | P | P |
| M. UTILITY USES | | | | | |
| M.1. Communication utilities, major | CU | CU | CU | CU | CU |
| M.2. Communication utilities, minor | P | P | P | P | P |
| M.3. Power plants | X | CCU | P | P | P |
| M.4. Recycling | P | P | P | P | P |
| M.5. Sewage treatment plants | X | CCU | CCU | CCU | CCU |
| M.6. Solid waste management | | | | | |
| M.6.a. Salvage yards | X | X | P | P | P |
| M.6.b. Solid waste transfer stations | CU(((19))) <u>(20)</u> | CU | CU | CU | CU |
| M.6.c. Solid waste incineration facilities | X | CCU | CCU | CCU | CCU |
| M.6.d. Solid waste landfills | X | X | X | X | X |
| M.7. Utility services uses | P | P | P | P | P |

KEY

CU = Administrative conditional use

CCU = Council conditional use

EB = Permitted only in a building existing on October 7, 1987.

EB/CU = Administrative conditional use permitted only in a building existing on October 7, 1987.

P = Permitted

X = Prohibited

Footnotes to Table A for 23.50.012

(1) In addition to the provisions in this Chapter 23.50, urban farms that entail major marijuana activity are regulated by Section 23.42.058.

(2) Except within designated manufacturing and industrial centers, where they are permitted only on rooftops and/or as agricultural uses within an enclosed building. Except for agricultural uses within an enclosed building operating prior to January 4, 2016, agricultural uses within an enclosed building are not permitted in the IG1 zone. Agricultural uses within an enclosed building within designated manufacturing and industrial centers (excluding associated office or food processing areas) shall not exceed:

(a) 5,000 square feet in IG1 zones for agricultural uses within an enclosed building established prior to January 4, 2016;

(b) 10,000 square feet in IB and IC zones; and

(c) 20,000 square feet in IG2 zones.

(3) Animal shelters and kennels maintained and operated for the impounding, holding and/or disposal of lost, stray, unwanted, dead or injured animals are permitted.

(4) Subject to subsection 23.50.012.E.

(5) Parking required for a spectator sports facility or exhibition hall is allowed and shall be permitted to be used as flexible-use parking or shared with another such facility to meet its required parking. A spectator sports facility or exhibition hall within the Stadium Transition Area Overlay District may reserve parking. Such reserved non-required parking shall be permitted to be used as flexible-use parking and is exempt from the one-space-per-650-square-foot ratio under the following circumstances:

(a) The parking is owned and operated by the owner of the spectator sports facility or exhibition hall, and

(b) The parking is reserved for events in the spectator sports facility or exhibition hall, and

(c) The reserved parking is outside of the Stadium Transition Area Overlay District, and south of South Royal Brougham Way, west of 6th Avenue South and north of South Atlantic Street. Parking that is covenanted to meet required parking will not be considered reserved parking.

(6) Medical service uses over 10,000 square feet, within 2,500 feet of a medical Major Institution Overlay District boundary, require administrative conditional use approval, unless included in an adopted major institution master plan. See Section 23.50.014.

(7) The high-impact uses listed in subsection 23.50.014.B.10 may be permitted as conditional uses.

(8) High-impact uses may be permitted as conditional uses as provided in subsection 23.50.014.B.5.

(9) Research and education facilities that are a part of a college or university, and that are water-dependent or water-related, as defined by Section 23.60A.944, are permitted in new and existing buildings in the Ballard/Interbay Northend Manufacturing & Industrial Center.

(10) A college or university offering a primarily vocational curriculum within the zone is

permitted.

(11) Hospitals may be permitted as a conditional use where accessory to a research and development laboratory or an institute for advanced study pursuant to subsection 23.50.014.B.14.

(12) Major institution uses are permitted only in a building existing on October 7, 1987, except that such uses are permitted on properties located outside of the Ballard/Interbay/Northend Manufacturing and Industrial Center that are located in an area south of the Lake Washington Ship Canal, east of 8th Avenue West, north of West Nickerson Street, and west of 3rd Avenue West regardless of whether the use is located in a building existing on October 7, 1987.

~~((12))~~(13) On IC zoned parcels within the Ballard Hub Urban Village and abutting Market Street, museums are allowed in new buildings or structures.

~~((13))~~(14) Museums are prohibited except in buildings or structures that are designated City of Seattle landmarks.

