

Rezoning to Support City Vision

Why is the City proposing zoning changes?

Citywide rezoning was identified as part of the Envision SeaTac 2044 project by City Council in January 2024.

- **Zoning changes are needed to implement new City vision and growth strategies.**
- State Growth Management Act (GMA) requires zoning to be consistent with Comprehensive Plans.

What changes are proposed?

- New zones and zone names that implement growth strategies (such as creating Urban Villages and Neighborhood Villages).
- Citywide rezoning so zoning of parcels match land use designations on the Comprehensive Plan Land Use Map.
 - Around 440 parcels do not match the Comprehensive Plan Land Use Map.
 - The City is proposing to rezone these parcels to match their land use designations as part of the Envision SeaTac 2044 project.

Scan QR Code Below or Ask Staff to Help Check Your Zoning

- See if the name of your zone has changed, or if
- A new zone is proposed on your parcel






Changes to Zones - *Proposed*

OUTSIDE URBAN CENTER ZONES	WITHIN URBAN CENTER ZONES
<p><u>Residential Low (RL)</u> Urban Low 15,000 Urban Low 9,600 Urban Low 7,200</p>	<p>N/A</p>
<p>Townhouse <i>(combined with Residential Medium)</i></p>	<p>Townhouse <i>(combined with Residential Medium)</i></p>
<p><u>Residential Medium (RM)</u> Urban Medium 3,600 Urban Medium 2,400 <u>Manufactured Mobile Home Park (MHP)</u></p>	<p><u>Urban Medium (RM)</u> Urban Medium 3,600 Urban Medium 2,400 <u>Manufactured Mobile Home Park (MHP)</u></p>
<p><u>Residential High (RH)</u> Urban High 1,800 Urban High 900</p>	<p><u>Urban High (RH)</u> Urban High 1,800 Urban High 900</p>
<p>Urban High Urban Center Residential <i>(combined with Community Business)</i></p>	<p>Urban High Urban Center Residential (UH-UCR)</p>
<p><u>Commercial Low</u> Neighborhood Business</p>	<p>N/A</p>
<p><u>Neighborhood Village Medium (NVM)</u> Office/Commercial/Mixed Use</p>	<p><u>Urban Village Medium (UVM)</u> Office/Commercial/Mixed Use</p>
<p><u>Neighborhood Village High (NVH)</u> Office/Commercial</p>	<p><u>Urban Village High (UVH)</u> Office/Commercial</p>
<p>Community Business (CB)</p>	<p>Community Business in the Urban Center (CB-C)</p>
<p>Regional Business Mix (RBX)</p>	<p>Regional Business Mix (RBX)</p>
<p>Industrial (I)</p>	<p>Industrial (I)</p>
<p>Aviation Commercial (AVC) Aviation Operations (AVO)</p>	<p>Aviation Commercial (AVC) Aviation Operations (AVO)</p>
<p>Park (P)</p>	<p>Park (P)</p>

