
Division II. Zone Classifications and Land 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 uses are permitted outright or require 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 (ILA) 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 ILA 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

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Chapter 15.200

Establishment of Zones

SECTIONS:

15.200.005 Zones and Map Designations – Established

15.200.010 Zoning Map Boundaries

15.200.100 Zones and Map Designations – Purpose Statements

15.200.110	Residential Low (RL)
15.200.120	Residential Townhouse (RT)
15.200.130	Residential Medium (RM)
15.200.140	Mobile Home Park (MHP)
15.200.150	Residential High (RH)
15.200.160	Residential High – High-Mixed-Use (RH-MU)
15.200.170	Neighborhood Commercial (NC)
15.200.180	Commercial Medium (CM)
15.200.185	Aviation Business Center (ABC)
15.200.190	Commercial High (CH)
15.200.195	Commercial Industrial (CI)
15.200.200	Industrial Low (IL)
15.200.210	Industrial Medium (IM)
15.200.220	Parks and Recreation (PR)
15.200.230	Aviation Commercial (AVC)
15.200.240	Aviation Operations (AVO)

15.200.300 Zoning Overlay Map

15.200.005 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	RL
Residential Townhouse	RT
Residential Medium	RM
Mobile Home Park	MHP
Residential High	RH
Residential High-Mixed-Use	RH-MU
Neighborhood Commercial	NC
Commercial Medium-1	CM-1
Commercial Medium-2	CM-2
Aviation Business Center	ABC
Commercial High	CH
Commercial Industrial	CI
Industrial Low	IL
Industrial Medium	IM
Parks and Recreation	PR
Aviation Commercial	AVC
Aviation Operations	AVO

15.200.010 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.

15.200.100 Zones and Map Designations – Purpose Statements

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.

- A. **Land Uses Permitted within Zones.** Land uses permitted within each zone can be found in Chapter 15.205 Land Use Chart. For areas located within an overlay district, see use charts in specific overlay district chapters in Division III Zoning Overlays.
- B. **Development Standards Pertaining to Zones.** Development standards for individual zones can be found in other sections of this code, including dimensional standards, which can be found in the standards charts in Chapter 15.400 Dimensional Standards.

15.200.110 Residential Low (RL)

Residential Low is a single-family zone providing areas for low densities of detached single-family dwellings and compatible non-residential uses including libraries and day cares.

15.200.120 Residential Townhouse (RT)

Residential Townhouse is a residential zone providing areas for moderate densities of attached single-family dwellings.

15.200.130 Residential Medium (RM)

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 libraries and day cares.

15.200.140 Mobile Home Park (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.

15.200.150 Residential High (RH)

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 offices and small resident-oriented retail and commercial services.

15.200.160 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 offices, general retail, hotels, indoor recreational facilities and food establishments.

15.200.170 Neighborhood Commercial (NC)

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

15.200.180 Commercial Medium (CM)

Commercial Medium is a commercial zone providing areas for medium scale, moderate intensity mixed-use developments. Permitted uses include offices, general retail, hotels, and vocational schools. Commercial Medium also allows for high densities of multi-family dwellings.

- A. **Commercial Medium-1 (CM-1).** CM-1 is more resident oriented and less intense than the CM-2 zone. Larger scale commercial uses are excluded and most retail and commercial uses are allowed only as part of mixed use developments.
- B. **Commercial Medium-2 (CM-2).** CM-2 is the most intensive of the City's commercial medium zones. Developments with a mix of uses are encouraged.

15.200.185 Aviation Business Center (ABC)

The ABC zone provides for a commercial center supporting pedestrian and transit-oriented development. and projects with a mix of uses. Uses permitted in ABC include office, multi-family residential, retail and commercial uses.

15.200.190 Commercial High (CH)

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, hotels, retail, food establishments, night clubs, theaters, and uses related to small vehicles. Commercial High also allows for high densities of multi-family dwellings.

15.200.195 Commercial Industrial (CI)

Commercial Industrial is oriented to commercial, office and, light manufacturing type uses. Uses permitted include distribution center/warehouse, light manufacturing, professional office and some retail and commercial uses.

15.200.200 Industrial Low (IL)

Industrial Low is a commercial and industrial zone providing areas for low intensity, nonpolluting activities including, but not limited to biotechnology, research and development, light manufacturing, and distribution. 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 Industrial Low zone areas will be administered to foster high quality developments.

