

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

AN ORDINANCE relating to land use and zoning; amending Sections 23.50.012, 23.50.027, and 23.50.028 of the Seattle Municipal Code to limit certain uses in IG zones.

WHEREAS, Seattle’s industrial areas employment is about 100,000, representing roughly fifteen percent of total employment in the City; and

WHEREAS, Jobs in industrial and maritime sectors are accessible to a broad range of community members, as approximately two-thirds of the jobs in industrial and maritime sectors are accessible without a traditional four year diploma, and over half of the jobs in the fishing industry are accessible with no formal educational training; and

WHEREAS, The Comprehensive Plan contains numerous goals and policies that call for encouraging industrial uses on land within designated Manufacturing Industrial Centers (MICs) and on industrially-zoned land; and

WHEREAS, In November of 2019, Mayor Durkan assembled an Industrial and Maritime Strategy Council to develop an Industrial and Maritime Strategy that is future-orientated and centers opportunities for working people, especially Black, Indigenous, People of Color (BIPOC), youth, and women; and

WHEREAS, In May of 2021, the Strategy Council reached consensus on a set of eleven recommended strategies, and Mayor Durkan released a report and launched a program to implement several of the strategies; and

WHEREAS, One of the eleven strategies calls for stronger protections for industrially zoned land by amending zoning that has allowed significant non-industrial development within industrially zoned lands; and

1 WHEREAS, Recent development of large-scale stand-alone retail and office uses and mini-  
 2 storage warehouses that do not have a strong connection to industrial and maritime  
 3 activities have been constructed in Industrial General zones under existing zoning.; and  
 4 WHEREAS, Stricter limits on the maximum size of use for retail stores and office buildings, and  
 5 disallowance of new mini-storage warehouses in Industrial General zones could better  
 6 fulfill the intent of the City’s adopted policies of preserving land for industrial purposes  
 7 and discourage competition for industrial land for non-industrial purposes; NOW,  
 8 THEREFORE,

9 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

10 Section 1. Section 23.50.012 of the Seattle Municipal Code, last amended by Ordinance  
 11 125845, is amended as follows:

12 **23.50.012 - Permitted and prohibited uses**

13 \*\*\*

<b>Table A for 23.50.012 Uses in Industrial zones</b>					
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
<b>A. AGRICULTURAL USES</b>					
A.1. Animal husbandry	X	X	X	X	X
A.2. Aquaculture	P	P	P	P	P
A.3. Community garden	P(2)	P(2)	P(2)	P(2)	P(2)
A.4. Horticulture	X	X	X	X	X

**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
A.5. Urban farm (1)	P(2)	P(2)	P(2)	P(2)	P(2)
B. CEMETERIES	X	X	X	X	X
<b>C. COMMERCIAL USES</b>					
C.1. Animal shelters and kennels	X(3)	P	P	P	P
C.2. Eating and drinking establishments	P	P	P	P	P
C.3. Entertainment uses					
C.3.a. Cabarets, adult	P(4)	P(4)	X	X	X
C.3.b. Motion picture theaters, adult	X	X	X	X	X
C.3.c. Panorams, adult	X	X	X	X	X
C.3.d. Sports and recreation, indoor	P	P	P	X	P
C.3.e. Sports and recreation, outdoor	P	P	P	X	P
C.3.f. Theaters and spectator sports facilities					
C.3.f.i. Lecture and meeting halls	P	P	P	P	P
C.3.f.ii. Motion picture theaters	P	P	P	X	X

**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
C.3.f.iii. Performing arts theaters	P	P	P	X	X
C.3.f.iv. Spectator sports facilities	P	P	P	X(5)	X(5)
C.4. Food processing and craft work (1)	P	P	P	P	P
C.5. Laboratories, Research and development	P	P	P	P	P
C.6. Lodging uses	CU	CU	CU	X	X
C.7. Medical services (6)	P	P	P	P	P
C.8. Offices	P	P	P	P	P
C.9. Sales and services, automotive	P	P	P	P	P
C.10. Sales and services, general (1)	P	P	P	P	P
C.11. Sales and services, heavy	P	P	P	P	P
C.12. Sales and services, marine	P	P	P	P	P
D. HIGH-IMPACT USES	X	X or CU(7)	X or CU(8)	X or CU(8)	X or CU(8)
<b>E. INSTITUTIONS</b>					
E.1. Adult care centers	X	X	X	X	X

**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.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(13)	EB	X(14)	X(14)
E.11. Private clubs	EB	EB	EB	X	X
E.12. Religious facilities	P(15)	P(15)	P(15)	P(15)	P(15)
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
<b>G. MANUFACTURING USES</b>					

**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
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(16)	P or CU(17)	P	P
H. PARKS AND OPEN SPACE	P	P	P	P	P
<b>I. PUBLIC FACILITIES</b>					
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
<b>J. RESIDENTIAL USES</b>					
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
<b>K. STORAGE USES</b>					

**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
K.1. Mini-warehouses	P	P	((P)) <u>X</u>	X	P
K.2. Storage, outdoor	P	P	P	P	P
K.3. Warehouses	P	P	P	P	P
<b>L. TRANSPORTATION FACILITIES</b>					
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(18)	P	X(5)	X(5)
L.2.d. Park and ride facilities	P(19)	P(19)	P(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

**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
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
<b>M. UTILITY USES</b>					
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

**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
M.6.b. Solid waste transfer stations	CU(20)	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.

**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

(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 23.60.944, 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.

