

Industrial Lands Study

Draft Recommendations

June 28, 2013

1. **Adopt specific policy in the Comprehensive Plan that will restrict removal of land from the Duwamish MI/C**

Add this new policy to the Urban Village Element:

Do not remove land from a designated Manufacturing/Industrial Center unless:

- the proposed use is specifically named
- there is insufficient appropriately zoned land elsewhere in the city for the proposed use
- the proposed use would not displace an existing industrial use
- the proposed use would not adversely affect nearby industrial operations

2. ***Consider removing the stadium overlay district from the M/IC and treating it as its own unique geographic designation**

3. ***Retain existing M/IC boundaries, with the possible exception of the stadium area**

***HOLD RECOMMENDATIONS #2 AND #3 UNTIL STADIUM GROUP MAKES RECOMMENDATIONS**

4. **Rather than adopt a Port Overlay District; treat the entire Duwamish MI/C the same**

5. **Do not allow any new Industrial Commercial (IC) zoning in the Duwamish M/IC**

Over the past years, Industrial Commercial (IC) zoning has mainly produced large, single-use office buildings, due to its generous allowances for office and retail uses. Additional Industrial Commercial zoning is therefore not suitable for the Duwamish MI/C.

Add this new policy to the Land Use Element:

Because of its higher allowance for non-industrial activities, such as offices, the Industrial Commercial (IC) zoning designation is not appropriate in the City's Manufacturing/ Industrial Centers, and the City should not rezone I and in the M/ICs to IC.

6. **Increase effectiveness and enforcement of regulations limiting the size of non-industrial uses in the Duwamish M/IC by addressing subdivision of large lots and expansion of accessory uses**

Proposed Changes:

A. Applicability.

1. Except as otherwise provided in this Section 23.50.027, the maximum size of use limits on gross floor area specified in Table A for 23.50.027 apply to principal and accessory uses on a lot. The total gross floor area occupied by uses limited under Table A for 23.50.027 shall not exceed 35,000 square feet on a lot in an IG1, IG2, IB or IC zone.
2. The combined square footage of any one business establishment located on more than one lot is subject to the size limitations on non-industrial uses specified on Table A for 23.50.027

3. The maximum size of use limits in Table A for 23.50.027 do not apply to the area identified in Exhibit 23.50.027A. In that area no single non-office use listed in Table A for 23.50.027 may exceed 50,000 square feet in size.
4. There is no limit under this Section 23.50.027 on the size of uses in projects that qualify for additional floor area under Section 23.50.051

7. *Explore options to delineate an 'Auto Row,' possibly along Airport Way, to allow this retail sector to continue to locate in the city while limiting impacts to industrial uses

***HOLD RECOMMENDATION #7 UNTIL DPD COMPLETES ADDITIONAL RESEARCH**

8. Permit childcare centers only if they are authorized by the Department of Ecology

Proposed changes:

Table A for 23.50.012 Uses in Industrial Zones:

1. E.2 Child Care Centers would be permitted outright with new footnote (18);
2. New Footnote 18 would say: Child care centers, as either a principal use or an accessory use, are permitted outright only when prior authorization is given by the Washington State Department of Ecology or its successor.