
Division II. Zone Classifications and Use Charts

Division II establishes the different zoning categories which can generally be grouped into residential, commercial, industrial, airport-related and park categories with each category containing multiple zones of varying intensity. To determine the zoning designation of a specific geographical area or parcel, one should consult the Official Zoning Map of the City of SeaTac.

This Division also sets forth what land uses are allowed and whether the uses is permitted outright or requires a Conditional Use permit. This information is presented in chart format.

Additionally, there are separate charts that set forth uses related to SeaTac International Airport. An Interlocal Agreement (IA) between the City of SeaTac and the Port of Seattle governs land use and other activities on Port of Seattle properties within the boundaries of the City of SeaTac. Portions of the IA are reflected herein, but the entire agreement is not included as part of this division.

CHAPTERS:

15.200 **Establishment of Zones**

15.205 **Land Use Charts**

15.210 **Airport Use Chart and Regulations**

Chapter 15.200

Establishment of Zones

SECTIONS:

-
- 15.20011.005020** Zones and Map Designations – Purpose
 - 15.20011.010** Zones and Map Designations – Established
 - 15.20011.015140** Zoning Map Boundaries
 - 15.20011.100060** ~~Residential Low (RL)Urban Low Density Zone (UL)~~
 - 15.20011.110070** ~~Residential Medium (RL)Urban Medium Density Zone (UM)~~
 - 15.20011.120080** ~~Residential High (RH)Urban High Density Zone (UH)~~
 - 15.200.130** ~~Residential High – High-Mixed-Use (RH-MU)~~
 - 15.20011.140075** ~~Residential Townhouse Zone (RT)~~
 - 15.20011.150135** ~~Mobile Home Park Zone (MHP)~~
 - 15.20011.160090** ~~Neighborhood Commercial (NC) Business Zone (NB)~~
 - 15.20011.170097** ~~Commercial Medium (CM)Office/Commercial/Mixed Use Zone (O/C/MU)~~
 - 15.11.095** ~~Office/Commercial Medium Zone (O/CM)~~
 - 15.20011.180110** ~~Commercial High (CH)Aviation Business Center Zone (ABC)~~
 - 15.11.100** ~~Community Business Zone (CB)~~
 - 15.20011.190115** ~~Industrial Low (IL) Business Park Zone (BP)~~
 - 15.20011.200130** ~~Industrial Medium (IM)Zone (I)~~
 - 15.20011.210030** ~~Parks and Recreation (PR) Park Zone (P)~~
 - 15.20011.220045** ~~Aviation Commercial (AVC)~~
 - 15.20011.230055** ~~Aviation Operations (AVO)~~
-

15.20011.005020 Zones and Map Designations – Purpose

The purpose statement for each zone and map designation sets forth the type of development within the zones and the general goals of the zone classifications. The purpose also shall guide interpretation and application of land use regulations within the zone classifications, and any changes to the range of permitted uses within each zone through amendments to the code. ~~(Ord. 92-1041 § 1)~~

15.20011.010 Zones and Map Designations – Established

In order to accomplish the purposes of the code, the following zone classifications and zoning map symbols are established:

ZONE	MAP SYMBOL
Residential Low Urban Low Density Residential	RL UL
Residential Medium Urban Medium Density Residential	RMUM
Residential High Urban High Density Residential	RHUH
Residential High-Mixed-Use	RH-MU
Residential Townhouse	RT
Mobile Home Park	MHP
Neighborhood Commercial Business	NC NB
Commercial Medium-1 Office/Commercial/Mixed Use	CM-1O/CMU
Commercial Medium-2 Office/Commercial Medium	CM-2O/CM
Commercial High-1 Aviation Business Center	CH-1ABC
Commercial High-2 Community Business	CH-2CB
Industrial Low Business Park	ILBP
Industrial Medium	IM
Parks and Recreation Park	-PRP
Aviation Commercial	AVC
Aviation Operations	AVO

15.200~~11.015140~~ Zoning Map Boundaries

- A. The location and boundaries of the zones defined by this chapter shall be shown and delineated on the Official Zoning Map.
- B. Changes in the boundaries of the zones, including applications for amendment or interim zoning shall be made by ordinance amending the Zoning Map. ~~Ord. 92-1041 § 1~~

15.200.100 Residential Low (RL)
~~15.11.060 Urban Low Density Zone (UL)~~

Residential Low is a single-family zone providing areas for low densities of detached single-family dwellings and compatible non-residential uses including, but not limited to, schools, libraries, religious use facilities, and day cares.

~~The purpose of this zone is to create a single family residential environment that creates high quality housing, diversity and affordability. This is accomplished by requiring appropriate residential uses, requiring open space in conjunction with residential development, providing incentives for affordable housing, and protecting environmentally sensitive sites from over-development.~~

15.200.110 Residential Medium (RM)~~15.11.070 Urban Medium Density Zone (UM)~~

Residential Medium is a multi-family zone providing areas for moderate densities of multi-family dwellings, moderate densities of attached single-family dwellings, and compatible non-residential uses including, but not limited to, schools, libraries, religious use facilities, and day cares.

~~The purpose of this zone is to create a higher density than single family while maintaining a desirable family environment. This is accomplished by effective clustering and zero lot line planned developments, requiring adequate public facilities and establishing incentives for greater open space, recreational facilities and potential linkage to high capacity transit modes.~~

15.200.120 Residential High (RH) ~~15.11.080 Urban High Density Zone (UH)~~

Residential High is a multi-family zone providing areas for high densities of multi-family dwellings, moderate densities of attached single-family dwellings, and compatible non-residential uses including, but not limited to, offices, small resident-oriented retail and commercial services, and religious use facilities.

~~The purpose of this zone is to create a high density multi family housing environment that encourages and, when possible, utilizes high capacity transit modes and allows for a limited amount of small resident-oriented businesses, while ensuring an adequate balance of single-family to multi-family housing in the City of SeaTac. This is accomplished by requiring adequate public facilities and services be in place to support a high density level, encouraging clustering and zero lot line developments with some neighborhood business support, allowing school and church uses, and establishing incentives for greater open space, recreational facilities, and potential linkage to high capacity transit modes. The UH-UCR zone, within the urban-center, specifically provides for special urban densities and design standards.~~

15.200.130 Residential High – Mixed-Use (RH-MU)

Residential High – Mixed-Use is a residential mixed-use zone providing areas for high densities of multi-family dwellings and moderate to high intensity retail and commercial uses including, but not limited to, professional offices, general retail, hotels, indoor recreational facilities, schools, and food establishments.

15.200.140 Residential Townhouse (RT) 15.11.075 Townhouse Zone (T)

Residential Townhouse is a residential zone providing areas for moderate densities of attached single-family dwellings and compatible non-residential uses including, but not limited to, libraries, religious use facilities, and day cares.

