



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:** , , , , ,

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.

\* \* \*

<b>Table A for 23.50.012 Uses in Industrial zones</b>					
<b>Uses</b>	<b>Permitted and prohibited uses by zone</b>				
	<b>IB</b>	<b>IC</b>	<b>IG1 and IG2 (general)</b>	<b>IG1 in the Duwamish M/I Center</b>	<b>IG2 in the Duwamish M/I Center</b>
* * *					
E. INSTITUTIONS					

E · 1 · A d u l t c a r e c e n t e r s	X	X	X	X	X
E · 2 · C h i l d  c a r e c e n t e r s	P	P	P	P	P

E . 3 . C o l l e g e s	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	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 . I n s t i t u t e s f o r a d v a n c e d  s t u d y	P	P	P	X	X
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E . 8 . L i b r a r i e s	X	X	X	X	X
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E . 9 . M a j o r i n s t i t u t i o n s s u b j e c t t o t h e p r o v i s i o n	EB(12)	EB	EB(12)	EB	EB
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<p>s o f C h a p t e r 2 3 .6 9</p>					
<p>E .1 0 .M u s e u m s</p>	<p>EB</p>	<p>EB(((12)) (13))</p>	<p>EB</p>	<p>X(((13))) (14)</p>	<p>X(((13))) (14)</p>

<p>E · 1 1 · P r i v a t e c l u b s</p>	<p>EB</p>	<p>EB</p>	<p>EB</p>	<p>X</p>	<p>X</p>
<p>E · 1 2 · R e l i g i o u s f a c i l i t i e s</p>	<p>P(((14)))(15)</p>	<p>P(((14)))(15)</p>	<p>P(((14)))(15)</p>	<p>P(((14)))(15)</p>	<p>P(((14)))(15)</p>

E . 1 3 . S c h o o l s , e l e m e n t a r y  o r s e c o n d a r y	EB	EB	EB	X	X
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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
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F · L I V E - W O R K  U N I T S	X	X	X	X	X
G. MAN UFAC TURI NG 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
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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
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G .3 .M a n u f a c t u r i n g , h e a v y	CU	X or CU <del>((15))</del> (16)	P or CU( <del>(16))</del> (17)	P	P
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<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 FACIL ITIES</p>					
<p>I . l . J a i l s</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>

I . 2 . W o r k - r e l e a s e c e n t e r s	X	X	X	X	X
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<p>I . 3 . O t h e r p u b l i c f a c i l i t i e s</p>	<p>CCU</p>	<p>CCU</p>	<p>CCU</p>	<p>CCU</p>	<p>CCU</p>
<p>J. RESID ENTI AL USES</p>					
<p>J . 1 . R e s i d e n t</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>	<p>X</p>

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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
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J . 3 . C a r e t a k e r ' s q u a r t e r s	P	P	P	P	P
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J . 4 . R e s i d e n t i a l u s e , e x c e p t a r t i s t' s t u d i o / d w e	CU	CU	CU	CU	CU
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K · 1 · M i n i - w a r e h o u s e s	P	P	P	X	P
K · 2 · S t o r a g e , o u t d o o r	P	P	P	P	P

K . 3 . W a r e h o u s e s	P	P	P	P	P
L. TRAN SPOR TATIO N FACIL ITIES					
L . 1 . C a r g o  t e r m i n a l s	P	P	P	P	P
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. P a r k i n g  a n d  m o o r a g e						
	L.2.a. Boat r	P	P	P	P	P
	L.2.b. Dry b storage	P	P	P	P	P
	L.2.c. Parkin flexible-use	P	P or X (((17))) (18)	P	X(5)	X(5)
	L.2.d. Park a facilities	P(((18))) (19)	P(((18) ) (19)	P(((18))) (19)	CU	CU
	L.2.e. Towin services	P	P	P	P	P

L . 3 . P a s s e n g e r t e r m i n a l s	P	P	P	P	P
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L . 4 . R a i l t r a n s i t f a c i l i t i e s	P	P	P	P	P
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L . 5 . T r a n s p o r t a t i o n  f a c i l i t i e s , a i r						
	L.5.a. Airpoi -based)	X	CCU	CCU	CCU	CCU
	L.5.b. Airpoi (water-based	X	CCU	CCU	CCU	CCU
	L.5.c. Helipc	X	CCU	CCU	CCU	CCU
	L.5.d. Helist	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 b	CU	CU	CU	CU	CU
	L.6.b. Railro switchyards	P	P	P	P	P
	L.6.c. Railro switchyards mechanized	X	X	CU	CU	CU

	L.6.d. Transportati services, per	P	P	P	P	P
M. UTILI TY 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
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M . 3 . P o w e r p l a n t s	X	CCU	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
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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. Salva	X	X	P	P	P
	M.6.b. Solid transfer stati	CU(((19)))(20)	CU	CU	CU	CU
	M.6.c. Solid incineration facilities	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 s	P	P	P	P	P
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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

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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)