



Legislation Details (With Text)

File #:	CB 119489	Version:	1	Name:	CB 119489
Type:	Ordinance (Ord)	Status:	Passed	In control:	City Clerk
On agenda:	6/10/2019				
Final Action:	6/18/2019	Ord. No.	Ord 125845		
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.				
Sponsors:	Rob Johnson				
Indexes:					
Attachments:	1. Summary and Fiscal Note, 2. Summary Att A - Map of Area, 3. Director's Report, 4. Presentation (5/15/19), 5. Central Staff Memo, 6. Signed Ordinance 125845, 7. Affidavit of Publication				

Date	Ver.	Action By	Action	Result
6/18/2019	1	City Clerk	attested by City Clerk	
6/18/2019	1	Mayor	returned	
6/17/2019	1	Mayor	Signed	
6/14/2019	1	City Clerk	submitted for Mayor's signature	
6/10/2019	1	City Council	passed	Pass
6/5/2019	1	Planning, Land Use, and Zoning Committee	pass	Pass
5/15/2019	1	Planning, Land Use, and Zoning Committee	discussed	
4/1/2019	1	City Council	referred	
3/21/2019	1	Council President's Office	sent for review	
3/19/2019	1	City Clerk	sent for review	
3/19/2019	1	Mayor	Mayor's leg transmitted to Council	

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.

* * *

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 . A d ul t c ar e c e nt er s	X	X	X	X	X
E .2 . C hi ld c ar e c e nt er s	P	P	P	P	P
E .3 . C ol le g es	EB	EB	EB(9)	X(10)	X(10)

E .4 . C o m m u n i t y c e n t er s a n d F a m i l y s u p p o r t c e n t er s	EB	EB	EB	P	P
---	----	----	----	---	---

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
---	--------	----	--------	----	----

E .1 0. M u se u m s	EB	EB(((12))) (13)	EB	X(((13))) (14)	X(((13))) (14)
E .1 1. P ri v at e cl u b s	EB	EB	EB	X	X
E .1 2. R el ig io u s fa ci lit ie 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
--	----	----	----	---	---

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
F. L I V E - W O R K U N I T S	X	X	X	X	X
G. MANU FACTU RING USES					

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

G .3 .M a n u f a c t u r i n g, h e a v y	CU	X or CU(((15)))(16)	P or CU ((16)) (17)	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
I. PUBLI C FACILI TIES					

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 es id e nt ia l u se s n ot li st e d b el o w	X	X	X	X	X
J. 2. A rt is t's st u di o/ d w el li 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	
---	---	---	---	---	---	--

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 's	CU	CU	CU	CU	CU
---	----	----	----	----	----

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						
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 or	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	
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 . P as se n g er te r m in al s		P	P	P	P	P
L .4 . R ai l tr a n si t fa ci lit ie s		P	P	P	P	P

L 5 . T ra n s p or 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 hi cl e st or a g e a n d m ai nt 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
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

M .3 . P o w er pl a nt s	X	CCU	P	P	P
M .4 . R e c y cl in g	P	P	P	P	P
M .5 . S e w a g e tr e at m e nt pl a nt s	X	CCU	CCU	CCU	CCU

M .6 . S ol id w as te m a n a g e m e nt						
	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 til it y se rv ic es u se s		P	P	P	P	P

KEY					
CU =					
Admini					
strative					
conditio					
nal use					
CCU =					
Council					
conditio					
nal use					
EB =					
Permitt					
ed only					
in a					
buildin					
g					
existing					
on					
October					
7, 1987.					
EB/CU					
=					
Admini					
strative					
conditio					
nal use					
permitt					
ed only					
in a					
buildin					
g					
existing					
on					
October					
7, 1987.					
P =					
Permitt					
ed X =					
Prohibit					
ed					

Footnot
es to
Table A
for
23.50.0
12 (1)
In
addition
to the
provisio
ns in
this
Chapter
23.50,
urban
farms
that
entail
major
marijua
na
activity
are
regulate
d by
Section
23.42.0
58. (2)
Except
within
designa
ted
manufa
cturing
and
industri
al
centers,
where
they are
permitt
ed only

on
rooftop
s and/or
as
agricult
ural
uses
within
an
enclose
d
buildin
g.
Except
for
agricult
ural
uses
within
an
enclose
d
buildin
g
operatin
g prior
to
January
4, 2016,
agricult
ural
uses
within
an
enclose
d
buildin
g are
not
permitt
ed in
the IG1

zone.
Agricul
tural
uses
within
an
enclose
d
buildin
g within
designa
ted
manufa
cturing
and
industri
al
centers
(excludi
ng
associat
ed
office
or food
processi
ng
areas)
shall
not
exceed:
(a)
5,000
square
feet in
IG1
zones
for
agricult
ural
uses
within
an

enclose
d
buildin
g
establis
hed
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
maintai
ned and
operate
d for
the
impoun
ding,
holding
and/or
disposal
of lost,
stray,
unwant
ed,
dead or

injured
animals
are
permitted. (4)
Subject
to
subsection
23.50.0
12.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
requirements.
marking.