15.200.210 Industrial Medium (IM)

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.

15.200.220 Parks and Recreation (PR)

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.

15.200.230 Aviation Commercial (AVC)

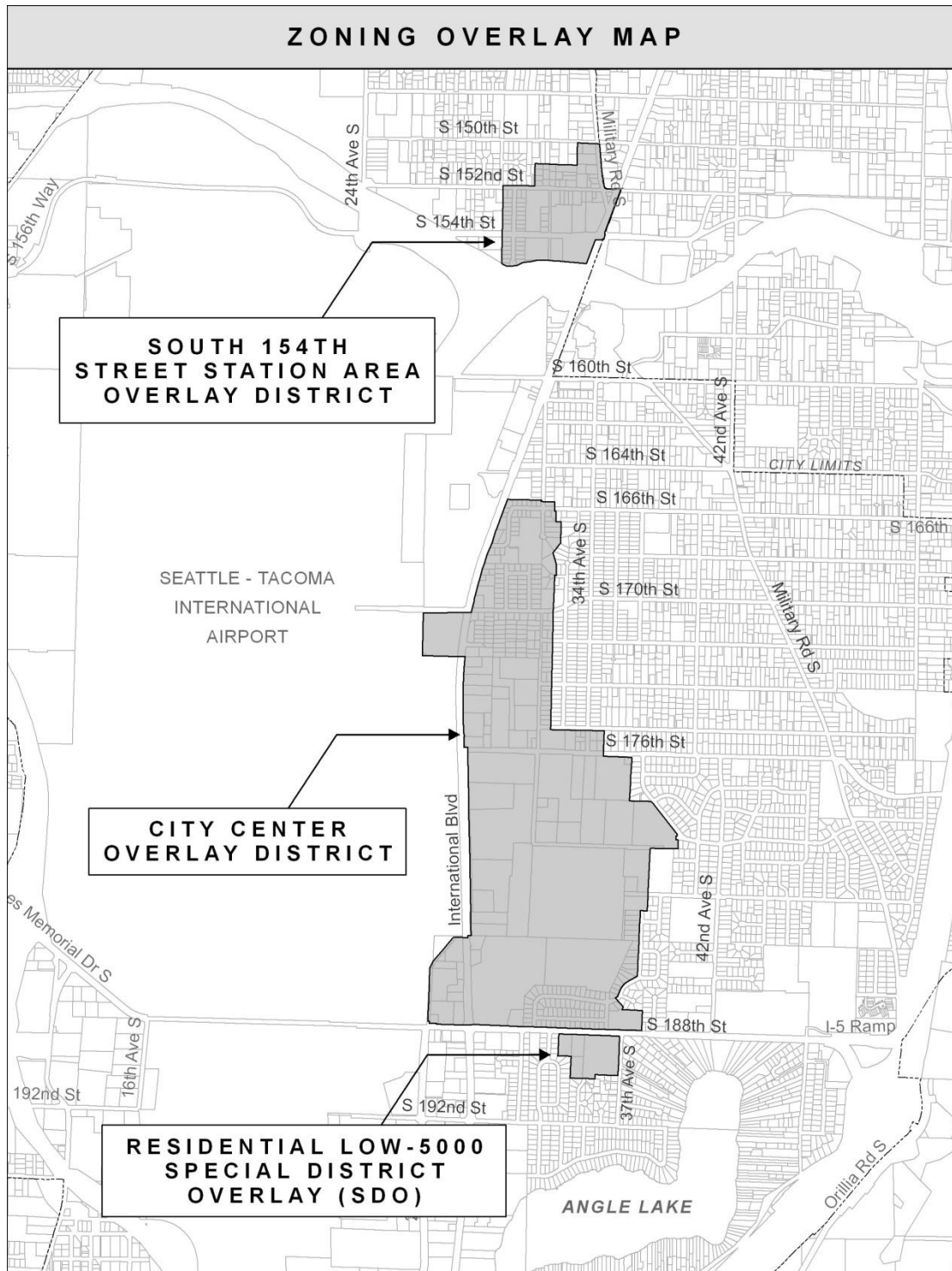
The purpose of this designation is to create a zone for development that provides support to operations of the airport, the traveling public, and air cargo, and for other development that provides economic benefit to the airport and community while maintaining compatibility with airport operations and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

15.200.240 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.

