

| SeaTac Code Amendments – Package One: Land Use, Permitted Uses, and Housing | | | | | |
|---|--------------|--|--|---|--|
| Amendment Number | Code Section | Name of Item/Section | Type of Amendment | What does the amendment do? | Why is the amendment needed? |
| TITLE 15 – ZONING CODE | | | | | |
| Division I. General Provisions | | | | | |
| 15.105 Definitions | | | | | |
| 1 | 15.105.010 | “A” Definitions | Compliance with State Legislation | Adds a definition of “Affordable housing”, per guidance in HB 1110. | As part of HB 1110 – Middle Housing – additional densities may be allowed if at least one unit in the development is ‘affordable housing’. |
| 2 | 15.105.030 | “C” Definitions | Compliance with State Legislation | Adds a definition of “Cottage Housing”, per guidance in HB 1110. Adds definition of “Courtyard Apartment”, per guidance in HB 1110. | As part of HB 1110 – Middle Housing – additional types of middle housing are required to be allowed within certain areas of the City. |
| 3 | 15.105.050 | “E” Definitions | Compliance with State Legislation | Updated definition of “Emergency Shelter”, per guidance in HB 1110. | As part of HB 1110 – Middle Housing – definitions of middle housing types were provided. |
| 3 | 15.105.130 | “M” Definitions | Compliance with State Legislation | Adds definition of “Major transit stop”, per guidance in HB 1110. Adds definition of “Middle Housing”, per guidance in HB 1110. | As part of HB 1110 – Middle Housing – additional middle housing densities are required within ¼ mi of ‘major transit stops’; and additional types of middle housing are required to be allowed within certain areas of the City. |
| 4 | 15.105.180 | “R” Definitions | Compliance with State Legislation | Adds definition of “Religious Organizations,” per DOC Supportive Housing Types Checklist. | Consistency with the definitions provided in the Department of Commerce’s Supportive Housing Types Checklist. |
| 5 | 15.105.190 | “S” Definitions | Compliance with State Legislation | Adds definition of “Stacked Flat”, per guidance in HB 1110. | As part of HB 1110 – Middle Housing – additional types of middle housing are required to be allowed within certain areas of the City. |
| 6 | 15.105.200 | “T” Definitions | Compliance with State Legislation | Updated definition of “Townhouse”, per guidance in HB 1110. | As part of HB 1110 – Middle Housing – definitions of middle housing types were provided. |
| Division II. Zone Classifications and Land Use Charts | | | | | |
| 15.200 Establishment of Zones | | | | | |
| 7 | 15.200.010 | Zones and Map Designations – Established | Alignment with updated Land Use Designations | Removes the Townhouse and the Neighborhood Business rows from Zoning map symbol chart. Updates naming convention for the following zones: <ul style="list-style-type: none"> • Urban Low Density • Urban Medium Density • Urban High Density • Urban High – Urban Center Residential • Office/Commercial Medium Adds the following zones: <ul style="list-style-type: none"> • Urban Residential Medium • Residential High • Residential High – Mixed Use • Corner Store Mixed Use • Neighborhood Village Medium • Urban Village Medium | The Townhouse and Residential Medium Density Land Use Designations will be combined; Townhome, Urban Medium-3,600 and Urban Medium-2,400 zones will be combined, eliminating the need for the Townhouse Zone. Naming conventions for all zones are updated to omit ‘density’. Additional zones are created differentiate are within and outside of the Urban Center. |

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| Amendment Number | Code Section | Name of Item/Section | Type of Amendment | What does the amendment do? | Why is the amendment needed? |
| | | | | <ul style="list-style-type: none"> • Neighborhood Village High • Urban Village High | |
| | | | | Updates and adds map symbols consistent with changes noted above. | |
| 8 | 15.200.030 | Zones and Map Designations – Purpose Statements | Alignment with updated Land Use Designations | Removes subsection “Townhouse Zone (T)”, “Neighborhood Business Zone (NB)” from purpose statements. | The Townhouse and Residential Medium Density Land Use Designations will be combined; Townhome, Urban Medium-3,600 and Urban Medium-2,400 zones will be combined, eliminating the need for the Townhouse Zone. Naming conventions for all zones are updated to omit ‘density’. Additional zones are created differentiate are within and outside of the Urban Center. |
| | | | | Updates naming convention for the following zone purpose statements: <ul style="list-style-type: none"> • Urban Low Density • Urban Medium Density • Mobile Home Park • Urban High Density • Urban High – Urban Center Residential • Office/Commercial/Mixed Use • Office/Commercial Medium | |
| | | | | Adds purpose statements for the following zones: <ul style="list-style-type: none"> • Urban Residential Medium • Residential High • Corner Store Mixed Use • Neighborhood Village Medium • Neighborhood Village High | |
| | | | | These changes result in a renumbering of the remaining Zones’ Purpose Statements. | |

