



Major Zoning Code Update

Public Meeting
May 20, 2009

Major Zoning Code Update

Presentation Outline

1. Project Review:
 - Project Goals
 - Generalized Schedule
2. Public Meeting Schedule
3. Overview of:
 - Code Re-Organization
 - Significant Content Changes
 - Proposed Changes to Use Charts
 - Proposed Revisions to Planned Unit Development Chapter
4. Questions/Feedback

Major Zoning Code Update

Project Goals

1. To improve the consistency, organization, and usability of the Zoning Code
2. To provide a comprehensive update of the Zoning Code
3. To provide focused revisions of:
 - Planned Unit Development
 - Development Incentives
 - Development Standards for the City Center and the SeaTac/Airport Station Area
 - Townhouse/Duplex Design Standards

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Generalized Schedule

1. Phase 1: Analysis and Problem Defining
 - May 2008 – December 2008
2. Phase 2: Drafting New Code and Stakeholder Briefings
 - December 2008 – May 2009
3. Phase 3: Public Review and Adoption of New Code
 - March 2009 – December 2009

PUBLIC MEETING SCHEDULE

Meeting #1 – Wednesday, December 3, 2008

- Project overview, public input on issues and problems

Meeting #2 – Wednesday, May 20, 2009

- Proposed changes to Use Charts and Planned Unit Development Chapter

Meeting #3 – July 2009 – September 2009 *(Tentative)*

- Proposed changes to: City Center Chapter, SeaTac/Airport Station Area, and Development Incentives Chapter

Meeting #4 – September 2009 – October 2009 *(Tentative)*

- Final public review of proposed new Zoning Code

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Overview of Reorganization

1. Existing Table of Contents
2. Proposed Table of Contents, Summary

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Existing Table of Contents



Need to Update

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Proposed Table of Contents, Summary



Need to Update

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Significant Content Changes

1. Use Charts
2. Definitions
3. Planned Unit Development
4. Development Incentives
5. SeaTac/Airport Station Overlay
6. Townhouse and Duplex Design Standards*
(*Changes already adopted, December 2008)

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Overview of Changes to Use Charts

1. Cleaning Up Charts

- Relocating all uses within the Code to the Use Chart
- Deleting uses entirely because description of use not clear or use no longer applicable
- Cleaning up inconsistencies between uses and purpose of zone
- Renaming some uses to clarify meaning of use

2. Adding definitions for uses

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Proposed Changes to Use Charts

Urban Low (UL) – Single Family:

1. Goal of changes:

- To maintain and enhance single family character of zone

2. No longer permitted:

- “Wood Products”
- “Public Agency Yard”
- “Mobile Home Park”
- “Senior Citizen Multi-family”

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Proposed Changes to Use Charts

Urban Medium (UM):

1. Goal of changes:

- To better preserve opportunities for low density multi-family development

2. Permitted with additional requirement:

- Single family houses (“Single Detached Dwelling Unit”) permitted only as part of multi-family development

3. No longer permitted:

- “Manufactured Home”

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Proposed Changes to Use Charts

Urban High (UH):

1. Goal of changes:

- To contribute to the creation of higher density multi-family neighborhoods

2. Proposed to be permitted:

- “Professional Office” as part of residential mixed use development

3. No longer permitted:

- Single family-3,000 SF lot (“Single Family Detached High Density”) development

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Proposed Changes to Use Charts

Urban High Urban Center Residential (UH-UCR):

1. Previously, UH-UCR allowed same uses as permitted in Urban High (UH) zone
2. Goal of changes:
 - To facilitate the creation of higher density, mixed use residential neighborhoods
3. Main differences with UH zone:
 - More commercial and retail uses allowed as part of mixed use developments, including:
 - Vet Clinic, Small Equipment Repair, Vocational School, Micro-Winery/Brewery, Theater/Entertainment Club, College Dormitory, Fast Food Establishment, Tavern

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Proposed Changes to Use Charts

Neighborhood Business (NB):

1. Goal of changes:

- To preserve NB zone for neighborhood-oriented uses

2. Proposed to be permitted:

- “Multi-family” and “Senior Multi-family” only as part of mixed use development
- “Recreation Facility, Indoor” (such as health club or ballet studio) only as small resident-oriented use
- “Home Occupation”
- “Food Establishment, Fast Food”

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Proposed Changes to Use Charts

Neighborhood Business (NB) (continued):

3. No longer permitted:

- “Vocational School”, “Hospital”, “Conference/Convention Center”, “Research and Development”, “Park-and-Fly Parking”, “Distribution Center/Warehouse”, “Commercial Marine Supply”, “Food Processing”

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Proposed Changes to Use Charts

Office/Commercial Mixed Use (O/C/MU):