~~((14))~~(15) Transitional encampments accessory to religious facilities or to principal uses located on property owned or controlled by a religious organization are regulated by Section 23.42.054.

~~((15))~~(16) The heavy manufacturing uses listed in subsection 23.50.014.B.9 may be permitted as a conditional use. All other heavy manufacturing uses are prohibited.

~~((16))~~(17) Heavy manufacturing uses may be permitted as a conditional use within the Queen Anne Interbay area as provided in subsection 23.50.014.C.

~~((17))~~(18) Prohibited in an IC 85-160 zone for development that exceeds the base FAR limit.

~~((18))~~(19) Park and ride facilities are not permitted within 3,000 feet of the Downtown Urban Center.

~~((19))~~(20) Subject to subsection 23.50.014.B.7.e.

1 Section 2. Section 23.69.024 of the Seattle Municipal Code, last amended by Ordinance
2 123649, is amended as follows:

3 **23.69.024 Major Institution designation**

4 * * *

5 B. New Major Institutions((:))

6 1. When a medical or educational institution makes application for new
7 development, or when a medical or educational institution applies for designation as a Major
8 Institution, the Director will determine whether the institution meets, or would meet upon
9 completion of the proposed development, the definition of a Major Institution in Section
10 23.84A.025. Measurement of an institution's site or gross floor area in order to determine

1 whether it meets minimum standards for Major Institution designation shall be according to the
2 provisions of Section 23.86.036.

3 2. If the Director determines that Major Institution designation is required, the
4 Director may not issue any permit that would result in an increase in area of Major Institution
5 uses until the institution is designated a Major Institution, a Major Institution Overlay District is
6 established, and a master plan is prepared according to the provisions of Part 2, Major Institution
7 Master Plan.

8 3. The Director's determination that an application for a Major Institution
9 designation is required will be made in the form of an interpretation subject to the procedures of
10 Section 23.88.020.

11 4. The procedures for designation of a Major Institution are as provided in
12 Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. The
13 Council will grant or deny the request for Major Institution designation by resolution.

14 5. If the Council designates a new Major Institution, a Major Institution Overlay
15 District must be established by ordinance according to the procedures for amendments to the
16 Official Land Use Map (rezones) in Chapter 23.76, Procedures for Master Use Permits and
17 Council Land Use Decisions.

18 6. A new Major Institution Overlay District may not be established and a Major
19 Institution Overlay District Boundary may not be expanded in single-family ((~~or Industrial~~))
20 zones.

21 7. Boundaries of a Major Institution Overlay District and maximum height limits
22 shall be established or amended in accordance with the rezone criteria contained in Section
23 23.34.124, and the purpose and intent of this ((~~chapter~~)) Chapter 23.69 as described in Section

1 23.69.002, except that acquisition, merger, or consolidation involving two Major Institutions is
2 governed by the provisions of Section 23.69.023.

3 8. A new Major Institution Overlay District may not be established and a Major
4 Institution Overlay District Boundary may not be expanded in Industrial zones, except within
5 Industrial-zoned properties located outside of the Ballard/Interbay/Northend Manufacturing and
6 Industrial Center that are located in an area south of the Lake Washington Ship Canal, east of 8th
7 Avenue West, north of West Nickerson Street, and west of 3rd Avenue West.

8 * * *

9

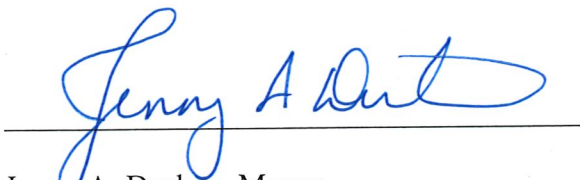
1 Section 3. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 10th day of June, 2019,
5 and signed by me in open session in authentication of its passage this 10th day of
6 June, 2019.

7 

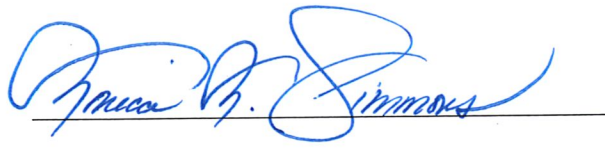
8 President _____ of the City Council

9 Approved by me this 17th day of June, 2019.

10 

11 Jenny A. Durkan, Mayor

12 Filed by me this 18th day of June, 2019.

13 

14 Monica Martinez Simmons, City Clerk

15 (Seal)

