

Summary of Proposed Downtown Zoning Changes

	Topic	Issue	Code Section
Part of 2017 Scope - Essential for implementing the Downtown Strategy	Clean-ups	Broken links, etc.	Various in 18.04 & 18.06
	Intent statements	Review for Downtown Business (DB) & Urban Waterfront (UW) zones; possibly update to better align with DTS	18.04.020, 18.06.020
	Use Table – Allowed and Conditional Uses	Consider moderate changes to the allowed use table – generally, the perceived changes are not likely to be controversial. May include addition of definitions for light industrial uses that are anticipated.	18.04.040 – UR 18.06.040- DB & UW 18.02 - Definitions
	Various minor updates to existing development standards	A variety of potential updates have been identified that generally require minimal analysis and are not likely to be controversial, though will involve meeting with stakeholders, regarding consideration of: <ul style="list-style-type: none"> <li>• Making on-site treatment and storage for hazardous waste an accessory use only, rather than permitted use in the DB zone</li> <li>• Prohibiting Type 2 recycling facilities in the DB (already prohibited in UW)</li> <li>• Prohibiting new permanent surface parking lots in the UW and UR zones (already prohibited in the DB)</li> <li>• Allowed/prohibited locations for warehousing and wholesale sales</li> <li>• Number of slips allowed in marinas</li> <li>• Noise mitigation standards</li> <li>• The utility of existing lot size limits, setbacks and traffic mitigation for schools that require a conditional use permit and workshops for disabled people</li> <li>• Appropriate standards for retail space compartmentalization</li> </ul>	Various in 18.04 & 18.06
	Height bonuses	Per views recommendation, remove height bonuses on affecting properties	18.06.100
	Establish overlay for Art/Tech area	Consider the types of uses especially desired in this area, and what appropriate allowed uses and incentives should be relative to other areas of Downtown	18.02 18.06
	Update UR Zone	Consider changing the zoning boundary, allowed uses and development standards to better align with Southeast DT neighborhood area. (Need to consider how this affects other UR zoned areas in other parts of the city also.)	18.04 Various
Not part of current scope - Recommended future Effort	Evaluate Capitol Heights District (CHD)	The CHD aims to make the Capitol Campus a dominate feature in the landscape by establishing various height limits on a block by block basis within the area generally bound by Capitol Campus, 7 <sup>th</sup> Ave and Jefferson Ave. The planning team noted there are only a few existing views of the Dome within this area. While not a high priority relative to actions recommended in the Downtown Strategy, the purpose and effectiveness of this height district should be explored in the future. Consider the maximum allowed heights, including in very southeast corner where maximum height is 42'. This analysis should be informed by a future citywide views analysis that includes evaluation of the view of the Capitol Dome from I-5.	18.10.060