15.200.300 Zoning Overlay Map

The Zoning Overlay Map includes all mapped zoning overlays within the City of SeaTac. Standards pertaining to the zoning overlays can be found in Division III. Zoning Overlays of this code.



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Chapter 15.205

Land Use Chart

SECTIONS:

15.205.005	Establishment of Uses/Interpretation of Land Use Tables
15.205.010	Classification of Unlisted Uses and Clarification
15.205.100	Use Chart User Guide
15.205.105	Use Chart

15.205.005 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 overlays, in which case the land use charts contained within SMC Division III, Zoning Overlays, shall apply.

15.205.010 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 15.115.020, Appeal Process.

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 the Use Chart is Organized.** The uses are organized alphabetically within the following twelve categories:
1. Animals
 2. Business Services
 3. Civic & Institutional
 4. Educational
 5. Health & Human Services
 6. Manufacturing
 7. Motor Vehicles
 8. Recreational & Cultural
 9. Residential
 10. Residential, Accessory

11. Retail & Commercial

12. Utilities

C. 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-five percent (25%) 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-five percent (25%) 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.

D. 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.

E. Zone Abbreviations

1. **RL** – Residential Low
2. **RM** – Residential Medium
3. **RH** – Residential High
4. **RH-MU** – Residential Mixed-Use
5. **RT** – Residential Townhouse
6. **MHP** – Mobile Home Park
7. **NC** – Neighborhood Commercial
8. **CM-1**– Commercial Medium-1
9. **CM-2**– Commercial Medium-2
10. **ABC** - Aviation Business Center
11. **CH**– Commercial High
12. **CI** – Commercial Industrial
13. **IL** – Industrial Low
14. **IM** – Industrial Medium
15. **PR** – Parks and Recreation

15.205.105 Division II Use Chart

LAND USE	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	ABC	CH	CI	IL	IM	PR	ADDITIONAL REGULATIONS
ANIMALS																
Kennel/Cattery							P				P	Pa		P		
Stables	P-n														P	n: Permitted only in an adopted Equestrian Special District Overlay
Veterinary Clinic				Prmu			P	C	Pmu	P	P	P		P		
BUSINESS SERVICES																
Cargo Containers	Pa, n	Pa, n	Pa, n	Pa, n	Pa, n	Pa, n	Pa, n	Pa, n	Pa, n	Pa, n	Pa	P	Pa, n	P	Pa, n	Chapter 15.420: Cargo Containers n: Only permitted as an accessory use n-1: Not permitted as accessory to dwelling units
Conference/ Convention Center									P	P	P					
Construction/ Landscaping Yard									C-n		C-n	P-n	P-n	P		n: Does not utilize open/outdoor storage as a major component of the business per Chapter 15.515: Commercial Industrial (CI) and Industrial Low (IL) Design Standards
Distribution Center/Warehouse											C-n	P	P	P		n: Not permitted within Urban Center Boundary
Equipment Rental, Large												P		P		
Equipment Rental, Small							C		Pa		P	P		P		
Equipment Repair, Large												P		P		
Equipment Repair, Small				Prmu			P		Pmu	Pa	P	Pa		P		
Heliport														P		
Helistop										C	C	P	P	P		
Professional Office			Prmu	Prmu			P	P	P	P	P	P	Pa	P		
Storage, Self-Service							C	C	C	C	P	P	P	P		
Truck Terminal												Pa		P		
CIVIC & INSTITUTIONAL																
Cemetery		C	C				C				C	C			C	
City Hall	P	C	C					P	P	P	P	P	C			