~~The purpose of this zone is to create a medium density residential environment that functions as a buffer between adjacent single family areas and more intensely developed higher density residential or commercial/mixed use areas. This is accomplished by applying design standards that result in a building type that has some single family characteristics while allowing medium residential densities that will support transit ridership, and allowing some commercial uses in the mixed use context.~~

15.200.150 Mobile Home Park (MHP) 15.11.135 Mobile Home Park Zone (MHP)

Mobile Home Park is a residential zone providing areas for low densities of mobile and manufactured homes. The zone creates general standards for the siting of mobile and manufactured homes on individual lots and parks, allows limited recreational vehicle storage and locations, and provides moderate and low-income housing alternatives.

~~The purpose of this zone is to provide areas for existing mobile home parks, locate potential sites for relocation purposes, and/or allow the creation of parks which serve citizens while providing sense of ownership and pride. Additionally, this zone will provide appropriate areas for senior citizen parks.~~

15.200.160 Neighborhood Commercial (NC) 15.11.090 Neighborhood Business Zone (NB)

Neighborhood Commercial is a commercial zone providing areas for small scale, low intensity retail and commercial developments that are intended to serve the surrounding residential community. Permitted uses include, but are not limited to professional office, general retail,

gasoline/service stations, and food establishments. Neighborhood Commercial also allows for high densities of multi-family dwellings.

~~The purpose of this zone is to provide convenient daily retail and some personal services for a limited service area, and to maintain or enhance the residential area that is served by the businesses. This is accomplished by limiting nonresidential uses to specific needed services, permitting mixed use of multi-family and retail, excluding community/regional business scale uses, and encouraging potential linkages to high capacity transit modes.~~

15.200.170 Commercial Medium (CM) ~~15.11.095 Office/Commercial Medium Zone (O/CM)~~

Commercial Medium is a commercial zone providing areas for medium scale, moderate intensity mixed-use developments. Permitted uses include, but are not limited to, professional offices, general retail, hotels, and vocational schools. Commercial Medium also allows for high densities of multi-family dwellings.

~~The purpose of this zone is to create a commercial mixed use medium density designation. This is accomplished by allowing professional offices, a multitude of retailing types, personal services and smaller hotels, restaurants and coffee shops. Developers will be encouraged to mix uses. Mid-rise apartments or mixed residential-commercial or office-residential developments shall also be encouraged in this designation. Structured parking shall be encouraged where feasible.~~

~~15.11.097 Office/Commercial/Mixed Use Zone (O/C/MU)~~

~~The purpose of this zone is to create a commercial mixed use medium density designation that is more resident-oriented and less intense than the O/CM zone. This is accomplished by excluding larger scale commercial uses, and requiring that most retail and commercial uses be allowed only in the mixed use context.~~

15.200.180 Commercial High (CH) ~~15.11.100 Community Business Zone (CB)~~

Commercial High is a commercial zone providing areas for large scale, high intensity retail and commercial developments. Permitted uses include, but are not limited to, professional offices, big box retail, food establishments, night clubs, theaters, and uses related to small vehicles. Commercial High also allows for high densities of multi-family dwellings.

~~The purpose of this zone is to provide retail/personal services for a local service area which exceeds the needs of adjacent neighborhood or commercial areas, and to provide retail and personal services on a community-oriented basis. This is accomplished by providing for professional offices, a wide range of retail and personal services, sale of commodities, mixed-use development, and the potential integration of high capacity transit stations or lines. In the CB-C zone, located within the urban center, special design standards apply.~~

~~15.11.110 Aviation Business Center Zone (ABC)~~

~~The purpose of this zone is to promote a major commercial center supporting high concentrations of customers, visitors, employees, and pedestrian activity; to create a quality development in which people can work, shop and access child care; and to create a market geared toward a business orientation to the airport which is compatible with airport operations. These purposes are accomplished by encouraging flexible development programs to improve the design, character, and quality of new development; facilitating the provisions of streets and utilities; preserving natural and scenic features; establishing minimum lot sizes to encourage projects of sufficient scale to increase the viability of high capacity transit and encourage ride share alternatives; and promoting a balanced multimodal transportation network consisting of motor vehicle transportation, public transportation, pedestrian circulation, and integrated parking.~~

15.200.190 Industrial Low (IL) ~~15.11.115 Business Park Zone (BP)~~

~~Industrial Low is a commercial and industrial zone providing areas for low intensity. The purpose of this zone is to provide a wide range of nonpolluting business activities, including, but not limited to~~ The business park designation allows for light and high technological industries, such as biotechnology, research and development, nonpolluting light manufacturing, and distribution, computer technology and communications equipment establishments. Land uses with any significantly adverse impacts (such as excessive noise levels, or emitting significant quantities of dirt, dust, odor, radiation, glare or other pollutants) shall be strictly prohibited. Design and development standards for business park areas will be administered to foster high quality developments.

15.200.200 Industrial Medium (IM) ~~15.11.130 Industrial Zone (I)~~

~~Industrial Medium is a commercial and industrial zone providing areas for medium intensity activities, including, but not limited to, manufacturing, distribution, and vehicle related uses. Uses in this zone may create some external emissions of noise, odor, glare, vibration, etc. but these are largely contained on-site.~~

~~The purpose of the industrial zone is to provide for the location and grouping of industrial enterprises, regional airport, airport related facilities, and activities involving manufacturing, assembly, fabrication, processing, bulk handling, storage, research, warehousing and heavy trucking. These purposes are accomplished by permitting a wide range of industrial uses, establishing appropriate development standards and public review for developments that have potential adverse impacts, and ensuring the location of clean industries.~~

15.200.210 Parks and Recreation (PR) ~~15.11.030 Park Zone (P)~~

~~Parks and Recreation is a zone providing areas for open space, recreational activities, and low intensity non-recreation uses including but not limited to, cemeteries and emergency services.~~

~~The purpose of this zone is to establish park and open space areas for residential and commercial uses, and to designate areas on hillsides, steep slopes, wetlands, and critical sensitive areas in order to protect them. This purpose is accomplished by providing for outdoor passive and active recreation uses, conservation and protection of municipal watersheds, wildlife corridors and habitats.~~

15.~~20011~~.~~220045~~ Aviation Commercial (AVC)

The purpose of this designation is to create a zone for development that provides support to operations of the airport, the traveling public, and air cargo, and for other development that provides economic benefit to the airport and community while maintaining compatibility with airport operations and activities. (Ord. 98-1001 § 3)

15.~~20011~~.~~230055~~ Aviation Operations (AVO)

The purpose of this designation is to create a zone for development of the range of facilities that provide for safe and efficient commercial operations and support, together with security, access, the needs and convenience of the traveling public, and handling of air cargo. (Ord. 98-1001 § 4)

Chapter 15.205

Land Use Chart

SECTIONS:

~~15.13.060~~ — ~~Lot Use and Area — Designated Use and Prohibited Reduction~~

~~15.20512.01005~~ Establishment of Uses/Interpretation of Land Use Tables

~~15.20512.010011~~ Classification of Unlisted Uses and Clarification

~~15.205.100~~ Use Chart User Guide

~~15.205.105~~ Use Chart

~~15.13.060 Lot Use and Area — Designated Use and Prohibited Reduction~~

~~A. One (1) residential dwelling unit is allowed per legal lot within the UR and ULRL zone classifications;~~