PROPOSED

Relationship between Land Use Designations and Zones

The following two tables identify proposed changes to land use designations and zones that support implementation of proposed new growth strategy and place typologies in the Land Use Element.

| OUTSIDE URBAN CENTER | |
|---|---|
| Land Use Designations | Zones |
| Residential Low-Density | <u>Residential Low (RL)</u> Urban-Low-15,000 Urban-Low-9,600 Urban-Low-7,200 |
| Townhouse (combined with <u>Residential Medium</u>) | <u>Townhouse</u>-(combined with <u>Residential Medium</u>) |
| Residential Medium-Density | <u>Residential Medium (RM)</u> Urban-Medium-3,600 Urban-Medium-2,400 Mobile<u>Manufactured</u> Home Park (<u>MHP</u>) |
| Residential High-Density | <u>Residential High (RH)</u> Urban-High-1,800 Urban-High-900 |
| Residential High Mixed Use (combined with <u>Commercial High</u>) | <u>Urban-High-Urban Center Residential</u> (combined with <u>Community Business</u>) |
| Corner Store Mixed Use (CS) Commerical-Low | <u>Corner Store Mixed Use (CS)</u> <u>Neighborhood Business</u> |
| Neighborhood Village Medium | <u>Neighborhood Village Medium (NVM)</u> |
| Neighborhood Village High | <u>Neighborhood Village High (NVH)</u> |
| Commercial High | Community Business (CB) |
| Regional Business Mix | Regional Business Mix (RBX) |
| Industrial | Industrial (I) |
| Airport | Aviation Commercial (AVC) Aviation Operations (AVO) |
| Park | Park (P) |

| URBAN CENTER | |
|---|--|
| Land Use Designations | Zones |
| Townhouse (combined with Residential Medium) | Townhouse (combined with Residential Medium) |
| Residential Medium-Density | Urban Residential Medium (URM) Urban Medium-3,600 Urban Medium-2,400 Mobile Manufactured Home Park (MHP) |
| Residential High-Density | Urban Residential High (URH) Urban High-1,800 Urban High-900 |
| Residential High-Mixed Use | Urban High-Urban Center Residential Urban Residential High-Mixed Use (URH-MU) |
| Urban Village Medium Office/Commercial/Mixed Use | Urban Village Medium (UVM) Office/Commercial/Mixed Use |
| Urban Village High Commercial-Medium | Urban Village High (UVH) Office/Commercial |
| Commercial High | Community Business in Urban Center (CB-C) |
| Regional Business Mix | Regional Business Mix (RBX) |
| Airport | Aviation Commercial (AVC) Aviation Operations (AVO) |
| Park | Park (P) |

Chapter 15.105 - Definitions - Updates

15.105 Definitions

15.105.010 "A" Definitions

Accessory Use...

Affordable Housing

Unless the context clearly indicates otherwise, residential housing whose monthly costs, including utilities other than telephone, do not exceed thirty percent of the monthly income of a household whose income is:

- A. For rental housing, sixty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.
- B. For owner-occupied housing, eighty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

Agricultural Crops...

15.105.010 "B" Definitions

No change

15.105.010 "C" Definitions

Convalescent Center/Nursing Home...

Cottage Housing

Residential units on a lot with common open space that either: a) is owned in common; or b) has units owned as condominium units with property owned in common and minimum of 20 percent of the lot size as open space.

Court...

Courtyard...

Courtyard Apartment

Up to four attached dwelling units arranged on two or three sides of a yard or court.

Crisis Diversion Facility (CDF)...

15.105.010 "D" Definitions

No change

15.105.010 "E" Definitions

Emergency Shelter

An ~~indoor~~ facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelters may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day ~~cooling~~ and warming centers that do not provide overnight accommodations.

15.105.010 "F" Definitions

No change

15.105.010 "G" Definitions

No change

15.105.010 "H" Definitions

No change

15.105.010 "I" Definitions

No change

15.105.010 "J" Definitions

No change

15.105.010 "K" Definitions

No change

15.105.010 "L" Definitions

No change

15.105.010 "M" Definitions

Major Redevelopment...

Major Transit Stop

- A. A stop on a high-capacity transportation system found or expanded under the provisions of chapter 81.104 RCW;
- B. Commuter rail stops;
- C. Stops on rail or fixed guideway systems; or
- D. Stops on bus rapid transit routes.