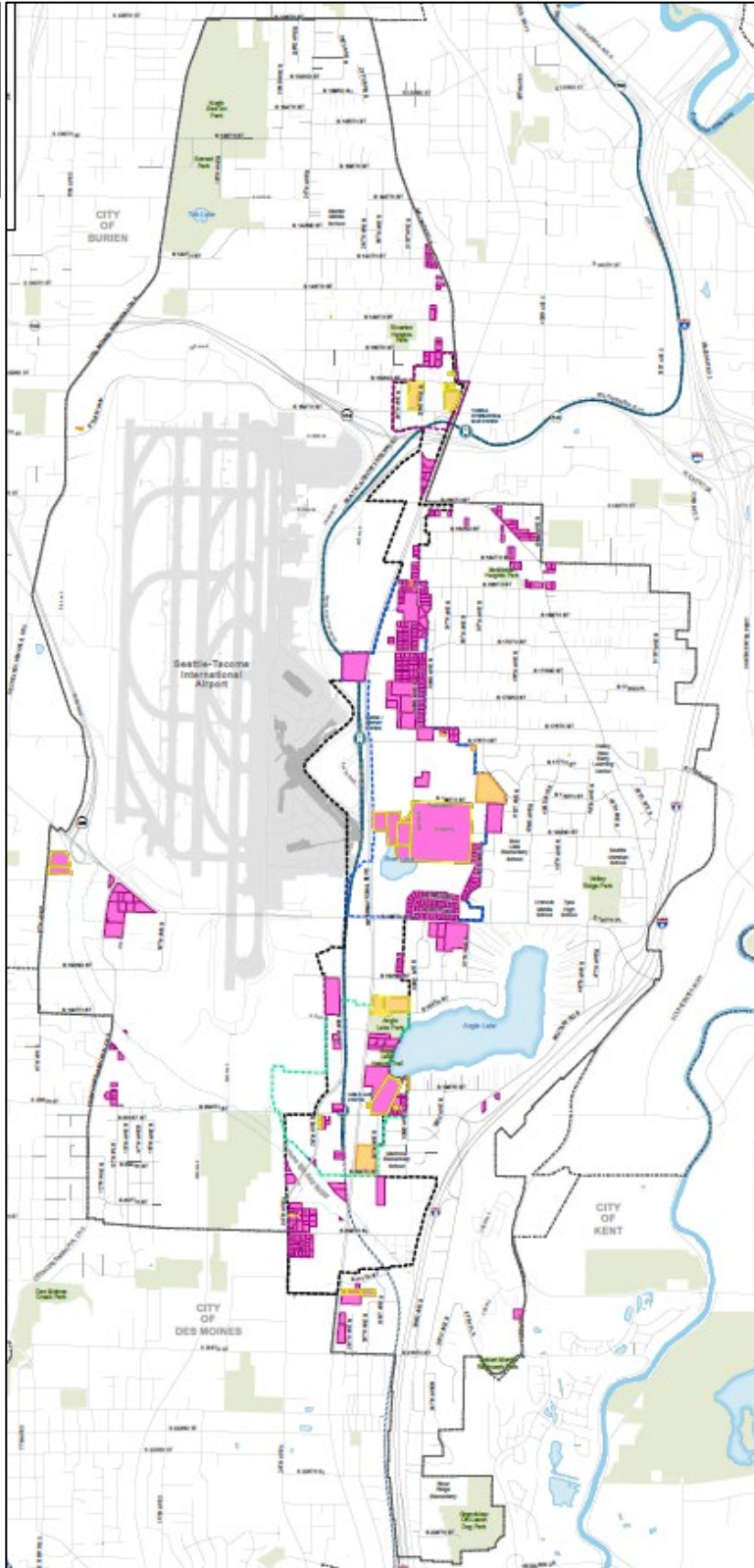
Rezone Parcels - Proposed

Legend

-  Underzoned
-  Overzoned
-  Split Zoning Parcels

Around 440 parcels in the city have zoning that does not match their Comprehensive Plan land use designation.

- **“Under” zoned parcels:** Parcels with zoning that allows lower intensity/density development than current land use designation.
- **“Over” zoned parcels:** Parcels with zoning that allows higher intensity/density development than current land use designation.
- **Split Zoned Parcels:** Same parcel has two or more zones.



Changes to Single-Family Zones

Currently:

SeaTac has three zones for single-family homes. The number attached to each zone establishes the minimum lot size (square feet) for parcels created through subdivisions.

- Urban Low 7,200
- Urban Low 9,600
- Urban Low 15,000

Proposed:

One residential zone is proposed to replace the three current single-family zones.

- **Residential Low Zone (RL)**

Why is this City making this change?

- The City is creating the new Residential Low zone to comply with the state middle housing legislation that requires cities to allow middle density housing types where single-family houses are allowed.

What will be allowed in the Residential Low zone?

- Single-family housing and middle density housing such as duplexes, townhouses, multiplexes, and cottage housing may be allowed in this zone.

The City is analyzing the appropriate minimum lot size for new subdivisions in the Residential Low zone.

- *Minimum lot sizes under consideration for all Residential Low zones: 7,200 square feet or less.*

*****IMPORTANT: Middle housing will not be allowed on parcels that lack sewer or other basic infrastructure.**