~~B. Any portion of a lot that has been used to calculate and ensure compliance with the standards and regulations of this title shall not be subsequently subdivided or segregated from such lot if it reduces the minimum necessary square footage specified in SMC 15.13.010. (Ord. 92-1041 § 1)~~

~~15.20512.00510~~ Establishment of Uses/Interpretation of Land Use Tables

~~A. The use of a property means the purpose or activity for which the building or lot is intended, designed, arranged, occupied or maintained. All applicable requirements of this code, or other applicable State or Federal requirements, shall govern a use located in the City of SeaTac, except within the areas delineated as overlay the ~~SeaTac City Center~~, in which case the ~~City Center~~ land use charts contained within ~~Chapter 15.35~~ Division III SMC shall apply.~~

~~B. The land use tables in this chapter determine whether a specific use is permitted in a zone classification. The zone classification is located on the top horizontal row and the specific use is located on the vertical column of these tables.~~

~~1. P If the letter “P” appears in the box at the intersection of the column and the row, the use is permitted in that zone classification subject to review and conformance to the general requirements of this chapter.~~

~~2. C If the letter “C” appears in the box at the intersection of the column and the row, the use is permitted in that zone classification subject to the conditional use review process and approval. (Ord. 98-1019 § 6; Ord. 92-1041 § 1)~~

~~15.20512.010011~~ Classification of Unlisted Uses and Clarification

- A. In creating use charts, the City has considered the characteristics of uses which make them comparable, compatible or similar to each other. The City recognizes that it is not possible to enumerate and classify every use to which land may be devoted, either now or in the future, and that ambiguity may exist with reference to the appropriate and consistent use definition and applicable standards. Therefore:
1. When any known and identifiable use is not listed as a permissible use in any classification; or
 2. When any use has now come into existence by reason of any technical development in the trades, sciences and equipment; or
 3. When any use already listed in the use charts which, because of any process, equipment or materials used, possesses different performance standards than those which are usually associated with the uses in the classification as presently classified and which, therefore, makes it reasonable that such a use should be placed in the more restrictive classification, it shall be the responsibility and duty of the Department of Planning and Community Development to ascertain all pertinent facts relating to any such use and make what it deems to be the appropriate process on a case-by-case basis for locating the use in the compatible zone classification.
- B. Based on the above situations, the City Manager, or designee, shall review the findings of facts and conclusions, and issue a decision of one of the following actions:
1. Approve or deny the use as a similar and compatible use for that zone classification;
 2. Require approval or denial through the conditional use process; or
 3. Begin the process for review of an amendment to the land use charts.
- C. The purpose of the review shall be to determine that the characteristics of any such use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas, and for the further purpose of determining the need for stipulating such conditions that would mitigate potential impacts and reasonably assure that the basic purpose of this code shall be served.
- D. Any administrative decision issued by the City Manager, or designee, can be appealed to the City Hearing Examiner, as stated in **SMC 15.22.060(J)(8)**.

15.205.100 Use Chart User Guide

A. About the Use Chart

The following chart lists all of the permitted and conditional land uses allowed in each zone.

B. How to use the Use Chart

The land uses are listed vertically along the left hand side and the zones are listed horizontally across the top. Each square in the chart shows the following possibilities for the use and the zone:

1. **P:** The use is permitted.
2. **C:** The use is allowed subject to a conditional use permit.
3. **Pa:** The use is permitted only as an accessory to the primary use of the site and shall not exceed twenty percent (20%) of the total building square footage.
4. **Ca:** The use is allowed subject to a conditional use permit and only as an accessory to the primary use of the site and shall not exceed twenty percent (20%) of the total building square footage.
5. **/rmu:** The use is allowed as part of a residential mixed-use development.
6. **/mu:** The use is allowed as part of a mixed-use development.
7. **n:** The user should refer to the regulations listed in the far right column for that use and zone.
8. If the square is blank, the use is not permitted in that zone.

C. Additional regulations according to use

The column on the far right lists additional regulations which apply to that particular use. If the regulation is not preceded by an “n”, the regulation applies to all zones.

D. Zone Abbreviations

1. RL UL– Residential Low Urban Low Density
2. RM UM– Residential Medium Urban Medium Density
3. RH UH– Residential High Urban High Density
4. RH-MU – Residential Mixed-Use
5. RT – Residential Townhouse
6. MHP – Mobile Home Park

7. ~~NC NB~~ Neighborhood Commercial Business
8. ~~CM-10/C/MU~~ Commercial Medium-1 Office/Commercial/Mixed Use
9. ~~CM-20/CM~~ Commercial Medium-2 Office/Commercial Medium
10. ~~CH-1-ABC~~ Commercial High-1 Aviation Business Center
11. ~~CH-2-CB~~ Commercial High-2 Community Business
12. ~~ILBP~~ Industrial Low Business Park
13. ~~IM~~ Industrial Medium
14. ~~PR P~~ Parks and Recreation Park

15.205.105 Use Chart

[Insert Chart](#)

Use Chart (Updated 09/21/09)

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	OCM	ABC	CB	BP	I	P	ADDITIONAL REGULATIONS
	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	CH-1	CH-2	IL	IM	PR	
ANIMALS															
Butterfly/Moth Breeding							P			P	P		P		
Kennel/Cattery							P				P		P		
Stables, Private/Public														P	
Veterinary Clinic				Prmu			P	C	Pmu	Pa	P		P		
BUSINESS SERVICES															
Airport Support Facility										P			C		
Cargo Containers	P-n, n-1	P-n, n-1	P-n, n-1	P-n, n-1	P-n, n-1	P-n, n-1	P-n, n-1	P-n, n-1	P-n, n-1	P-n-2	Pa	P-n, n-1	P	P-n, n-1	Division IV, Cargo Containers n: Only permitted as an accessory use n-1: Not permitted as accessory to dwelling units n-2: Permitted only in CH-1 zone south of S. 204th St.
Commercial/Industrial Accessory Uses							P		C	P	P		P		
Conference/Convention Center							P		P	P-n	P	Ca	P		n: Permitted only in CH-1 zone north of S. 204th St.
Construction/Trade Business									C	Pa-n	C		P		n: Permitted only in CH-1 zone south of S. 204th St.
Heavy Equipment Rental, Large										C-n			P		n: Permitted only in CH-1 zone south of S. 204th St.
Misc. Equipment Rental Facility, Small							C		Pa		P		P		
Heavy Equipment Repair, Large													P		
Equipment General Repair, Small				Prmu			P		Pmu	Pa	P		P		
Helipad/Airport and Facilities													P		
Landscaping Business										P-n	P	P	P		n: Permitted only in CH-1 zone south of S. 204th St.
Professional Office			Prmu	Prmu			P	P	P	P	P	Pa	P		
Research and Development R and D/Testing							C		C	P-n	C	P	P		n: Permitted only in CH-1 zone south of S. 204th St.
Self-Service Storage, Self-Service										C	P	P	P		
Truck Terminal									C	Pa-n	C		P		n: Permitted only in CH-1 zone south of S. 204th St.
Distribution Center/Warehouse/Storage							C		C	P-n	C	P	P		n: Permitted only in CH-1 zone south of S. 204th St.
CIVIC & INSTITUTIONAL															
Cemetery		C	C				C			C-n-P	CP			C	n: Permitted only in CH-1 zone south of S. 204th St.