15.205.105 Division II Use Chart

LAND USE	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	ABC	CH	CI	IL	IM	PR	ADDITIONAL REGULATIONS
Court								P	P	P	P	P				
Fire Facility	C	P	P	C			P	P	P	P	P	P	P	P	P	
Funeral Home/Crematory							P		Pmu		P	Pa		P	C	
Police Facility	C	P	P				P	P	P	P	P	P	P	P	P	
Public Agency Office			C	Prmu			P	P	P	P	P	P	Ca	P		
Public Agency Yard									C-n		C-n	P-n	P-n	P	C-n-1	n: Does not utilize open/outdoor storage as a major component of the business per Chapter 15.515: Industrial Low Zone (IL) and Commercial High Zone (CH1 South of S. 204th Street) Design Standards n-1: 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.
Social Service Office			C	Prmu			P	P	P	P	P	P	Ca	P		
EDUCATIONAL																
College/University	C	C	C	Prmu				Pmu	P	P	P					
Elementary-Middle School	C	C	C	C			C			C	C		C	C		
High School	C	C	C	C			C			C	C		C	C		
Specialized Instruction School	P/C -n	C	C	Prmu			P	Pmu	Pmu	P	P		C	P		n: Permitted only as subsidiary use, Chapter 15.490: Subsidiary Uses
Vocational School				Prmu				Pmu	Pmu	C	P	C	C	C		
HEALTH & HUMAN SERVICES																
Community Residential Facility I	P	P	P				P	Pmu		P	P					Chapter 15.425: Community Residential Facilities Standards
Community Residential Facility II			P	Prmu			C	Pmu	P	P	P					Chapter 15.425: Community Residential Facilities Standards

15.205.105 Division II Use Chart

LAND USE	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	ABC	CH	CI	IL	IM	PR	ADDITIONAL REGULATIONS
Convalescent Center/Nursing Home			P	Prmu			C		P	P	P					
Crisis Diversion Facility (CDF)										C-n		C-n		C-n		n: Subject to Essential Public Facility (EPF) siting process.
Crisis Diversion Interim Facility (CDIF)										C-n		C-n		C-n		n: Subject to Essential Public Facility (EPF) siting process.
Day Care I	P	P	P	Prmu	P	P	P	P	P	Pmu	P					
Day Care II	C, P/C - n	C	P	Prmu			C	P	Pmu	Pmu	P				P/C-n	n: Permitted only as subsidiary use, see Chapter 15.490: Subsidiary Uses
Hospital									C	P	P	P	P			
Medical Office/ Outpatient Clinic			P	Prmu			P	P	P	P	P	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	Pa-n, C-n-1				n: Accessory to religious use facility only and requires operating plan n-1: Chapter 15.115: Land Use Actions and Permits (CUP-EPF siting process)
Opiate Substitution Treatment Facility										C	C	C	C	C		Chapter 15.115: Land Use Actions and Permits (CUP-EPF siting process)
Secure Community Transition Facility									C	C	C	C	C	C		Chapter 15.115: Land Use Actions and Permits (CUP-EPF siting process)
Transitional Housing			C	Crmu					C	P	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.
Work-Release Facility									C	C	C	C				Chapter 15.115: Land Use Actions and Permits (Essential Public Facilities)
MANUFACTURING																
Assembly and/or Packaging												P	P	P		
Hazardous Waste Treatment and Storage Facilities														C		Must comply with RCW 70.105.210.

15.205.105 Division II Use Chart

LAND USE	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	ABC	CH	CI	IL	IM	PR	ADDITIONAL REGULATIONS
Laboratories, Light Manufacturing												P	P	P		
Laboratories, Research, Development & Testing									C	C	C	P	P	P		
Manufacturing and Fabrication, Light												P	P	P		
Manufacturing and Fabrication, Medium													C	P		
Micro-Winery/ Brewery/ Distillery				Crmu-n				C-n	P-n	P-n	P-n	P-n	P	P		n: Micro-wineries and breweries shall have a retail section
Recycling Collection and Processing Center														C		
MOTOR VEHICLES																
Auto Service Center							P				P	Pa		P		
Auto Supply Store							P	Pmu	Cmu		P			P		
Auto Wrecking														C		
Commercial Marine Supply											P		P	P		
Electric Vehicle Infrastructure	P-n	P-n	P-n-1		P-n	P-n	P	P-n-2	P	P	P	P	P-n-2	P	P-n	n: Restricted electric vehicle charging only n-1: Battery charging stations only, limited in use only to tenants or customers of the development located on-site P-n-2 Accessory to primary use not to exceed twenty percent (20% of primary use)
Fueling/ Service Station							P				P			P		n-1: Battery charging stations only, limited in use only to tenants or customers of the development located on-site
Mobile Refueling Operation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Chapter 15.455: Mobile Refueling Operations
Parking, Commercial/ Public							Cmu	C	Ca	P	P	P		P		