1. Goal of changes:

- To strengthen mixed use character of zone

2. Permitted only as part of mixed use:

- “Library”, “College Dormitory”, Senior Citizen Multi-family”, “Food Establishment, Sit Down”

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Proposed Changes to Use Charts

Office /Commercial Medium (O/CM):

1. Goal of changes:

- To strengthen office and commercial focus of zone

2. Permitted with additional requirement:

- “Multi-family” and “Senior Citizen Multi-family” required to be part of mixed use development when adjacent to Principal and Minor Arterials

3. No longer permitted:

- “Truck Terminal”, “Distribution Center/Warehouse”, “Auto Rental/Sales”

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Proposed Changes to Use Charts

Community Business (CB):

1. Goal of changes:

- To encourage high density commercial, residential and mixed use neighborhoods

2. Proposed to be permitted:

- “Elementary” and “Middle School”, “Preschool” “Home Occupation”

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Proposed Changes to Use Charts

Community Business (CB) (continued):

3. Change to Multi-Family Use within CB:

- “Multi-family” and “Senior Citizen Multi-family” now permitted without a mixed use requirement – except when adjacent to Principal and Minor Arterials

4. No longer permitted:

- “Truck Terminal”, “Textile Mill”, “Drive-In Theater”

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Proposed Changes to Use Charts

Business Park (BP):

1. Goal of changes:

- To preserve opportunities for business park and light industrial uses

2. No longer permitted:

- “Conference/Convention Center”, “College/University”, “Court”, “Amusement Park”

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Proposed Changes to Use Charts

Industrial (I):

1. Goal of changes:
 - To contribute to light industrial focus of zone
2. Proposed to be permitted:
 - “Outdoor Large Vehicle and Equipment Storage”
3. No longer permitted:
 - “Convention Center”, “Court”

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Proposed Changes to Use Charts

Consolidation of Categories:

1. Current best practices in the regulation of uses have led toward the consolidation of similar uses into categories of uses
2. The following are new categories of uses:
 - “Food Establishment, Sit Down”, “Food Establishment, Fast Food”
 - “Retail, Big Box”, “Retail, General”

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Residential Planned Unit Development

1. What is a Planned Unit Development (PUD)?
2. Why do we need to revise the current PUD Chapter?
3. Overview of proposed new Residential Planned Unit Development (RPUD) Chapter
4. RPUD Chapter outline

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Residential Planned Unit Development

What is a Planned Unit Development (PUD)?

1. A PUD is a zoning mechanism that allows flexibility not available under conventional zoning method.
2. The end result are projects that are constructed to a higher quality (i.e. better design, more open space).

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Residential Planned Unit Development

Why do we need to revise existing PUD chapter?

1. Difficult to understand
2. Complicated and time consuming
3. Rarely used
4. Does not reflect current best practice

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Residential Planned Unit Development

Proposed Changes to Residential Planned Unit Development (RPUD) Chapter

1. Updating and clarifying the intent of the current chapter
2. Chapter split into two sections
3. RPUD (single-family zones)
4. PUD (commercial and multi-family zones)
5. Focus of this presentation is RPUD

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Residential Planned Unit Development

RPUD Chapter outline

1. Purpose
2. Authority and Application
3. Permitted Modifications
4. Approval Criteria
5. Procedures

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Residential Planned Unit Development

Purpose

1. Provide flexibility from the strict application of regulations in order to allow for projects that are better designed and offer greater public benefits while still maintaining the character and scale of SeaTac's single-family neighborhoods.

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Residential Planned Unit Development

Purpose (cont.)

2. More specifically RPUDs:

- Allow development of land with physical constraints
- Create and preserve open space for recreation and aesthetic enjoyment of residents
- Provide for the economic provision of infrastructure
- Encourage quality infill development

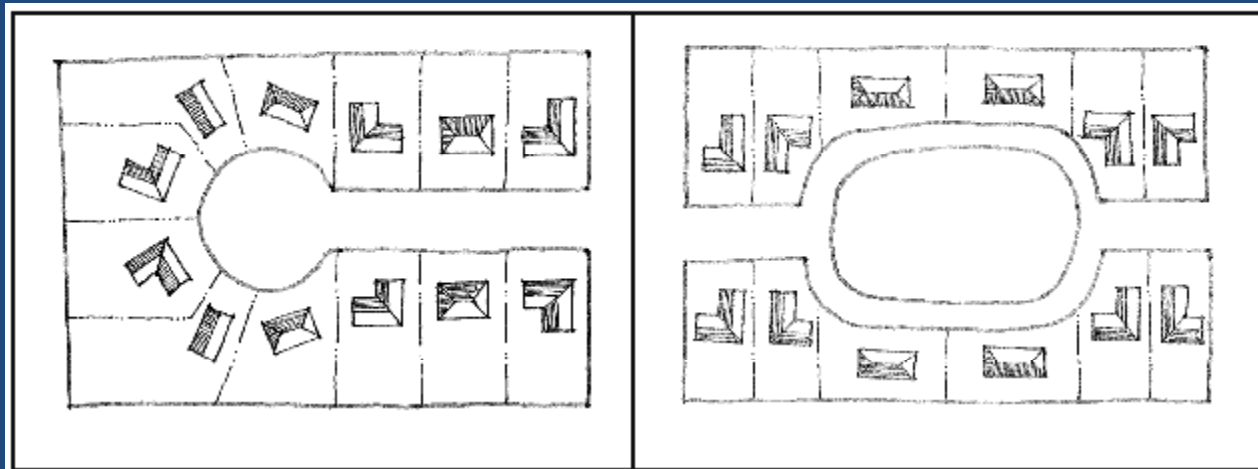
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Allow development of land with physical constraints