Use Chart (Updated 09/21/09)

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	OCM	ABC	CB	BP	I	P	ADDITIONAL REGULATIONS
	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	CH-1	CH-2	IL	IM	PR	
City Hall	P	C	C	<u>P_{pmu}</u>				P	P	P	P	C			
Court								P	P	P	P	Ca	P		
Fire Facility	C	P	P	<u>C</u>			P	P	P	P	P	P	P	P	
Funeral Home/Crematory							P		P _{mu}	Pa-n	P		P	C	n: Permitted only in CH-1 zone south of S. 204th St.
Police Facility	C	P	P	<u>P_{pmu}</u>			P	P	P	P	P	P	P	P	
Public Agency Office			P	<u>P_{pmu}</u>			P	P	P	P	P	Ca	P		
Public Agency Yard	P-n							C	C	C-n-1	<u>CP</u>	C	P	C-n	n: When used as a combined maintenance facility for park and nonpark purposes; provided that the facility shall be no more expansive than that which is reasonably expected to be needed for park maintenance when park facilities are fully developed. n-1: Permitted only in CH-1 zone south of S. 204th St.
Public Archives							G	P	P	P	P	G	P	G-n	
Social Service Office			C	<u>P_{pmu}</u>			P	P	P	P	P	Ca	P		
EDUCATIONAL															
College/University	C	C	C	<u>P_{pmu}</u>				P _{mu}	P	P-n	P	G			n: Permitted only in CH-1 zone north of S. 204th St.
Elementary-Middle School Jr. High	C	C	C	<u>C</u>						C-n	<u>C</u>				n: Permitted only in CH-1 zone north of S. 204th St.
High School	C	C	C	<u>C</u>			P			C-n	C				n: Permitted only in CH-1 zone north of S. 204th St.
Specialized Instruction School	P/C-n	C	C	<u>P_{pmu}</u>			P	P _{mu}	P _{mu}	P-n-1	P	C	P		n: Permitted only as subsidiary use, Division IV, Subsidiary Permitted Uses n-1: Permitted only in CH-1 zone north of S. 204th St.
Vocational School				<u>P_{pmu}</u>			G	P _{mu}	P _{mu}	C	P	C	C		
HEALTH AND HUMAN SERVICES															
Community Residential Facility I	P	P	P				P	<u>P_{mu}</u>		P-n	P				Division IV, Community Residential Facilities Standards n: Permitted only in CH-1 zone north of S. 204th St.
Community Residential Facility II			P	<u>P_{pmu}</u>			C	P _{mu}	P	P-n	P				
Convalescent Center/Nursing Home			P	<u>P_{pmu}</u>			P		P	P-n	P				n: Permitted only in CH-1 zone north of S. 204th St.
Day Care I	P	P	P	<u>P_{pmu}</u>	P	P	P	P _{mu}	P _{mu}	<u>P_{mua}-n</u>	<u>P_{mu}</u>	P			n: Permitted only in CH-1 zone north of S. 204th St.

Use Chart (Updated 09/21/09)

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	OCM	ABC	CB	BP	I	P	ADDITIONAL REGULATIONS
	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	CH-1	CH-2	IL	IM	PR	
Day Care II	C, P/C -n	<u>C-P</u>	P	<u>Prmu</u>		C	P	Pmu	Pmu	<u>Pmu</u> <u>-n-1</u>	P			<u>P/C-n</u>	n: Permitted only as subsidiary use, see Division IV, Subsidiary Permitted Uses n-1: Permitted only in CH-1 north of S. 204th St.
Halfway House									C	C	C				Division I, Decision Criteria
Hospital							P		C	P	P	P			
Medical/Dental Lab			€				P	P	P	P	P	P	P		
Medical/Dental Office Office/Outpatient Clinic			P	<u>Prmu</u>			P	P	P	P	P	P	P		
Miscellaneous Health							P	€	€	P	P	€			
Overnight Shelter	Pa-n	Pa-n	Pa-n				Pa-n		Pa-n, C-n-1	Pa-n, C-n-1	Pa-n, C-n-1				n: Accessory to religious use facility only and requires operating plan n-1: Division I, Land Use Actions and Permits (CUP-EPF siting process)
Opiate Substitution Treatment Facility										C	C	C	C		Division I, Land Use Actions and Permits (CUP-EPF siting process)
Secure Community Transition Facility									C	C	C	C	C		Division I, Land Use Actions and Permits (CUP-EPF siting process) (formerly 15.22.035)
Transitional Housing			C	<u>Crmu</u>					C	P	P				Must have adequate on-site and program management, and satisfactory written policies and procedures, including those describing tenant selection, assistance, denial or termination, and housing safety standards. Screening must not allow as residents persons who have been classified as Class III sexual offenders.
MANUFACTURING															
Aerospace Equipment												P	C		
Apparel/Textile Products											C		P		
Batch Plants													C		
Biomedical Product Design & Development Facility										P-n		P	P		n: Permitted only in CH-1 zone south of S. 204th St.
Chemical/Petroleum Products													P		
Commercial/Industrial Machinery													P		
Computer/Office Equipment										C-n		P	P		n: Permitted only in CH-1 zone south of S. 204th St.
Electronic Assembly										C-n		P	P		n: Permitted only in CH-1 zone south of S. 204th St.

Use Chart (Updated 09/21/09)

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	OCM	ABC	CB	BP	I	P	ADDITIONAL REGULATIONS
	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	CH-1	CH-2	IL	IM	PR	
Fabricated Metal Products													P		
Food Processing							P		C		C	C	P		
Furniture/Fixtures												P	P		
Misc. Light Manufacturing										P-n		P	P		n: Permitted only in CH-1 zone south of S. 204th St.
Off-Site Hazardous Waste Treatment and Storage Facilities													C		Must comply with RCW 70.105.210.
Paper Products													P		
Primary Metal Industry													P		
Printing/Publishing										C	CP	C	P		
Recycling Products													C		
Rubber/Plastic/Leather/ Mineral Products													P		
Textile Mill											€		P		
Micro-Winery/Micro-Brewery				Crmu-n				C-n	P-n	P-n	P-n	C	P		n: Micro-wineries and breweries shall have a retail section
Wood Products	€-n											C	P		n: minimum lot size of 5 acres in noted (n) zones
MOTOR VEHICLES															
Auto Service Center							P			Pa-n	P		P		n: Permitted only in CH-1 zone south of S. 204th St.
Auto Supply Store							P	Pmu	Cmu		P		P		
Auto/Boat Dealer (now included within Vehicle Sales/Dealer uses)									Cmu		P		P		
Auto Wrecking													C		
Commercial Marine Supply							€				P	P	P		
Gasoline/Service Station							P				P		P		Division IV, Gasoline/Service Stations
Mobile Refueling Operation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Division IV, Gasoline & Mobile Refueling chapter
Public/Private Parking, Commercial/Public							Cmu	C	Ca	P	P		P		
Public/Private Parking, Park-and-Fly							€		Ca	P-n	P		P		n: Permitted only within a structure in the CH-1 zone north of S. 204th St. Structured and surface lots permitted in CH-1 zone south of S. 204th St.