Manufactured Home...

...

Medical Office/Outpatient Clinic...

Middle Housing

Buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

Mitigation of Environmental Impacts...

15.105.010 "N" Definitions

No change

15.105.010 "O" Definitions

No change

15.105.010 "P" Definitions

No change

15.105.010 "Q" Definitions

No change

15.105.010 "R" Definitions

Regional Utility Corridor...

Religious Organization

The federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

Religious Use Facility...

15.105.010 "S" Definitions

Stable...

Stacked Flat

Dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor may separately rented or owned.

Stadium/Arena...

15.105.010 "T" Definitions

Townhouse

~~A building containing at least three (3) dwelling units in a row in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more vertical common fire-resistant walls.~~

Buildings that contain three or more attached single-family dwelling units that extend from foundation to roof and that have a yard or public way on not less than two sides.

15.105.010 "U" Definitions

No change

15.105.010 "V" Definitions

No change

15.105.010 "W" Definitions

No change

15.105.010 "X" Definitions

No change

15.105.010 "Y" Definitions

No change

15.105.010 "Z" Definitions

No change

DRAFT

Chapter 15.200 - Establishment of Zones - Updates

15.200 Establishment of Zones

15.200.010 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 |
|--|---|
| Urban Residential Low Density (followed by a designation indicating minimum lot area in square feet) | UL-15,000 UL-9,600 UL-7,200 RL |
| Urban Residential Medium Density (followed by a designation indicating minimum lot area in square feet) | UM-3,600 UM-2,400 RM |
| Urban Residential Medium | URM |
| Mobile Manufactured Home Park | MHP |
| Residential High | RH |
| Urban Residential High Density (followed by a designation indicating minimum lot area in square feet) | UH-1,800 UH-900 URH |
| Urban Residential High – Urban Center Residential Mixed Use | URH-MUUGR |
| Townhouse | T |
| Neighborhood Business Corner Store Mixed Use | NB_CS |
| Neighborhood Village Medium | NVM |
| Office/Commercial/Mixed Use Urban Village Medium | O/C/MUUVM |
| Neighborhood Village High | NVH |
| Office/Commercial Medium Urban Village High | O/C/MUVH |
| Community Business | CB |
| Community Business in the Urban Center | CB-C |
| Regional Business Mix | RBX |
| Industrial | I |
| Park | P |
| Aviation Commercial | AVC |
| Aviation Operations | AVO |

15.205.020 Official Zoning Map

No change to code section. However, a new Zoning Map will be adopted consistent with the changes identified herein.

15.200.030 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. ~~Urban Residential Low Density Zone (RUL)~~. The purpose of this zone is to create a ~~single-family~~ lower density residential environment outside of the Urban Center that creates high quality housing and, diversity in housing types 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.
- ~~B. Townhouse Zone (T)~~. ~~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.~~
- ~~C-B. Urban Residential Medium Density Zone (RUM)~~. The purpose of this zone is to create a higher medium density residential environment than single-family located outside of the Urban Center, while maintaining a desirable family environment residential neighborhood patterns. This zone acts as a transition between the Residential Low Zone and other higher density zones. 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.
- ~~D-C. Urban Residential Medium Zone (URM)~~. The purpose of this zone is to create medium density residential options within the Urban Center. This zone acts as a transition between higher intensity zones in the Urban Center and medium and lower density zoning outside of the Urban Center. This is accomplished by requiring adequate public facilities and establishing incentives for greater open space, recreational facilities and potential linkage to high-capacity transit modes.
- ~~E-D. Mobile Manufactured Home Park Zone (MHP)~~. The purpose of this zone is to provide areas for existing manufactured/mobile home parks, locate potential sites for relocation purposes, and/or allow the creation of parks which serve citizens/residents while providing sense of ownership and pride. ~~Additionally, this zone will provide appropriate areas for senior citizen parks.~~
- ~~F-E. Urban Residential High Density Zone (URH)~~. The purpose of this zone is to create a high-density multi-family housing environment outside of the Urban Center that encourages and, when possible, utilizes high-capacity transit modes and allows for a limited amount of some small resident-oriented businesses as part of a mixed-use development, ~~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 higher density living including, ~~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.
- ~~G-F. Urban Residential High Zone (URH)~~. The purpose of this zone is to create a high-density multi-family housing environment within the Urban Center that encourages and, when possible, utilizes high-capacity transit, and allows for some small resident-oriented neighborhood-oriented businesses as part of a mixed-use development. This is accomplished by requiring adequate public facilities and services be in place to support higher density living including, allowing school and church uses, and establishing incentives for greater open space, recreational facilities, and potential linkage to high-capacity transit modes.
- ~~H-G. Urban Residential High - Urban Center Residential Mixed Use (UH-UGR) Zone (URH-MU)~~. The ~~UH-UGR~~ purpose of this zone is to provide for higher-density residential and mixed-use development within the Urban Center that complements bordering high intensity commercial areas. This is accomplished by requiring adequate public facilities and services be in place to support higher density living,

