

# **E Industrial Development Regulations**

Seattle Municipal Code 23.50

The Seattle Municipal Code establishes four industrial zone designations, whose major features and characteristics are summarized below.

<b>Industrial General 1 (IG1)</b>	
<p><b>Function.</b> An area that provides opportunities for manufacturing and industrial uses and related activity, where these activities are already established and viable, and their accessibility by rail and/or waterway make them a specialized and limited land resource.</p>	
<p><b>Locational Criteria (summary).</b></p> <p>Directly related to the industrial shoreline.</p> <p>Directly related to major rail lines serving industrial businesses.</p> <p>Containing mostly industrial uses, including manufacturing, heavy commercial, warehousing, transportation, utilities, and similar activities.</p> <p>Generally flat topography.</p> <p>Platted into large parcels of land.</p>	
<b>Uses</b>	<p>Aquaculture, urban farm, animal shelter, eating and drinking establishment, food processing, laboratories and R&amp;D, medical services, lodging (except Duwamish MIC), medical services offices, auto sales and services, sales and services, high impact uses by conditional use permit, childcare, hospitals, vocational schools, manufacturing (light, general, and heavy) mini-warehouse (except Duwamish MIC), outdoor storage, warehouses, transportation facilities, utilities.</p>
<b>Floor Area Ratio</b>	2.5
<b>Max. Size of Use Limits</b>	<ul style="list-style-type: none"> <li>• The maximum size of use limit is 10,000 square feet for animal shelters, entertainment, lodging, medical services, office, retail, sales and services.</li> <li>• The maximum size of use for drinking establishments is 3,000 square feet.</li> <li>• The maximum size of use for restaurants is 5,000 square feet.</li> </ul>
<b>Height Limits</b>	<ul style="list-style-type: none"> <li>• There is no height limit for industrial uses in the IB zone. The height limit for commercial uses, except spectator sports facilities, food process, or commercial craft uses is 30-feet, 45-feet, 65-feet or 85-feet depending on location.</li> </ul>

## Industrial General 2 (IG2)

**Function.** An area with existing industrial uses, that provides space for new industrial development and accommodates a broad mix of activity, including additional commercial development, when such activity improves employment opportunities and the physical conditions of the area without conflicting with industrial activity

### **Locational Criteria (summary).**

Developed with industrial activity or a mix of industrial activity and commercial uses.

Nearby facilities have established a more commercial character for the surroundings.

Additional trips generated by increased commercial densities can be accommodated without conflicting with the access and circulation needs of industrial activity.

Reuse of small sites and existing buildings no longer suited to current industrial need.

Isolation from a larger industrial area due to separation by another type of zone or major physical barrier, such as an arterial or waterway.

Generally flat topography.

Platted into large parcels of land.

<b>Uses</b>	Aquaculture, urban farm, animal shelter, eating and drinking establishment, food processing, laboratories and R&D, medical services, lodging, medial services offices, auto sales and services, sales and services, high impact uses by conditional use permit, childcare, hospitals, vocational schools, manufacturing (light, general, and heavy) mini-warehouse , outdoor storage, warehouses, transportation facilities, utilities.
<b>Floor Area Ratio</b>	2.5
<b>Max. Size of Use Limits</b>	<ul style="list-style-type: none"><li>• The maximum size of use limit is 10,000 square feet for animal shelters, entertainment, lodging, medical services, office, retail, sales and services.</li><li>• The maximum size of use for drinking establishments is 3,000 square feet.</li><li>• The maximum size of use for restaurants is 5,000 square feet.</li></ul>
<b>Height Limits</b>	<ul style="list-style-type: none"><li>• There is no height limit for industrial uses in the IB zone. The height limit for commercial uses, except spectator sports facilities, food process, or commercial craft uses is 30-feet, 45-feet, 65-feet or 85-feet depending on location.</li></ul>