15.205.105 Division II Use Chart

LAND USE	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	ABC	CH	CI	IL	IM	PR	ADDITIONAL REGULATIONS
Parking, Park-and-Fly									Ca	P-n	P	P		P		n: Permitted only within a structure
Tire Retreading														P		
Towing Operation														C		
Vehicle Rental, Large														P		
Vehicle Rental, Small										P	P	P		P		
Vehicle Repair, Large														P		
Vehicle Repair, Small							C				P			P		
Vehicle Sales, Large														P		
Vehicle Sales, Small											P	Pa		P		
RECREATIONAL & CULTURAL																
Amusement Park									C		C				C-n	n: Sites in this zone must be adjacent to an arterial
Community Center		C	C	Prmu			P	P	P	P	P				P	
Golf Course	C										C-n		P		P	n: Not permitted within Urban Center Boundary
Library	P	P	Prmu	Prmu			P	Pmu	P	P	P		C			
Meeting Facility	C	C	Prmu	Prmu			P	P	P	P	P				C	
Museum		C	C	Prmu			P		P	P	P		C			
Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation Facility, Indoor	P/C -n	C	P-n-1	Prmu			P	P	P	P	P		P	P	P	n: Permitted only as subsidiary use, see Chapter 15.490: Subsidiary Uses n-1: Small resident-oriented use only, not to exceed 5,000 square feet in total gross feet
Recreation Facility, Outdoor	P/C -n														P	n: Permitted only as subsidiary use, see Chapter 15.490: Subsidiary Uses
Religious Use Facility	C, P/C -n	C	P	Prmu	C		P	P	P	P	P	P	P		C, P/C -n	n: Permitted only as subsidiary use, see Chapter 15.490: Subsidiary Uses
Stadium/ Arena/ Auditorium									C		C		C	C	C	

15.205.105 Division II Use Chart

LAND USE	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	ABC	CH	CI	IL	IM	PR	ADDITIONAL REGULATIONS
RESIDENTIAL																
Dormitory				Prmu			C	Pmu	P	P	P					
Duplex		P	P		P			P								Only permitted as part of a townhouse development.
Dwelling Unit, Caretaker/ Manager										Pmu	Pmu					
Dwelling Unit, Detached	P	P	P													
Dwelling Unit, High Density Single-Family		P	P													Chapter 15.510 High Density Single-Family Design Standards
Manufactured Home (HUD)	P					P										Chapter 15.450: Mobile Homes, Manufactured Homes and Mobile Home Parks
Mobile Home, Manufactured (nonHUD)						P										Chapter 15.450: Mobile Homes, Manufactured Homes and Mobile Home Parks
Mobile Home Park	€	C	C			P										Chapter 15.450: Mobile Homes, Manufactured Homes and Mobile Home Parks
Multi-Family		P	P	Prmu-n			Pmu	Pmu	P-n-1	Pmu	P-n-1					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
Multi-Family, Senior		P	P	Prmu			Pmu	Pmu	P-n	Pmu	P-n					n: Mixed-use required when adjacent to Principal and Minor Arterials
Townhouse		P	P		P			P								
RESIDENTIAL, ACCESSORY																
Accessory Dwelling Unit	P	P	P													Chapter 15.405: Accessory Dwelling Units n: Only permitted in existing detached dwelling units
Canopy	P															Chapter 15.410: Accessory Structures
Home Occupation	P	P	P	P	P	P	P	P	P	P	P					Chapter 15.440: Home Occupations
Shed/Garage	P	P	P		P			P								Chapter 15.410: Accessory Structures

