



Legislation Text

File #: CB 119489, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

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.

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Table A	
for	
23.50.0	
12	
Uses in	
Industr	
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zones	
U	Permitted and prohibited uses by zone
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	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 . C ol le g es	EB	EB	EB(9)	X(10)	X(10)
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E .4 . C o m m u n i t y c e n t e r s a n d F a m i l y s u p p o r t c e n t e r s	EB	EB	EB	P	P
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E .5 . C o m m u n i t y c l u b s	EB	EB	EB	X	P
E .6 . H o s p i t a l s	EB	EB	CU(11)	P	P

E .7 . In st it ut es fo r a d v a n c e d st u d y	P	P	P	X	X
E .8 . L ib ra ri es	X	X	X	X	X

E .9 .M aj or in st it ut io n s s u bj e ct to th e pr o vi si o n s of C h a pt er 2 3. 6 9	EB(12)	EB	EB(12)	EB	EB
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E .1 0. M u s e u m s	EB	EB(((12))) (13)	EB	X(((13))) (14)	X(((13))) (14)
E .1 1. P r i v a t e c l u b s	EB	EB	EB	X	X
E .1 2. R e l i g i o u s f a c i l i t i e s	P(((14)))(15)	P(((14)))(15)	P(((14)))(15)	P(((14)))(15)	P(((14)))(15)

E .1 3. S c h o o l s, el e m e nt ar y or se c o n d ar y	EB	EB	EB	X	X
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<p>E .1 4. V o c a t i o n a l o r f i n e a r t s s c h o o l s</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>
<p>F. L I V E - W O R K U N I T S</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>
<p>G. M A N U F A C T U R I N G U S E S</p>					

G .1 . M a n u f a c t u r i n g, l i g h t (1)	P	P	P	P	P
G .2 . M a n u f a c t u r i n g, g e n e r a l	P	P	P	P	P

<p>G 3 . M a n u f a c t u r i n g, h e a v y</p>	<p>CU</p>	<p>X or CU(((15)))(16)</p>	<p>P or CU (((16)) (17)</p>	<p>P</p>	<p>P</p>
<p>H . P A R K S A N D O P E N S P A C E</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>
<p>I. PUBLI C FACILI TIES</p>					

I. 1. Ja il s	X	X	X	X	X
I. 2. W or k- re le as e c e nt er s	X	X	X	X	X
I. 3. O th er p u bl ic fa ci lit ie s	CCU	CCU	CCU	CCU	CCU
J. RESID ENTIA L USES					

J. 1. R e s i d e n t i a l u s e s n o t l i s t e d b e l o w	X	X	X	X	X
J. 2. A r t i s t' s s t u d i o/ d w e l l i n g s	EB/CU	EB/CU	EB/CU	EB/CU	EB/CU

J. 3. C ar et a k er 's q u ar te rs	P	P	P	P	P
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J. 4. R es id e nt ia l u se , e x c e pt ar ti st' s st u di o/ d w el li n g s a n d c ar et a k er	CU	CU	CU	CU	CU
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's q u ar te rs , in a la n d m ar k st ru ct ur e or la n d m ar k di st ri ct						
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K.
STORA
GE
USES

K .1 . M in i- w ar e h o u se s	P	P	P	X	P
K .2 . St or a g e, o ut d o r	P	P	P	P	P
K .3 . W ar e h o u se s	P	P	P	P	P

L. TRANS PORTA TION FACILI TIES						
L .1 . C ar g o te r m in al s	P	P	P	P	P	P
L .2 . P ar ki n g a n d m o r a g e						
	L.2.a. Boat m	P	P	P	P	P
	L.2.b. Dry bo 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 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 T ra n s p o r ta ti o n fa ci lit ie s, ai r						
	L.5.a. Airport (based)	X	CCU	CCU	CCU	CCU
	L.5.b. Airport (-based)	X	CCU	CCU	CCU	CCU
	L.5.c. Helipor	X	CCU	CCU	CCU	CCU
	L.5.d. Helisto	CCU	CCU	CCU	CCU	CCU

L .6 V e h i c l e s t o r a g e a n d m a i n t e n a n c e						
	L.6.a. Bus bas	CU	CU	CU	CU	CU
	L.6.b. Railroa switchyards	P	P	P	P	P
	L.6.c. Railroa switchyards v mechanized h	X	X	CU	CU	CU
	L.6.d. Transp services, pers	P	P	P	P	P
M. UTILIT Y USES						

M .1 . C o m m u n i c a t i o n u t i l i t i e s , m a j o r	CU	CU	CU	CU	CU
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<p>M .2 . C o m m u n i c a t i o n u t i l i t i e s , m i n o r</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>	<p>P</p>
<p>M .3 . P o w e r p l a n t s</p>	<p>X</p>	<p>CCU</p>	<p>P</p>	<p>P</p>	<p>P</p>

