

**Chapter 15.200
ESTABLISHMENT OF ZONES**

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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
<u>Urban Residential Medium</u>	<u>URM</u>
<u>Mobile Manufactured</u> Home Park	MHP
<u>Residential High</u>	<u>RH</u>
Urban Residential High-Density (followed by a designation indicating minimum lot area in square feet)	UH-1,800 UH-900 URH
Urban <u>Residential</u> High – Urban-Center Residential <u>Mixed Use</u>	<u>URH-MUUCR</u>
Townhouse	T
Neighborhood Business <u>Commercial Low</u>	NB <u>CL</u>
<u>Neighborhood Village Medium</u>	<u>NVM</u>
Office/Commercial/Mixed-Use <u>Urban Village Medium</u>	O/CM <u>UUM</u>
<u>Neighborhood Village High</u>	<u>NVH</u>
Office/Commercial-Medium <u>Urban Village High</u>	O/CM <u>UVH</u>
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 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.~~ Residential High Zone (RH). 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, and allows for some small resident-oriented businesses. 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.
- ~~G.F.~~ Urban Residential High Density Zone (URH). The purpose of this zone is to create a high-density multi-family housing environment in 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.
- ~~H.G.~~ Urban Residential High - Urban Center Residential Mixed Use (UH-UCR) Zone (URH-MU). The ~~UH-UCR~~ purpose of this zone is to provide for higher-density residential and mixed-use development, ~~located,~~ within the Urban Center that complements bordering high intensity ~~commercial~~ commercial areas, specifically provides for special urban densities and design standards.

- ~~I.H. **Neighborhood Business Zone (NB)-Commercial Low (CL)**~~ 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~~serve nearby residential and commercial neighborhoods outside of the Urban Center by providing convenient, primarily resident- and daily need-oriented goods and services.
- ~~J.I. **Neighborhood Village Medium Zone (NVM)**~~. The purpose of this zone is to ~~primarily provide access to everyday needs to local community members located outside of the Urban Center, including a range of moderately scaled housing options that are compatible with adjacent Neighborhood Residential areas, and provides a transition to the higher-density Neighborhood Village High Zone.~~primarily provide access to everyday needs to local community members located outside of the Urban Center, including a range of moderately scaled housing options that are compatible with adjacent Neighborhood Residential areas, and provides a transition to the higher-density Neighborhood Village High Zone.
- ~~K.J. **Office/Commercial/Mixed Use Zone (O/CMU)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/CMUVH 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~~commercial-mixed-use medium-density designation in the Urban Center that is more resident-neighborhood services oriented and less intense than the O/CMUVH 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 Neighborhood Residential areas surrounding the Urban Center.~~Neighborhood Neighborhood Residential areas surrounding the Urban Center.
- ~~L.K. **Neighborhood Village High Zone (NVH)**~~. The purpose of this zone is to ~~provide access to everyday needs 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.~~provide access to everyday needs 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.
- ~~M.L. **Office/Commercial Medium Zone (O/CM)Urban Village High (UVH)**~~. The purpose of this zone is to create a ~~commercial-primarily 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.~~commercial-primarily 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.
- ~~N.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.~~stations or lines and other complete neighborhood infrastructure and services.
- ~~O.N. **Community Business in the Urban Center (CB-C) Zone (CB-C)**~~. In the ~~CB-C zone, located within the urban center, special design standards apply.~~CB-C zone, located within the urban center, special design standards apply. 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 within the Urban Center, and to provide retail and personal service on a community-oriented basis. This is accomplished by providing for professional ~~offices~~offices, a wide range of retail and personal services, sale of commodities, mixed-use development, and access to high-capacity transit and other complete neighborhood infrastructure and services.
- ~~P.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.
- ~~Q.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.

R.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.

S.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.

T.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.

15.200.040 Zones and Map Designations - Interpretation of Boundaries

Where uncertainties exist as to the location of any zone boundaries, the following rules of interpretation, listed in priority order, shall apply:

A. Where the boundaries are not clearly designated in regard to rights-of-way, the Director shall determine the nearest lot line to be the boundary for a zone boundary;

B. Where boundaries are indicated as following lines of ordinary high water, or government or meander line, the lines shall be considered to be the actual boundaries, and if these lines should change, the boundaries shall be considered to move with them;

C. Where a public right-of-way is vacated, the vacated area shall have the zone classification of the adjoining property with which it is first merged; and

D. If none of the rules of interpretation described in subsections (A) through (C) of this section apply, then the zoning boundary shall be determined by map scaling.