Use Chart (Updated 09/21/09)

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	OCM	ABC	CB	BP	I	P	ADDITIONAL REGULATIONS
	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	CH-1	CH-2	IL	IM	PR	
<u>Storage, Large Vehicle and Equipment</u>														P	
Tire Retreading														P	
Towing Operation														C	
Vehicle Rental, Large														P	
Auto-Vehicle Rental/Sales, Small									Ga	Pa-n	P			P	n: Permitted only in CH-1 zone south of S. 204th St.
Auto-Vehicle Repair, Large														P	
Auto-Vehicle Repair, Small							C				P			P	
Vehicle Sales/Dealer, Large														P	
Auto-Vehicle Rental/Sales/Dealer, Small									Ga	Pa-n	P			P	n: Permitted only in CH-1 zone south of S. 204th St.
RECREATIONAL and CULTURAL															
Amusement Park									C		C	G		C-n	n: Sites in this zone must be adjacent to an arterial
Community Center		C	C	Prmu			P	P	P	Pa-n	P			P	n: Permitted only in CH-1 zone north of S. 204th St.
Drive-In Theater											P				
Golf Course	C										C	P		P	
Health Club (Now part of Recreation Facility, Indoor)			Ga	Prmu			P	P	P	P	P	P	Pa		
Library	P	P	G Prmu	Prmu	G		P	Pmu	P	P	P	C			
Museum		C	C	Prmu			P		P	P	P	C			
Nonprofit Organization Meeting Facility	C	C	P Crmu	Prmu			P	P	P	P	P			C	
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation Center Facility, Indoor	P/C -n	PC	PC-n	Prmu			P-n-1 G	P	P	Pa-n-2	P	P-n-4	P	P	n: Permitted only as subsidiary use, see Division IV Subsidiary Permitted Uses n-1: Small resident-oriented use only, not to exceed 2,000 square feet in total gross feet n-2: Permitted onl in CH-1 zone north of S. 204th St. n: Restrictions on operating hours apply to noted (n) zones n1: Sites in this zone must be adjacent to an arterial
Recreation Facility, Outdoor	P/C -n													P	n: Permitted only as subsidiary use, see Division IV Subsidiary Permitted Uses

Use Chart (Updated 09/21/09)

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	OCM	ABC	CB	BP	I	P	ADDITIONAL REGULATIONS
	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	CH-1	CH-2	IL	IM	PR	
Religious Use Facility	C, P/C -n	C	P	<u>Prmu</u>	C		P	P	P	P	P	Pa		C, P/C -n	n: Permitted only as subsidiary use, see Division IV Subsidiary Permitted Uses
Religious Use Facility Accessory	Ca	Ga	G	<u>Prmu</u>	Ca		P	P	P	P	P			Ca	
Sports Club (Now part of Recreation Facility, Indoor)	G						G			P	P		P	G	
Stadium/Arena/Auditorium									C		C	P,C	C	C	
RESIDENTIAL															
College Dormitory				<u>Prmu</u>			C	<u>Pmu</u>	P	P-n	P	P			n: Permitted only in CH-1 zone north of S. 204th St.
Duplex		P	P		P			P							Only permitted as part of a townhouse development.
Dwelling Unit, Caretaker/Manager Single Attached Dwelling Unit										<u>Pmu-n</u>	<u>Pmu</u>				n: Permitted only in CH-1 zone north of S. 204th St.
Dwelling Unit, Detached Single Detached Dwelling Unit	P	P-n													n: Only permitted as part of a multi-family development.
Dwelling Unit, High Density Single- Family Small Lot Single Family		P	P												Division V, Design Standards for Single Family High Density
Manufactured/Modular Home (HUD)	P	P				P									Division IV, Mobile, Manufactured, and Modular Home Standards
Manufactured/Mobile Home (nonHUD)						P									Division IV, Mobile, Manufactured, and Modular Home Standards
Mobile Home Park	G	C	C			P									Division IV, Mobile, Manufactured, and Modular Home Standards
Multi-Family		P	P	<u>Prmu-n-3</u>			<u>Pmu</u> G	<u>Pmu</u>	<u>P-n-1</u> <u>mu</u>	<u>GPmu-n-2</u>	<u>P-n-1</u> <u>mu</u>				n: Residential-only projects allowed in RH-MU zone south of S. 154th Street (including south side of S. 154th St.) n-1: Mixed-use required when adjacent to Principal and Minor Arterials n-2: Permitted only in CH-1 zone north of S. 204th St. n-3: For new development and redevelopment residential projects that are located in the UH-UCR zone, at least fifty percent (50%) of the building's ground floor shall be a retail, service, or commercial use as described in 15.13.107.
Multi-Family, Senior Citizen Multi	G	P	P	<u>Prmu</u>			<u>Pmu</u> G	<u>Pmu</u>	<u>P-n</u>	<u>Pmu-n-1</u>	<u>P-n</u>				n: Mixed-use required when adjacent to Principal and Minor Arterials n-1: Permitted only in CH-1 zone north of S. 204th St.
Townhouse		P	P		P			P							

Use Chart (Updated 09/21/09)

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	OCM	ABC	CB	BP	I	P	ADDITIONAL REGULATIONS
	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	CH-1	CH-2	IL	IM	PR	
RESIDENTIAL, ACCESSORY															
Accessory Dwelling Unit	P	P													Division IV, Accessory Dwelling Unit
Canopy	P														Division IV, Accessory Structures
Home Occupation	P	P	P	<u>P</u>	P	P	<u>P</u>	P	<u>P</u>	<u>P-n</u>	<u>P</u>				Division IV, Home Occupations n: Permitted only in CH-1 north of S. 204th St.
Shed/Garage	P	P	P		P			<u>P</u>							Division IV, Accessory Structures
Tent	P														Division IV, Accessory Structures
RETAIL and COMMERCIAL															
Agricultural Crop Sales (Farm Only)	P-n						P			P	P			P	n: No permanent retail sales structures permitted in noted (n) zones. Retail sales allowed on a seasonal basis for no more than 90 days in a calendar year. Wholesale sales permitted year round only for products produced/grown on site.
Antique/Secondhand Store (now part of Retail, General)				<u>Prmu</u>			P	<u>Pmu</u>	<u>Pmu</u>		P				
Apparel/Accessory Store (now part of Retail, General)				<u>Prmu</u>				<u>Pmu</u>	<u>P</u>	<u>Pa</u>	<u>P</u>				
Arcade (Games/Food)			<u>Pa-Prmu</u>	<u>Prmu</u>			P	<u>Pa</u>	<u>Pa</u>	<u>Pa-n</u>	<u>Pa</u>	<u>Pa</u>		P	n: Permitted only in CH-1 zone north of S. 204th St.
Bed and Breakfast/ Guesthouse	P	P	P				P	<u>Pmu</u>	C						n: The maximum number of rooms is three (3) and the maximum number of guests is six (6).
Coffeehouse Retail Food Shop (now part of Food Establishment, Sit Down or Fast Food as appropriate)			<u>P-n</u>	<u>Prmu</u>			P	<u>Pmu</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Pa</u>			
Department/Variety Store (now part of Retail, Big Box)							P	<u>Pmu</u>	<u>Pmu</u>	<u>Pa</u>	<u>P</u>				
Drinking Establishment Tavern				<u>Prmu</u>			<u>Pn</u>	C	P	<u>P-n-1</u>	P				n: Small resident-oriented use only, not to exceed 2,000 square feet in total gross feet n-1: Permitted in CH-1 zone north of S. 204th St.
Drug Store (now part of Retail, General)				<u>Prmu</u>			P	<u>Pmu</u>	<u>Pmu</u>	<u>P</u>	<u>P</u>	<u>Pa</u>			
Dry Cleaner			<u>Parmu-n</u>	<u>Prmu</u>			P	<u>Pmu</u>	<u>Pmu</u>	<u>Pa</u>	<u>P</u>	<u>Parmu</u>			n: Small resident-oriented use only, not to exceed 2,000 square feet in total gross feet
Espresso Stand			<u>Pa</u>				P	<u>Pmu</u>	<u>P</u>	<u>P-n</u>	<u>P</u>	<u>P</u>	<u>P</u>		n: No drive-through facilities
Fabric Store (now part of Retail, General)				<u>Prmu</u>				<u>Pmu</u>	<u>Pmu</u>	<u>Pa</u>	<u>P</u>				
Produce Stand Farmers/Outdoor Markets							P		C	P	P	C	P		