<b>Industrial Buffer (IB)</b>	
<p><b>Function.</b> An area that provides an appropriate transition between industrial areas and adjacent residential zones, or commercial zones having a residential orientation and/or pedestrian character.</p>	
<p><b>Locational Criteria (summary).</b></p> <p>Mix of industrial activity and a wide range of commercial uses which are located on the edge of a larger industrial area.</p> <p>Transition is needed to protect a less-intensive zone from potential negative impacts of industrial activity when the area directly abuts a residential or commercial zone or an area with substantial amount of residential development and/or pedestrian character.</p>	
<b>Uses</b>	<p>Manufacturing (except heavy), Food Processing, Offices, Sales and Service, Sports and Recreation Facilities (except in the Duwamish MIC), Mini-Warehouses, Parking, Transportation Facilities, Caretakes Quarters and Artists Dwelling Units, Eating and Drinking Establishments, Medical Services, Vocational Training Facilities, Parks, Child Care, Animal Shelters, Theaters and Spectator Sports Facilities, Power Plants.</p>
<b>Floor Area Ratio</b>	2.5
<b>Max. Size of Use Limits</b>	<ul style="list-style-type: none"> <li>• In the IB zone the maximum size of use limit is 75,000 square feet for animal shelters, entertainment, lodging, medical services.</li> <li>• The maximum size of use limit is 30,000 square feet for retail sales – major durables, sales, and services general. The maximum size of use limit for offices is 100,000.</li> </ul>
<b>Height Limits</b>	<ul style="list-style-type: none"> <li>• There is no height limit for industrial uses in the IB zone. The height limit for commercial uses, except spectator sports facilities, food process, or commercial craft uses is 30-feet, 45-feet, 65-feet, or 85-feet depending on location.</li> <li>• Additional height limits apply for parcels abutting residential zones.</li> </ul>
<b>Setbacks</b>	<ul style="list-style-type: none"> <li>• A 5-foot setback for all uses across a right of way of 80 feet or less from SF, or LR 1, LR2, or LR3 zone.</li> <li>• A 5-foot setback of 5 feet is required for any lot abutting any residentially zoned lot or across an alley from a residential lot for surface parking with more than 5 spaces, a parking structure unless enclosed with a wall, outdoor storage, loading berths, or outdoor recycling collection stations, or drive in facilities.</li> </ul>

## Industrial Commercial (IC)

**Function.** Intended to promote development of businesses which incorporate a mix of industrial and commercial activities, including light manufacturing and research and development, while accommodating a wide range of other employment activities.

### **Locational Criteria (summary).**

Amenities could provide an attraction for new businesses, particularly new technology-oriented and research and development activities.

Close proximity to major institutions capable of providing support for new technology-oriented and research and development businesses.

Places in transition to predominantly commercial or mixed commercial and industrial activity.

Where there is an existing concentration of technology-oriented and research and development uses.

Could provide the type of campus-like environment attractive for new technology-oriented industrial and commercial development.

<b>Uses</b>	Manufacturing, Food Processing, Offices, Sales and Service, Sports and Recreation Facilities, Mini-Warehouses, Parking, Transportation Facilities, Caretakes Quarters and Artists Dwelling Units, Eating and Drinking Establishments, Medical Services, Vocational Training Facilities, Parks, Child Care, Animal Shelters, Theaters and Spectator Sports Facilities.
<b>Floor Area Ratio</b>	<ul style="list-style-type: none"><li>• Most IC Zones: 2.75</li><li>• IC-65 and IC-85 Zones: 3.25</li><li>• IC 85-175 Zone: Base of 2.5 FAR for all permitted uses, except that the combined chargeable floor area of the following uses is limited to 1 FAR or 50,000 square feet, whichever is greater: entertainment uses; lodging uses; medical services; office; restaurant; major durables retail sales; automotive sales and services; religious facilities; and general sales and services.</li><li>• In the IC 85-175, extra FAR up to a maximum of 4.0 can be achieved through incentive zoning except that, if the total chargeable floor area of uses identified in the base FAR column is greater than 4.0 FAR, that amount of floor area, not to exceed 50,000 square feet, is the maximum FAR.</li></ul>
<b>Max. Size of Use Limits</b>	<ul style="list-style-type: none"><li>• Within the Duwamish MIC no size of use limits except the IC 85-160 zone. In the IC 85-160 zone the maximum size of use limit is 75,000 square feet for animal shelters, entertainment, lodging, medical</li></ul>