(13) On IC zoned parcels within the Ballard Hub Urban Village and abutting Market Street,

**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

museums are allowed in new buildings or structures.

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

(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.

(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.

(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.

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

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

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

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1 Section 2. Section 23.50.027 of the Seattle Municipal Code, last amended by Ordinance  
2 124172, is amended as follows:

3 **23.50.027 - Maximum size of nonindustrial use**

4 A. Applicability

5 1.Except as otherwise provided in this Section 23.50.027, the maximum size of  
6 use limits on gross floor area specified in Table A for 23.50.027 apply to principal uses on a  
7 lot, and apply separately to the categories of uses. The total gross floor area occupied by uses  
8 limited under Table A for 23.50.027 shall not exceed 2.5 times the area of the lot in an IG1,  
9 IG2, IB, or IC zone.

10 2.The combined square footage of any one business establishment located on  
11 more than one lot is subject to the size limitations on non-industrial uses specified on Table A  
12 for 23.50.027.

13 3.The maximum size of use limits in Table A for 23.50.027 do not apply to the  
14 area identified in Exhibit A for 23.50.027. In that area no single non-office use listed in Table  
15 A for 23.50.027 may exceed 50,000 square feet in size.

16  
**Table A for 23.50.027**  
**Size of Use Limits in Industrial Zones**

<b>Uses Subject to Size Limits</b>	<b>IG1</b>	<b>IG2</b>	<b>IB</b>	<b>IC Outside the Duwamish MIC</b>	<b>IC Within the Duwamish MIC</b>
Animal Shelters and Kennels*	10,000 sq. ft.	10,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in IC 85-160 zone

**Table A for 23.50.027  
 Size of Use Limits in Industrial Zones**

<b>Uses Subject to Size Limits</b>	<b>IG1</b>	<b>IG2</b>	<b>IB</b>	<b>IC Outside the Duwamish MIC</b>	<b>IC Within the Duwamish MIC</b>
Drinking establishments**	3,000 sq. ft.	3,000 sq. ft.	N.S.L.	N.S.L.	N.S.L.
Entertainment*	10,000 sq. ft.	10,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in IC 85-160 zone
Lodging Uses*	10,000 sq. ft.	10,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in IC 85-160 zone
Medical Services*	10,000 sq. ft.	10,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 75,000 sq. ft. in IC 85-160 zone
Office	10,000 sq. ft.	<del>((25,000 sq. ft.))</del> <u>15,000 sq. ft.</u>	100,000 sq. ft.	N.S.L.	N.S.L.
Restaurants	5,000 sq. ft.	5,000 sq. ft.	N.S.L.	N.S.L.	N.S.L.
Retail Sales, Major Durables	10,000 sq. ft.	<del>((25,000 sq. ft.))</del> <u>10,000 sq. ft.</u>	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 30,000 sq. ft. in IC 85-160 zone
Sales and Services, Automotive	10,000 sq. ft.	25,000 sq. ft.	75,000 sq. ft.	75,000 sq. ft.	N.S.L.
Sales and Services, General	<del>((10,000 sq. ft.))</del> <u>7,500 sq. ft.</u>	<del>((25,000 sq. ft.))</del> <u>10,000 sq. ft.</u>	75,000 sq. ft.	75,000 sq. ft.	N.S.L., except 30,000 sq. ft. in IC 85-160 zone

Key for Table A for 23.50.027

N.S.L. = No Size Limit

\* Where permitted under Table A for 23.50.012.

\*\* The size limit for brew pubs applies to that portion of the pub that is not used for brewing purposes.

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Section 3. Section 23.50.028 of the Seattle Municipal Code, last amended by Ordinance 126131, is amended as follows:

**23.50.028 - Floor area**

A. Floor Area Ratio (FAR) limits apply in Industrial zones as shown in Table A for 23.50.028. The applicable FAR limit applies to the total chargeable floor area of all structures on the lot.

<b>Table A for 23.50.028 Floor area ratio (FAR) limits</b>	
<b>Zone designation</b>	<b>FAR limits for all uses</b>
IG1 and IG2	2.5 <sup>1</sup>
IB	2.5
All IC zones except as otherwise stated in this table	2.75
IC 65 and IC 85 zones within the Stadium Transition Area Overlay District	3.25
IC 85-175 zone	Base of 2.5 FAR for all permitted uses, except that the combined chargeable floor area of the following uses is limited to 1 FAR or 50,000 square feet, whichever is greater: entertainment uses; lodging uses; medical services; office; restaurant; major durables retail sales; automotive sales and services; religious facilities; and general sales and services. Maximum of 4.0 <sup>(+)</sup> <sup>2</sup> except that, if the total chargeable floor area of uses identified in the base FAR column is greater than 4.0 FAR, that amount of floor area, not to exceed 50,000 square feet, is the maximum FAR.

**Table A for 23.50.028  
Floor area ratio (FAR) limits**

**Zone designation**

**FAR limits for all uses**

Footnote to Table A for 23.50.028

<sup>1</sup> Except that the maximum floor area allowed for all office, general sales and service, major durables retail sales, restaurant, and medical services uses combined on a development site is limited to an FAR of 0.4.

<sup>2</sup> All floor area above the base FAR, up to the maximum FAR, is considered extra floor area and must be achieved through the provisions of subsection 23.50.028.B and Chapter 23.58A.

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Section 4. 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 \_\_\_\_\_, 2021,  
and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

1 Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

2 \_\_\_\_\_

3 Monica Martinez Simmons, City Clerk

4 (Seal)