Use Chart (Updated 09/21/09)

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	OCM	ABC	CB	BP	I	P	ADDITIONAL REGULATIONS
	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	CH-1	CH-2	IL	IM	PR	
Fast Food/Restaurant (now split into Food Establishment, Fast Food and Food Establishment, Sit Down)			Ca-n	P-n			P-n	Pmu-n	Pmu	P	P	Pa	P		n: No fast food restaurants or drive-through facilities allowed
Financial Institution				Prmu			P	P	P	P	P	Ca	P		
Florist Shop (now part of Retail, General)			Prmu-n	Prmu			P	Pmu	Pmu	Pa	P				
Food Establishment, Fast Food uses from Fast Food/Restaurant				Prmu-n	P-n		P	G	Pmu	P-n-1, Pa-n-2	P	Pa	P		n: No drive-through facilities n-1: No drive through facilities allowed in CH-1 zone north of S. 204th St. n-2: Permitted only as accessory use in CH-1 zone south of S. 204th St.
Food Establishment, Sit Down uses from Fast Food/Restaurant			P-n, n-1 Ca	Prmu-n-1	P rmu		P	Pmu-n-1 G	Pmu-n-1	P-n-2, Pa-n-3	P	Pa	P		n: Small resident-oriented use only, not to exceed 2,000 square feet in total gross feet n-1: No drive-through facilities allowed. n-2: No drive through facilities allowed in CH-1 zone north of S. 204th St. n-3: Permitted only as accessory use in CH-1 zone south of S. 204th St.
Food Store (now part of Retail, General)			P-n	Prmu			P	Pmu	Pmu	Pa	P				n: small resident-oriented use only, not to exceed 2,000 square feet in total gross feet
Furniture Store (now part of Retail, General)				Prmu				Pmu	P		P				
Hobby/Toy Store (now part of Retail, General)				Prmu			P	Pmu	Pmu	Pa	P				
Hotel/Motel/Lodging and Associated Uses			C	Prmu			P	C	P	P	P	C			
Jewelry Store (now part of Retail, General)				Prmu			P	Pmu	Pmu	Pa	P				
Laundromat		Prmu-n	Prmu-n	Prmu			P			Pa-n-1	P	Pa mu	P		n: Small resident-oriented use only, not to exceed 2,000 square feet in total gross feet n-1: Permitted only in CH-1 zone north of S. 204th St.
Liquor Store								C	P	P-n	P				n: Permitted only in CH-1 zone north of S. 204th St.
Forest Products Lumberyard							P		Pmu		P		C		
Media Material (now part of Retail, General)			Prmu-n	Prmu			P	Pmu	P	Pa	P				n: small resident-oriented use only, not to exceed 2,000 square feet in total gross feet
Mini-Casino											P-n				n: Permitted only as accessory to business primarily engaged in the selling of food or drink for consumption on the premises - see mini-casino definition in Division I for additional requirements
Movie Theater				Prmu			P		P	Pa-n	P	C	P	Pa	n: Permitted in CH-1 zone north of S. 204th St.
Other Retail Uses				Prmu			G	G	P	G	P				

Use Chart (Updated 09/21/09)

LAND USE	UL	UM	UH	UH-UCR	T	MHP	NB	O/C/MU	OCM	ABC	CB	BP	I	P	ADDITIONAL REGULATIONS
	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	CH-1	CH-2	IL	IM	PR	
Personal Grooming and Health Services Beauty Salon			G Prmu-n	Prmu			P	Pmu	Cmu	P-n-1	P				n: Small resident-oriented use only, not to exceed 2,000 square feet in total gross feet n-1: Permitted only in CH-1 zone north of S. 204th St.
Pet Store (now part of Retail, General)								Pmu	Pmu	Pa	P				
Photographic and Electronic Store (now part of Retail, General)				Prmu			P	Pmu	Pmu	Pa	P				
Fast Food/Restaurant (now Food Establishment, Fast Food)				Prmu-n	Pm u-n				Pmu	P	P	Pa	P		n: no drive-through facilities allowed
Fast Food/Restaurant (now Food Establishment, Sit Down)			Ca-n	Prmu-n	Pm u-n		P-n	Pmu-n	Pmu	P	P	Pa	P		n: no drive-through facilities allowed
Retail, Big-Box										Pa-n	P				n: Permitted only as accessory use in CH-1 zone south of S. 204th St.
Retail, General			Prmu-n	Prmu			P	Pmu	Pmu	P-n-1	P				n: Small resident-oriented use only, not to exceed 2,000 square feet in total gross feet n-1: Permitted only in CH-1 zone north of S. 204th St.
Secondhand Store (now part of Retail/General)				Prmu			P	Pmu	Pmu		P				
Adult Entertainment Sexually-Oriented Business										C	C		C		Division IV, Sexually-Oriented Business
Sporting Goods and Related Stores (now part of Retail, General)				Prmu				Pmu	Pmu	Pa	P				
Theater/Night Club/Entertainment Club				CPmu			P		P	Pa-n	P	C	P	Pa	n: Permitted in CH-1 zone north of S. 204th St.
Wholesale/Bulk Store (now part of Retail, Big Box)								Pmu	Cmu	G	G		P		
UTILITIES															
Utilities, Large Utility Substation	C	C	C	C	C	C	C	C	C	CP	CP	C	P	C	
Utilities, Medium Utility Use	C	C	C	C-n	C	C	C-n	C-n	C-n	CP	C-n	C-n	P	C	n: Minor conditional use permit required.
Utilities, Small	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless Communications Facilities & Communications Facilities	Division IV, Wireless Communication Facilities, Review and Approval Process, Tables B & C														