15.205.105 Division II Use Chart

LAND USE	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	ABC	CH	CI	IL	IM	PR	ADDITIONAL REGULATIONS
Tent	P															Chapter 15.410: Accessory Structures
RETAIL & COMMERCIAL																
Agricultural Crop Sales (Farm Only)	P-n						P			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.
Arcade (Games/ Food)			Prmu	Prmu			P	Pa	Pa	Pa	P				P	
Bed and Breakfast/ Guesthouse	P-n	P-n	P-n				P-n	Pmu-n	C							n: The maximum number of guest rooms is four (4) and the maximum number of guests is eight (8).
Drinking Establishment				Prmu			P-n	C	P	P	P					n: Small resident-oriented use only, not to exceed 5,000 square feet in total gross feet
Dry Cleaner			Prmu-n	Prmu			P	Pmu	Pmu	P	P	Pa	Pa			n: Small resident-oriented use only, not to exceed 5,000 square feet in total gross feet
Espresso Stand			Pa				P	Pmu	P	P-n	P	P	P	P		n: No drive-through facilities
Farmers/Outdoor Markets							P		C	P	P	P	C	P		
Financial Institution				Prmu			P	P	P	P	P	P	P	P		
Food Establishment, Fast Food				Prmu-n			P		Pmu	P-n	P	Pa	Pa	P		n: No drive-through facilities
Food Establishment, Sit Down			P-n, n-1	Prmu-n-1			P	Pmu-n-1	Pmu-n-1	P-n-1	P	Pa	Pa	P		n: Small resident-oriented use only, not to exceed 5,000 square feet in total gross feet n-1: No drive-through facilities allowed
Hotel/ Motel/ Lodging			C	Prmu			P	C	P	P	P	P	C			
Laundromat			Prmu-n	Prmu			P				Pa	P		P		n: Small resident-oriented use only, not to exceed 5,000 square feet in total gross feet
Liquor Store								C	P	P	P					
Lumberyard							P		Pmu		P			P		

15.205.105 Division II Use Chart

LAND USE	RL	RM	RH	RH-MU	RT	MHP	NC	CM-1	CM-2	ABC	CH	CI	IL	IM	PR	ADDITIONAL REGULATIONS
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		P		C	P	Pa	
Personal Grooming and Health Services			€ Prmu-n	Prmu			P	Pmu	P	P	P					n: Small resident-oriented use only, not to exceed 5,000 square feet in total gross feet
Retail, Big-Box											P	Pa				
Retail, General			Prmu-n	Prmu			P	Pmu	Pmu	P	P	Pa	Pa	Pa		n: Small resident-oriented use only, not to exceed 5,000 square feet in total gross feet
Sexually-Oriented Business										C	C	C		C		Chapter 15.485: Sexually-Oriented Businesses
Theater/Night Club/Entertainment Club				Crmu					P	P	P		C	C	Pa	
UTILITIES																
Utilities, Large	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Utilities, Medium	C	C	C	C-n	C	C	C-n	C-n	C-n	C	C-n	C	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	P	
Wireless Communications Facilities & Communications Facilities	Chapter 15.495: Wireless Communication Facilities, Review and Approval Process, Tables B & C															

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Chapter 210

Airport Use Chart and Regulations

SECTIONS:

15.210.005	Purpose
15.210.010	Authority and Application
15.210.020	Administration
15.210.030	Interpretation
15.210.040	Rezoning
15.210.050	Zones and Map Designations Established
15.210.060	Zone Classification Use Table
15.210.070	AVO/AVC Zone Classification Standards
15.210.080	Landscape Standards
15.210.090	Design Guidelines
15.210.100	Critical Areas

15.210.005 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.

15.210.010 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.

15.210.020 Administration

The City shall administer this chapter consistent with the terms of the 2005 ILA and other City ordinances.

15.210.030 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.

15.210.040 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.

15.210.050 Zones and Map Designations Established

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

Zone	Map Symbol
Aviation Operations	AVO
Aviation Commercial	AVC

- 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.

15.210.060 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

15.210.060 Zone Classification Use Table (cont'd)			
LAND USE		Zone Classifications	
		AVO	AVC
2	Aids for Airport and Aircraft Operations	P	P
3	Air Cargo Aircraft Loading and Unloading	P	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 Traffic Control Facilities	P	
9	Airfield Crash/Fire/Rescue (ARFF) Facilities, Including Staff Quarters	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, Restroom 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)
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	

15.210.060 Zone Classification Use Table (cont'd)			
LAND USE		Zone Classifications	
		AVO	AVC
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 Office and Staff Facilities Independent of Uses Permitted in the Zone, if Such Uses 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

Explanation of Notations:

- (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.

15.210.070 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.”

15.210.080 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.

15.210.090 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 15.515.200 , Design Standards, 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.

15.210.100 Critical Areas

The City’s critical area regulations and standards (SMC 15.700, Environmentally Sensitive Areas) 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.