M .4 . R e c y c l i n g	P	P	P	P	P
M .5 . S e w a g e t r e a t m e n t p l a n t s	X	CCU	CCU	CCU	CCU

M .6 S o l i d w a s t e m a n a g e m e n t						
	M.6.a. Salvag	X	X	P	P	P
	M.6.b. Solid transfer statio	CU(((19))) (20)	CU	CU	CU	CU
	M.6.c. Solid incineration f	X	CCU	CCU	CCU	CCU
	M.6.d. Solid landfills	X	X	X	X	X
M .7 U t i l i t y s e r v i c e s u s e		P	P	P	P	P

KEY
CU =
Admini
strative
conditio
nal use
CCU =
Council
conditio
nal use
EB =
Permitt
ed only
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buildin
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existing
on
October
7, 1987.
EB/CU
=
Admini
strative
conditio
nal use
permitt
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October
7, 1987.
P =
Permitt
ed X =
Prohibit
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Footnot
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Table A
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23.50.0
12 (1)
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Chapter
23.50,
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Section
23.42.0
58. (2)
Except
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January
4, 2016,
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and (c)
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feet in
IG2
zones.
(3)
Animal
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and
kennels
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impoun
ding,
holding
and/or
disposal
of lost.

stray,
unwant
ed,
dead or
injured
animals
are
permitt
ed. (4)
Subject
to
subsecti
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23.50.0
12.E.
(5)
Parking
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d for a
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r sports
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exhibiti
on hall
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allowed
and
shall be
permitt
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parking
or
shared
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another
such
facilitv

to meet
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require
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parking.
A
spectato
r sports
facility
or
exhibiti
on hall
within
the
Stadiu
m
Transiti
on Area
Overlay
District
may
reserve
parking.
Such
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d non-
require
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parking
shall be
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ed to be
used as
flexible
-use
parking
and is
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space-

per-650
-square-
feet
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facility
or
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on hall,
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(b) The
parking
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reserve
d for
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facility
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on hall,
and (c)
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reserve
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parking
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Parking
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Medical
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nal use
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adopted
major
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plan.
See
Section
23.50.0
14. (7)
The

high-
impact
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listed in
subsecti
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23.50.0
14.B.10
may be
permitt
ed as
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nal
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(8)
High-
impact
uses
may be
permitt
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conditio
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subsecti
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23.50.0
14.B.5.
(9)
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or
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by
Section
23.60A
.944,
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and
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buildin
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Ballard/
Interba
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&
Industri
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Center.
(10) A
college
or
universi
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a
primarily
vocational
curriculum
within
the
zone is
permitted.
(11)
Hospitals
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be
permitted
as a
conditional
use
where
accessory
to a
research
and
development
laboratory
or an
institute
for
advanced
study
pursuant
to
subsection
23.50.0
14.B.14
(12)
Mayor

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October
7, 1987,
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Ballard/
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Canal,
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8th
Avenue
West,
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Street,
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3rd
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October
7, 1987.
(((12)))
(13) On
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parcels
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the
Ballard
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Village

and
abutting
Market
Street,
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Museu
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Section
23.42.0
54. ((
(15)))
(16)
The
heavy
manufa
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subsecti
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23.50.0
14.B.9
may be
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All
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(16)))
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Heavy
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23.50.0
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Prohibit
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IC 85-
160
zone for
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that
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the base
FAR
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Park
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facilitie
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3,000
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Subject
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23.50.0
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Section 2. Section 23.69.024 of the Seattle Municipal Code, last amended by Ordinance 123649, is amended as follows:

23.69.024 Major Institution designation

* * *

B. New Major Institutions((-))

1. When a medical or educational institution makes application for new development, or when a

medical or educational institution applies for designation as a Major Institution, the Director will determine whether the institution meets, or would meet upon completion of the proposed development, the definition of a Major Institution in Section 23.84A.025. Measurement of an institution's site or gross floor area in order to determine whether it meets minimum standards for Major Institution designation shall be according to the provisions of Section 23.86.036.

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

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

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

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

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

7. Boundaries of a Major Institution Overlay District and maximum height limits shall be established or amended in accordance with the rezone criteria contained in Section 23.34.124, and the purpose and intent of this (~~chapter~~) Chapter 23.69 as described in Section 23.69.002, except that acquisition, merger, or consolidation involving two Major Institutions is governed by the provisions of Section 23.69.023.

8. A new Major Institution Overlay District may not be established and a Major Institution

Overlay District Boundary may not be expanded in Industrial zones, except within Industrial-zoned 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.

* * *

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

Passed by the City Council the _____ day of _____, 2019, and signed by me in open session in authentication of its passage this _____ day of _____, 2019.

President _____ of the City Council

Approved by me this _____ day of _____, 2019.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2019.

Monica Martinez Simmons, City Clerk

(Seal)