Chapter 15.210

Airport Use Chart and Regulations

SECTIONS:

15.25 Development Standards—AVO and AVC Airport Zones

15.25210.01005 Purpose

15.25210.02010 Authority and Application

15.25210.03020 Administration

15.25210.04030 Interpretation

15.25210.05040 Rezoning

15.25210.06050 Zones and Map Designations Established

15.25210.07060 Zone Classification Use Table

15.25210.08070 AVO/AVC Zone Classification Standards

15.25210.09080 Landscape Standards

15.25210.10090 Design Guidelines

15.25210.110100 Critical Areas

15.25.120—Repealed

15.25.130—Repealed

15.25.140—Repealed

15.25.150—Repealed

15.25.160—Repealed

15.25.170—Repealed

15.25210.010-005 Purpose

The purpose of this chapter is to coordinate the City's zoning with the Port of Seattle's current Master Plan and Comprehensive Development Plan anticipated to be adopted by the Port of Seattle's Commission in 2007; to implement the 2005 Interlocal Agreement (2005 ILA) between the Port of Seattle and the City of SeaTac, dated February 16, 2006; to establish a mutual and cooperative system for exercising their respective statutory authorities; and to standardize the uses and development standards for property along the perimeter of the airport. (Ord. 07-1006 § 1; Ord. 98-1001 § 5)

15.25210.020-010 Authority and Application

The provisions of this chapter shall apply to the uses and development standards for Port-owned property within the City of SeaTac, and related to either aviation operations or aviation commercial uses, as specified in the 2005 ILA. (Ord. 07-1006 § 1; Ord. 98-1001 § 5)

15.25210.030-020 Administration

The City shall administer this chapter consistent with the terms of the 2005 ILA and other City ordinances. ~~(Ord. 07-1006 § 1; Ord. 98-1001 § 5)~~

15.25210.040-030 Interpretation

- A. Where changes are proposed to or uncertainties exist as to the location of the zone boundaries or other provisions of this chapter, the procedures contained in the 2005 ILA regarding joint consultation and/or dispute resolution shall apply.
- B. For proposed developments that are not listed as “permitted” in the zone classification use chart of this chapter, the provisions of this title shall apply, except as otherwise stated in the 2005 ILA. ~~(Ord. 07-1006 § 1; Ord. 98-1001 § 5)~~

15.25210.050-040 Rezoning

Except as specified in the Interlocal Agreement (2005 ILA), the proposed rezoning of property under this chapter shall be subject to the provisions of this title. ~~(Ord. 07-1006 § 1; Ord. 98-1001 § 5; Formerly 15.25.060)~~

15.25210.060-050 Zones and Map Designations Established

In order to accomplish the purposes of the code, the following zone classifications and zoning map symbols are established:

<u>Zone</u>	<u>Map Symbol</u>
<u>Aviation Operations</u>	<u>AVO</u>
<u>Aviation Commercial</u>	<u>AVC</u>

- A. Aviation Operations (AVO). The purpose of this zoning designation is to provide for safe and efficient commercial aviation operations and support, together with security, access, the needs and convenience of the traveling public, and the handling of air cargo. Note: those properties in the aviation operations zone that were formerly designated “Business Park” as indicated on map Attachment A-6 of the 2005 ILA are subject to certain development standards as provided for in Attachment A-4 of the 2005 ILA.
- B. Aviation Commercial (AVC). The purpose of this zoning designation is to allow for development that provides support to operations of the airport, the traveling public, and air cargo, and for other development that provides economic benefit to the airport and the City of SeaTac while maintaining compatibility with airport operations and activities. Note: those properties in the aviation commercial zone that were formerly designated “Business Park” as indicated on map Attachment A-6 of the 2005 ILA are subject to certain development standards as provided for in Attachment A-4 of the 2005 ILA. ~~(Ord. 07-1006 § 1; Ord. 98-1001 § 5; Formerly 15.25.080)~~

15.25210.070-060 Zone Classification Use Table

If this chart does not specify that a proposed land use is permitted, then the proposed land use shall be considered a prohibited land use within the airport zones. This chart may be amended in accordance with the provisions of the 2005 ILA.

15.210.060 Zone Classification Use Table			
LAND USE		Zone Classifications	
		AVO	AVC
1	Access, Parking, Transfer and Holding Areas, Intermodal Connections for Public Transit, High Capacity Transit, Buses, Taxis, Shuttles, and Other Forms of Transportation	P	P
2	Aids for Airport and Aircraft Operations	P	P
3	Air Cargo Aircraft Loading and Unloading	P	
4	Air Cargo Warehousing and Customer Service Facilities	P	P
5	Aircraft Fueling Systems	P	
6	Aircraft Ramp and Parking Areas	P	
7	Aircraft Run-Up Areas	P	
8	Airfield Control Towers and FAA Air Traffic Control Facilities	P	
9	Airfield Crash/Fire/Rescue (ARFF) Facilities, Including Staff Quarters and Offices	P	
10	Airfield Infrastructure	P	P
11	Airfield Lighting	P	
12	Airfield Security Facilities such as Fencing, Gates, and Guard Stations	P	P
13	Airfield Service Roads and Access Improvements to those roads	P	P
14	Airport Access Roadways	P	
15	Aviation, Communication and Landing	P	
16	Communications Equipment, if Directly Related to the Operation of the Airport	P	P
17	Controlled Storage of Hazardous Wastes Generated by Permitted Uses and Temporarily Stored Prior to Disposal in Accordance with Federal and State Regulations	P	
18	Designated Airfield Safety Areas, Clear Zones and Runway Protection Zones	P	P
19	Employee Support Facilities Such as Cafeterias, Locker Rooms, Rest Areas, Restrooms and Exercise Areas Directly Related to the Operation of the Airport	P	P
20	Facilities for the Maintenance of Aircraft	P	
21	Facilities for the Maintenance of Airline Equipment	P	
22	Facilities for the Maintenance of Airport and Airfield Facilities	P	P(4)
23	Flight Kitchens Directly Related to the Operation of the Airport	P	P(4)
24	Hotel Facilities, Convention and Conference Facilities	P(1)	P(4)
25	Infrastructure and Utilities Serving Uses Permitted in Other Zones or Areas	P	P
26	Inter/Intra Terminal Transfer Facilities for People, Baggage, and Cargo	P	P
27	Meteorological Equipment		
28	Offices and Work and Storage Areas for Airline and Aviation Support	P	P
29	Other Aviation Activities or Facilities Whose Location Within the AVO Zone is Fixed by FAA Requirements	P	
30	Other Aviation Activities or Facilities Whose Location Within the AVO Zone is Fixed by FAA Requirements Related to the Operation of the Airport		P
31	Other Uses Not Directly Related to the Operation of the Airport		P(5)

