DCLU

Director's Rule 36-87

Applicant	Page of	Supersedes
CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION AND LAND USE	1 1	17-86
	Publication 11/30/87	Effective 1/4/88
	Code and Section Reference Land Use Code SMC Sections 23.47.006B6a(1) and 23.50.014B14	
Subject DEFINITION OF "NEXT MORE INTENSIVE ZONE" AS USED IN LAND USE CODE (TITLE 23)	Type of Rule Code Interpretation	
	Ordinance Authority 3.06.040	
Index LAND USE/TECHNICAL REQUIREMENTS	Approved [signature]	Date 12/29/87

Section 23.47.006 B6a(1) of the Land Use Code limits the change of nonconforming uses to those "first permitted in the next more intensive zone." Section 23.50.014B14 of the Land Use Code includes the same language.

Rule:

For purposes of this section "next more intensive zone" shall mean the zone listed immediately after a zone in the following chart:

Neighborhood Commercial 1	(NC1)
Neighborhood Commercial 2	(NC2)
Neighborhood Commercial 3	(NC3)
Commercial 1	(C1)
Commercial 2	(C2)
Industrial Buffer	(IB)
Industrial Commercial	(IC)
General Industrial 2	(IG2)
General Industrial 1	(IG1).

Reason:

The term "more intensive zone" is not defined in Title 23, but clearly refers to zones permitting uses with greater impacts or intensity. In commercial areas, each zone permits a greater array of uses, or less constraint on similar uses, than the one treated before it in the Land Use Code. The commercial zones, in turn, allow fewer uses at less intensity than do the Title 23 industrial zones.

DR11/def.1