	<p>services. The maximum size of use limit is 30,000 square feet for retail sales – major durables, sales, and services general.</p> <ul style="list-style-type: none"> <li>• Outside the Duwamish MIC the size of use limit is 75,000 square feet for animal shelters, entertainment, lodging, medical services retail sales – major durables, sales, and services general.</li> </ul>
<b>Height Limits</b>	<p>Structure height limit for industrial uses is unlimited for industrial uses. For non-industrial uses height limits of 45-feet, 65-feet, 85-feet, and 175-feet depending on the location of the zone.</p>
<b>Setbacks</b>	<p>Setbacks are required for portions of a lot that abut residentially zoned land, is separated by an alley from residentially zoned areas, and from lot lines abutting streets with street trees.</p>

The tables below highlight key development standards for the UI and UM environments:

Urban Industrial (UI)	
<p><b>Function.</b> Provide for efficient use of industrial shorelines by major cargo facilities and other water-dependent and water-related industrial uses, and to allow for warehouse uses that are not water-dependent or water-related where they currently exist; Provide public access on public lands or in conformance with an area-wide Public Access Plan; Accommodate ecological restoration and enhancement where reasonable; and Allow limited nonwater-oriented uses and development where they would not displace water-oriented uses and, if located on waterfront lots, where they achieve another goal of the Shoreline Management Act, such as protection or improvement of ecological functions or public access.</p>	
<p><b>Locational Criteria (summary).</b></p> <ul style="list-style-type: none"> <li>• Areas zoned Industrial;</li> <li>• Areas adjacent to or part of major industrial centers that provide support services for water-dependent and other industrial uses; or</li> <li>• Areas where predominant uses are water-dependent or water-related manufacturing, warehousing, major port cargo facilities, or other similar uses.</li> </ul>	
<p><b>Uses – Must be water dependent or water related.</b></p>	<ul style="list-style-type: none"> <li>• Light, General, and Heavy Manufacturing (except extractive industries).</li> <li>• Food processing.</li> <li>• Offices as part of a water dependent use.</li> <li>• Laboratories and R&amp;D.</li> <li>• Storage (except mini-storage in the Duwamish MIC).</li> <li>• Heavy sales and services.</li> </ul>
<p><b>Lot Coverage</b></p>	<ul style="list-style-type: none"> <li>• Setback for ordinary high-water mark of 15 feet for water dependent uses.</li> <li>• Setback from ordinary high-water mark of 60 feet for water related uses.</li> </ul>
<p><b>View Corridor</b></p>	<ul style="list-style-type: none"> <li>• A view corridor equal to 35% of the width of the lot.</li> </ul>
<p><b>Height Limit</b></p>	<ul style="list-style-type: none"> <li>• 35 feet.</li> </ul>
<p><b>Specific to Water Related uses</b></p>	<ul style="list-style-type: none"> <li>• Water-related uses shall be designed and located on the shoreline to encourage efficient use of the shoreline</li> </ul>

## Urban Maritime (UM)

**Function.** Provide for efficient use of industrial and commercial shorelines by water-dependent and water-related uses. Provide public access mainly on public lands or in conformance with an area-wide Public Access Plan. Accommodate ecological restoration and enhancement where reasonable. Allow limited nonwater-oriented uses and development where they would not displace water-oriented uses and, if located on waterfront lots, where they achieve another goal of the Shoreline Management Act, such as protection or improvement of ecological functions or public access.

### **Locational Criteria (summary).**

- Areas zoned Industrial or Commercial 2 with sufficient dry land for industrial uses but generally in smaller parcels than in the UI Environment.
- Areas developed predominantly with water-related manufacturing or commercial uses or a combination of manufacturing-commercial and recreational water-dependent uses.
- Areas with concentrations of state waterways for use by commerce and navigation.
- Areas near, but not necessarily adjacent to, residential or Neighborhood Commercial zones that require protection from the impacts of heavy industrialization and are therefore inappropriate for a UI Environment designation.

<b>Uses – Must be water dependent or water related.</b>	Commercial uses, manufacturing uses, parks and open space, research uses, storage uses, commercial marinas, dry boat storage, tugboat services railroads, utility lines.
<b>Lot Coverage</b>	75% of the dry land portion of the lot. 50% of the submerged portion of the lot.
<b>View Corridor</b>	<ul style="list-style-type: none"><li>• A view corridor equal to 35% of the width of the lot.</li></ul>
<b>Height Limit</b>	<ul style="list-style-type: none"><li>• 35 feet.</li></ul>
<b>Specific to Water Related uses</b>	<ul style="list-style-type: none"><li>• Water-related uses shall be designed and located on the shoreline to encourage efficient use of the shoreline</li></ul>