

GLOSSARY OF LAND USE AND ZONING TERMS

Zones:

Pioneer Square Mixed (PSM): A zone classification specially defined for the Pioneer Square neighborhood and special review district. Somewhat restrictive on range of uses allowed, to encourage pedestrian-oriented streetscapes rather than industrial or heavy commercial uses.

International District Mixed (IDM): Similar to PSM, applicable to International District area west of I-5.

Downtown Mixed Commercial (DMC): A downtown zone accommodating a very broad variety of uses, with densities that can be oriented to commercial uses, but also accommodates residential uses.

Downtown Mixed Residential (DMR): Similar to DMC zone, but more oriented toward encouraging residential uses in multifamily form. Oriented toward use of the bonusing and public benefit approach

DMR/R: A variety of the DMR zone that includes additional regulations that further encourage residential uses than the standard DMR zone. Bonusing and public benefit approach.

Bonus system and public benefits approach: Zoning approach in Downtown zone system that grants a base density “as of right” but above the base the additional bonus density must be earned by satisfying stated priorities for public benefits. In Downtown zones, the priority is 75% toward benefits for public housing and 25% for other benefits including human services/childcare, parks and open space. The philosophical approach is the same for South Downtown analysis. The system likely should be applicable to new commercial and new residential/mixed-use development. This implies that these forms of new development create additional housing, childcare and human service needs for new employees generated, and additional parks/open space demand generated. Newer State legislation accommodates a stronger stance favoring “inclusionary” style requirements, with less of a nexus analysis justification required.

General Commercial 1, 2 (C1, C2): Most permissive general commercial zones, accommodating wide mix of uses, with parking lots in front in strip commercial style. C2 zone accommodates more heavy commercial uses than C1, is more appropriate in transitional locations near industrial areas than C1, and more difficult to develop residential uses.

Neighborhood Commercial 1, 2, 3 (NC1, NC2, NC3): The City’s three zones oriented toward small and medium-sized business districts, also encouraged to accommodate mixed-uses with residential use. NC1 is most appropriate in small neighborhood nodes within lower-density areas, NC2 is more appropriate for intermediate density vicinities perhaps at edges of business districts and smaller business districts, and NC3 is appropriate in urban villages and moderate to large-sized neighborhood business districts where increased commercial and residential densities are favored.

General Industrial 1, 2 (IG1, IG2): The City’s two primary industrial zones. IG1 is for the core industrial areas and is the most permissive zone, while IG2 is noted as favored for edges of industrial areas and can accommodate increased presence of commercial uses in the mix. Both IG zones have unlimited height limits for industrial uses, but specified height limits and size-of-use limits for commercial uses.

Industrial Commercial (IC): An industrial zone that accommodates an increased mix of commercial uses, favored for uses such as high-tech that might need combinations of office, research and warehouse-type spaces. Tends to be encouraged for transitional areas between IG and non-industrial zones.

South Downtown Mixed: A new type of zone that would be created if DPD requests its approval in this area. The concept would be to accommodate mixes of uses including residential uses along with commercial and potentially industrial uses. Supposes a type of more intensive public review than standard review, encouraging incorporation of public benefits, and offering (likely) some height incentives for housing and mixed-use development

Stadium Area Overlay District: Overlay zone that modifies and expands on the Industrial Commercial zone regulations. Applicable to parts of area along 1st Ave. S. and stadium properties

Other

Downtown Urban Center: Comprehensive Plan designation for Downtown as area targeted for significant growth.

Greater Duwamish Manufacturing and Industrial Center: Comprehensive Plan designation for manufacturing/industrial uses to encourage growth and preservation of this activity; major employment center and economic resource

Special Review District: Designation in the Land Use Code of two districts covering the Pioneer Square and International District neighborhoods; adds more regulations to the standard zone regulations, and mandates a review process by a citizen/professional board run by the Department of Neighborhoods. The board need to issue a certificate of approval, with final OK by the Director of the Dept. of Neighborhoods.

National Register Historic District: A subset of the historic-oriented special review districts. For Pioneer Square, the entire PSM zoned area is the N.R. Historic District. For the International District, the Chinatown N.R. Historic District is centered on King and Jackson Streets, covering core of Chinatown and Japantown.

Traffic Analysis Zone: An analytic subarea used to model traffic, by City and regional planners.

Environmental Impact Statement: State-required analysis of the environmental implications of project- and non-project actions (including rezones and plan adoptions). Include numerous elements of the environment, depending on their applicability to the situation. Requires analysis of alternatives including a no-action alternative. Published for public review, in a Draft and Final EIS form, allowing for public comments on the draft that are included in the Final EIS.

Floor Area Ratio: Measure of development density. One FAR = the full size of the property considered for development.

TDR (transfer of development rights): A land use tool that transfers or requires transfer of buildable density from one property to another, usually through purchase transactions. A zoning strategy can encourage or require TDR to encourage, protect or maintain features that are considered publicly beneficial such as housing, historic structures, etc.