- allowing opportunities for retail and service-oriented businesses on the ground floor, establishing incentives for greater open space, recreational facilities, and potential linkage to high capacity transit, specifically provides for special urban densities and design standards.
- ~~I. **Neighborhood Business Zone (NB).** 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.~~
- ~~J.H. **Corner Store Mixed Use Zone (CS).** The purpose of this zone is to provide small-scale, neighborhood-oriented retail and service options and alternative mixed use housing types, to residents at select intersections outside of the Urban Center.~~
- ~~K.I. **Neighborhood Village Medium Zone (NVM).** The purpose of this zone is to create a mixed use designation that provides a range of moderately scaled housing options while allowing access to everyday needs and services to local community members in locations outside of the Urban Center. This zone is designed to be compatible with adjacent Neighborhood Residential areas and provide a transition to the higher-density Neighborhood Village High Zone.~~
- ~~L.J. **Office/Commercial/Mixed Use Zone (O/C/MU)Urban Village Medium (UVM).** The purpose of this zone is to create a ~~commercial~~ mixed-use medium-density designation in the Urban Center that is ~~more resident-neighborhood services~~ oriented and less intense than the O/C/MUVH 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.~~ This zone is designed to be a transitional zone that is compatible with the Neighborhood Residential areas adjacent to the Urban Center.~~
- ~~M.K. **Neighborhood Village High Zone (NVH).** The purpose of this zone is to provide access to neighborhood-oriented services to local community members located outside of the Urban Center, through mixed-use development types, including a range of moderate- to higher-scaled housing options that are compatible with adjacent Neighborhood Residential areas, while still providing a moderate intensity of resident-orientated commercial uses.~~
- ~~N.L. **Office/Commercial Medium Zone (O/CM)Urban Village High (UVH).** The purpose of this zone is to create a ~~commercial~~ mixed-use medium-density designation that provides retail and service-oriented businesses on the ground floor or on the same site to serve residents, employees, and visitors in the Urban Center. 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. This zone is designed to be a transitional zone between the Urban Village Medium zone and the higher intensity commercial uses within the Urban Center.~~
- ~~O.M. **Community Business Zone (CB).** 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 outside of the Urban Center, 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~~ provide access to high-capacity transit ~~stations or lines~~ and other complete neighborhood infrastructure and services.~~
- ~~P.N. **Community Business in the Urban Center (CB-C) Zone (CB-C).** The purpose of this zone is to provide a high intensity commercial designation to accommodate intense land uses such as commercial and residential mixed use development, hotels, office, high density housing, and a wide range of retail and personal services and sale of commodities within the Urban Center. This is accomplished by providing for access to high-capacity transit and complete neighborhood infrastructure and services. In the CB-C zone, located within the urban center, special design standards apply.~~
- ~~Q.O. **Regional Business Mix (RBX).** The purpose of this zone is to provide a higher intensity commercial zone providing areas for the compatible development of heavy commercial uses such as warehouse/distribution, light assembly and service commercial in tandem with people-intensive commercial uses, such as office and related retail uses. It is a transitional zone between industrial areas and less intensive commercial, mixed use or residential zones. The Regional Business Mix zone implements the Comprehensive Plan's Regional Business Mix land use designation.~~
- ~~R.P. **Industrial Zone (I).** 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.~~
- ~~S.Q. **Park Zone (P).** 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.~~
- ~~T.R. **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.~~
- ~~U.S. **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.~~

PROPOSED COMPREHENSIVE PLAN LAND USE MAP

PRELIMINARY DRAFT
6/14/2024

Legend

- Airport
- Commercial Low
- Commercial High
- Industrial
- Park
- Regional Business Mix
- Residential Low
- Residential Medium
- Residential High
- Residential High Mixed Use
- Urban Village Medium
- Urban Village High
- Neighborhood Village Medium
- Neighborhood Village High
- City of SeaTac
- Urban Center Boundary
- Angle Lake Station Boundary
- Tukwila Station Boundary
- Light Rail Stations
- Light Rail Alignment
- Future Light Rail Alignment
- SR509 Future ROW
- Waterbodies
- Park

