SEATTLE'S INDUSTRIAL ZONES

Requirements Common To All Industrial Zones

Residential Use
Residential uses are prohibited in all industrial zones, except for caretaker’s quarters, and artist studios/dwellings in structures existing as of October 5, 1987 subject to conditional use approval.

Landscaping
Landscaping is generally required for uses that are located adjacent to residentially zoned lots. Landscaping is also required along designated streets, as provided by the Industrial Streets Landscaping Plan, shown in SMC 23.50.016, Exhibits A and B.

Exceptions to Height
Exceptions to structure height for such items as solar collectors, rooftop features including radio and receiving antennas and parapets or firewalls are permitted.

Parking
Parking is required for all uses according to 23.54.015, Chart A.

Venting
Venting of odors, vapors, smoke, cinders, dust, gas, and fumes must be vented a minimum of 10’ above grade and away from residential uses.

Transportation Concurrency
Proposed uses in industrial zones must meet transportation concurrency level-of-service standards prescribed in Chapter 23.52.

View Corridors
Lots within the shoreline district are generally required to provide a view corridor in accordance with the Shoreline Master Program. For lots partially within the shoreline district, a view corridor is required for that portion of the lot outside the shoreline district, if the shoreline portion of the lot is required to provide a view corridor under the Shoreline Master Program.
IG1
General Industrial 1 (IG1)

The purpose of the IG1 zone is to protect marine and rail-related industrial areas from an inappropriate level of unrelated retail and commercial uses by limiting these uses to a density or size limit lower than that allowed for industrial uses.

Typical Land Uses
General and heavy manufacturing, commercial uses, subject to some limits, high impact uses as a conditional use, institutional uses in existing buildings, entertainment uses other than adult, transportation and utility services, and salvage and recycling uses.

Height
No maximum height limit, except retail, office, entertainment, research and development, and institution uses which are limited to 30', 45', 65', or 85' as designated in the Official Land Use Map.

Maximum size of use
Retail sales & service, and entertainment uses except spectator sports facilities: 30,000 square feet. Office uses: 50,000 square feet. The total area of all the foregoing uses on a lot may not exceed two and one-half times the area of the lot.

FAR
1

Setbacks
A setback may be required in order to meet street improvement requirements.

Screening and landscaping may be required.

Some exceptions apply to maximum size of use limits (23.50.027B)

IG2
General Industrial 2 (IG2)

The intent of the IG2 zone is to allow a broad range of uses where the industrial function of an area is less established than in IG1 zones, and where additional commercial activity could improve employment opportunities and the physical condition of the area, without conflicting with industrial activity.

Typical Land Uses
Same as IG1

Height
Same as IG1

Maximum size of use limits
Retail sales & service, and entertainment uses except spectator sports facilities: 75,000 square feet. Office uses: 100,000 square feet. The total area of all the foregoing uses on a lot may not exceed two and one-half times the area of the lot.

FAR
2.5

Setbacks
A setback may be required in order to make street improvements.

Screening and landscaping may be required.

IC
Industrial Commercial (IC)

The intent of the Industrial Commercial zone is 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.

Typical Land Uses
Light and general manufacturing, commercial uses, transportation facilities, entertainment other than adult, institutions generally in existing buildings, utilities, and salvage and recycling uses.

Height
The maximum structure height for all uses is 30', 45', 65', or 85' as designated on the Official Land Use Map. Along the central waterfront special limitations apply.

Maximum size of use
Retail sales & service, and entertainment uses except spectator sports facilities: 75,000 square feet. Office uses: no maximum size limit. The total area of all the foregoing uses on a lot may not exceed two and one-half times the area of the lot, or three times the size of the lot in the South Lake Union area. Some exceptions apply to maximum size of use limits (23.50.027B)

FAR
2.5, except in South Lake Union where-in zones with a 65' or 85' height limit the total permitted FAR is 3.0.

Setbacks
Same as IG1 and IG2

When abutting a residentially zoned lot, setback varies away from SF or Lowrise zones. The following limits apply:

- 5' from street property lines when any lot line abuts a residential zone;
- 2.5, except in South Lake Union where-in zones with a 65' or 85' height limit the total permitted FAR is 3.0.

Screening and Landscaping
Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.

Major Odor Sources
Uses which involve designated odor-emitting processes may be called a major odor source. A major odor source may be required to take measures to reduce odorous emissions and airborne pollutants.

Light and Glare
Exterior lighting must be shielded away from residential zones. Facade materials which may result in glare may be required to be modified.

Access to Parking and Loading
No limits to parking and loading location except as provided under setbacks. Parking and loading access is prohibited across streets or alleys from residentially zoned lots, except in limited circumstances.

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Screening and Landscaping
Street trees, screening and landscaping required for blank facades, parking and loading, outdoor sales, rental and storage, drive-in businesses.

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