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Create and preserve open space for recreation and aesthetic enjoyment of residents



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Provide for the economic provision of infrastructure

Patio House

The patio house is a single-family detached or semi-detached unit. It is built on a small lot enclosed by walls which provide privacy. If the walls are ignored, its layout may be similar to either the lot-line or town house; thus, it may be built either as a detached or semi-detached dwelling. The patio house appeals to those who want privacy without the maintenance of a larger yard.



DENSITY	1.55
OPEN SPACE RATIO	.75
IMPERVIOUS SURFACE RATIO	.11

Single-Family Detached

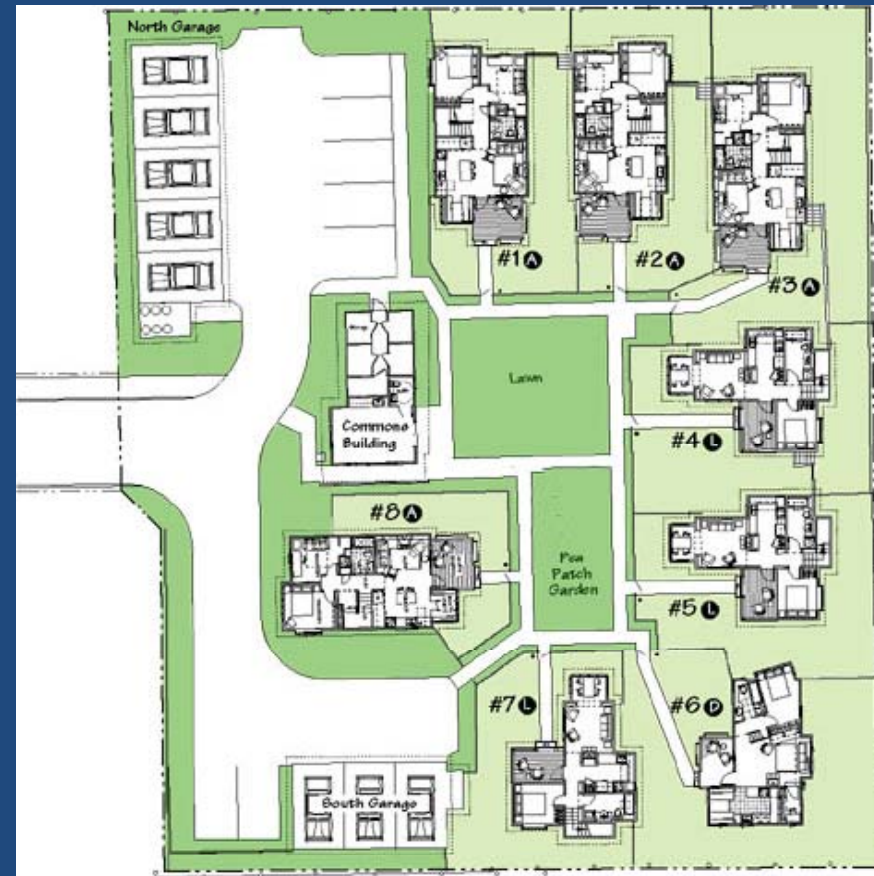
This is the housing type to which most Americans aspire. Its principal feature is that the house is roughly centered on the lot and has large front and rear yards and narrow side yards. The large yards make it especially attractive to families with children.



DENSITY	1.55
OPEN SPACE RATIO	.00
IMPERVIOUS SURFACE RATIO	.16

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Encourage quality infill development



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Residential Planned Unit Development

Authority and Application

1. Permitted in Urban Low Density Residential (UL-7,200; UL-9,600; UL-15,000)

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Residential Planned Unit Development

Permitted Modifications

1. Density
2. Permitted Uses
3. Development Standards

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Residential Planned Unit Development

Approval Criteria

1. Development and Design Standards
 - Site Layout
 - Building Design for houses
 - Building Design for commercial/retail
 - Open Space
2. Location of Commercial/Retail
 - Adjacent to principal or minor arterial

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Questions/Feedback