15.210.060 Zone Classification Use Table			
LAND USE		Zone Classifications	
		AVO	AVC
32	Parking and Storage for Airline and Airfield Ground Service Equipment (GSE); Provided, that Parking and Storage for Heavy Equipment (e.g., Fuel Trucks, Runway Snowplows) Shall Be Permitted Only in the AVO Zone and is Directly Related to the Operation of the Airport	P(2)	
33	Parking and Storage for Airfield Ground Service Equipment (GSE)	P	P(2)
34	Parking for Employees Directly Related to the Operation and Construction of the Airport	P	P
35	Parking Facilities Immediately Adjacent and Providing Direct Physical Access to Passenger Terminal Facilities	P	P
36	Parking (Commercial) NOT Connected to the Airport		P
37	Passenger Terminal Facilities, Including Passenger and Baggage Handling, Ticketing, Security Checkpoints, Waiting Area, Restrooms, Aircraft Loading Gates, Restaurants, Conference Facilities, Newsstands, Gift Shops, and Other Commercial Activities Providing Goods and Services for the Traveling Public	P	
38	Passenger Vehicle Rental, Including Parking, Service and Preparation, and Customer Facilities to be Owned and Operated by the Airport	P	P
39	Public Parks, Trails, and Viewpoints	P(3)	P(3)
40	Public Transportation Facilities Related to the Operation of the Airport	P	P
41	Public Transportation Facilities (to be Owned and Operated by Another Agency)	P	P
42	Reasonable Accessory Office and Staff Facilities Independent of Uses Permitted in the Zone, if Such Uses are NOT Directly Related to the Operation of the Airport		P
43	Reasonable Accessory Office and Staff Facilities Independent of Uses Permitted in the Zone, if Such are Directly Related to the Operation of the Airport	P	P
44	Retail Sales Inside Air Operations Area (AOA)	P	
45	Retail Sales Outside AOA, Airport Controlled Safety Areas and Airport-Operated Facilities		P
46	Roadways and Public Transportation Facilities that Provide Access to the Airport for its Customers, Commercial Vehicles and Ground Transportation Services	P	P
47	Runways, Taxiways, and Safety Areas	P	
48	Those Clean Light Industrial and Manufacturing Facilities Permitted in the City's BP Zone as it Existed on the Date of the 1997 Interlocal Agreement		P(5)
49	Utilities Serving Uses Permitted in the Zone	P	P
50	Warehousing and Distribution Facilities, Excluding Truck Terminals, with Direct Airfield Access, or Delivery to Secure Area of the Airport		P
51	Warehousing and Distribution Facilities, Excluding Truck Terminals		P
52	Wholesale Sales and Distribution Facilities		P

- (1) Limited to hotel facilities immediately adjacent and providing direct physical access to passenger terminal facilities.
- (2) Provided that maintenance of heavy equipment (e.g., fuel trucks, runway snowplows) SHALL BE permitted only in the AVO zone and is directly related to the operation of the airport.
- (3) The following special conditions shall apply to any AVO and AVC zone areas which are designated for public access parks, trails, or viewpoints:
 - Public access or recreational uses shall be limited as necessary to assure compatibility with airport and aviation activities. If use of Port-owned property by the public for access and recreation is permitted, it shall be considered compatible with airport operations, including noise and other impacts, and shall not establish a recreation use or other public activity under the U.S. Department of Transportation 4(f) provisions.
 - Public use and access shall be generally of low intensity. Density guidelines for numbers of people may be established by the Port and FAA, with input from the public and City of SeaTac.
 - Public use and access shall be subject to the requirements and needs of airport and aviation activities, including security, as determined by the Port and/or the FAA.
- (4) Permitted use only if approved by the City Council, on a case-by-case basis.
- (5) Permitted on a case-by-case determination by the Port and City per the 2005 Interlocal Agreement.

(Ord. 07-1006 § 1; Ord. 01-1027 § 2; Ord. 98-1001 § 5. Formerly 15.25.090)

15.25210.080-070 AVO/AVC Zone Classification Standards

Development standards for setbacks, setback projections, lot coverage, height restrictions, parking, signage, illumination, transportation, and noise shall be covered under the 2005 ILA as specified in Attachment A-4 – “Development Standards for Port Projects Affecting the City of SeaTac.” (Ord. 07-1006 § 1; Ord. 98-1001 § 5. Formerly 15.25.100)

15.25210.090-080 Landscape Standards

Landscape design standards for projects within the AVO and AVC shall comply with the Port’s 2006 Seattle-Tacoma International Airport Landscape Design Standards (STIA) as described in the 2005 ILA, Attachment A-4, pages nine through 14. (Ord. 07-1006 § 1; Ord. 98-1001 § 5. Formerly 15.25.180)

15.25210.100-090 Design Guidelines

All development within the AVO and AVC zones are subject to the design standards as specified in the 2005 ILA under “Design Standards,” Attachment A-4, pages four through eight, and Seattle-Tacoma International Airport Landscape Standards found in the 2005 ILA, Attachment A-4, “Landscaping,” pages 10 through 15, except that City of SeaTac design standards as listed under **SMC 15.13.11(G)** shall also apply to all properties formerly designated as “Business Park” as provided for in Attachment A-4 of the 2005 ILA.

If either the Port or the City believe the standards in Attachment A-4 of the 2005 ILA are not satisfied, then “joint consultation” shall take place under Section 2.2.2, subject to more specific requirements for the Port Master Plan and Comprehensive Development Plan (CDP) Projects on Port Property in Section 2.2.1.6. (~~Ord. 07-1006 § 1; Ord. 98-1001 § 5. Formerly 15.25.190~~)

15.25210.110-100 Critical Areas

The City’s critical area regulations and standards (Chapter **15.30 SMC**) shall apply to Port projects. However, the City’s critical area provisions shall not apply to the third runway or other portions of the Port Master Plan projects as follows: (A) wetland mitigation being done in Auburn, Washington; (B) Miller Creek stream location as shown in the Port’s Section 404 Corps Permit Application; and (C) for the Port Master Plan projects not eligible for joint consultation as shown in the 2005 ILA, Attachment A-1, the Port shall implement the mitigation measures set forth in the Master Plan Final EIS and Final Supplemental EIS (as set forth in the 2005 ILA, Attachment A-5), and the City’s critical area regulations (including flood plains, seismic hazards, erosion and vegetation) shall not apply so long as those mitigation measures are implemented. The City’s standards and regulations shall be flexibly applied or modified on a case-by-case basis to recognize federal regulations, circulars or similar provisions affecting airports or the special circumstances presented by the operation of an airport. If the Port and City disagree on the critical area standards, then dispute resolution under Section 13 of the 2005 ILA shall apply.

~~(Ord. 07-1006 § 1; Ord. 98-1001 § 5. Formerly 15.25.200)~~

15.25.120 Lot Coverage

~~Repealed by Ord. 07-1006. (Ord. 98-1001 § 5)~~

15.25.130 Height Restrictions

~~Repealed by Ord. 07-1006. (Ord. 98-1001 § 5)~~

15.25.140 Setback Projections

~~Repealed by Ord. 07-1006. (Ord. 98-1001 § 5)~~

15.25.150 Parking and Circulation

~~Repealed by Ord. 07-1006. (Ord. 98-1001 § 5)~~

15.25.160 Signage

Repealed by Ord. 07-1006. (Ord. 98-1001 § 5)

15.25.170 Illumination (Light/Glare)

Repealed by Ord. 07-1006. (Ord. 98-1001 § 5)