from the
A
spectato
r sports
facility
or
exhibiti
on hall
within
the
Stadiu
m
Transiti
on Area
Overlay
District
may
reserve
parking.
Such
reserve
d non-
require
d
parking
shall be
permitt
ed to be
used as
flexible
-use
parking
and is
exempt
from
the one-
space-
per-650
-square-
feet
ratio
under
the

followi
ng
circums
tances:
(a) The
parking
is
owned
and
operate
d by the
owner
of the
spectato
r sports
facility
or
exhibiti
on hall,
and
(b) The
parking
is
reserve
d for
events
in the
spectato
r sports
facility
or
exhibiti
on hall,
and (c)
The
reserve
d
parking
is
outside
of the
Stadiu

Transiti
on Area
Overlay
District,
and
south of
South
Royal
Brough
am
Way,
west of
6th
Avenue
South
and
north of
South
Atlantic
Street.
Parking
that is
cove
na
nted to
meet
require
d
parking
will not
be
conside
red
reserve
d
parking.
(6)
Medical
service
uses
over
10.000

square
feet,
within
2,500
feet of a
medical
Major
Instituti
on
Overlay
District
boundar
y,
require
adminis
trative
conditio
nal use
approva
l, unless
include
d in an
adopted
major
instituti
on
master
plan.
See
Section
23.50.0
14. (7)
The
high-
impact
uses
listed in
subsecti
on
23.50.0
14.B.10
may be

may be
permitted
as
conditional
uses.
(8)
High-
impact
uses
may be
permitted
as
conditional
uses
as
provided
in
subsection
23.50.0
14.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
North
Manufacturing
&
Industrial
Center.
(10) A
college
or
university
offering
a
primarily
vocational
curriculum
within
the
zone is
permitted

ed.
(11)
Hospita
ls may
be
permitt
ed as a
conditio
nal use
where
accessory
to a
research
h and
develop
ment
laborato
ry or an
institute
for
advance
d study
pursuan
t to
subsecti
on
23.50.0
14.B.14
. (12)
Major
instituti
on uses
are
permitt
ed only
in a
buildin
g
existing
on
October
7. 1987.

except
that
such
uses are
permitted
on
properties
located
outside
of the
Ballard/
Interba
y/North
end
Manufa
cturing
and
Industrial
Center
that are
located
in an
area
south of
the
Lake
Washin
gton
Ship
Canal,
east of
8th
Avenue
West,
north of
West
Nickers
on
Street,
and

west of
3rd
Avenue
West
regardle
ss of
whether
the use
is
located
in a
buildin
g
existing
on
October
7, 1987.
(((12)))
(13) On
IC
zoned
parcels
within
the
Ballard
Hub
Urban
Village
and
abutting
Market
Street,
museu
ms are
allowed
in new
buildin
gs or
structur
es. ((
(13)))
(14)

Museu
ms are
prohibit
ed
except
in
buildin
gs or
structur
es that
are
designa
ted City
of
Seattle
landmar
ks. ((
(14)))
(15)
Transiti
onal
encamp
ments
accessso
ry to
religiou
s
facilitie
s or to
principa
l uses
located
on
propert
y
owned
or
controll
ed by a
religiou
s
organiz

ation
are
regulate
d by
Section
23.42.0
54. ((
(15)))
(16)
The
heavy
manufa
cturing
uses
listed in
subsecti
on
23.50.0
14.B.9
may be
permitt
ed as a
conditio
nal use.
All
other
heavy
manufa
cturing
uses are
prohibit
ed. ((
(16)))
(17)
Heavy
manufa
cturing
uses
may be
permitt
ed as a
conditio

...
nal use
within
the
Queen
Anne
Interba
y area
as
provide
d in
subsecti
on
23.50.0
14.C.
~~((17))~~
(18)
Prohibit
ed in an
IC 85-
160
zone for
develop
ment
that
exceeds
the base
FAR
limit. ((
~~(18))~~)
(19)
Park
and ride
facilitie
s are
not
permitt
ed
within
3,000
feet of
the
Downto
wn

Urban
Center.
((19))
(20)
Subject
to
subsecti
on
23.50.0
14.B.7.
e.

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)