

Amendment #2 to Proposed Version 4 of Council Bill (CB) 117781

Sponsor: Harrell

Allow urban farms of up to 10,000 square feet in size within Industrial General 1 (IG1) zones within Manufacturing and Industrial Centers.

The proposed legislation would allow urban farms, including those growing marijuana, in the Industrial Commercial (IC), Industrial Buffer (IB), and Industrial General 2 (IG2) zones within the Greater Duwamish and Ballard-Interbay Manufacturing and Industrial Centers (MICs). Urban farms would be prohibited in Industrial General 1 (IG1) zones, which make up approximately 46% of Seattle's industrial land. The MICs and industrial zones are shown on the attached map.

This amendment would permit urban farms in IG1 zones up to a maximum size of 10,000 square feet, as was proposed in the original version of the legislation. The 10,000 square foot limit is the same as the current limits in IG1 zones for offices, retail sales, and hotels. The goal is to protect existing industrial, maritime, and Port activities in the IG1 zone while providing an option for a new industry to locate there that would increase employment and add to the City's business and occupation tax revenues.

We have learned from the Washington State Liquor Control Board that a 10,000 square foot limit would likely work for high-end or specialty marijuana growers, but would not be efficient for large-scale commercial operations. Allowing urban farms of this size would take some of the pressure off of the IG2 zones in Manufacturing and Industrial Centers. The 10,000 square foot size limit would minimize competition between urban farms and traditional industrial uses.

Given the difficulty of determining the demand for space for marijuana grow operations, and the uncertainty about the state regulations for marijuana, it is too early to completely prohibit urban farms in almost half of Seattle's industrial land supply.

The proposed amendment would change Footnote 14 in the table showing permitted and prohibited uses in industrial zones. It is shown below in double underline and ~~double cross-outs~~.

23.50.012 Permitted and Prohibited Uses

A. All uses are permitted outright, prohibited or permitted as a conditional use, according to Table A for 23.50.012 and this Section 23.50.012.

B. All permitted uses are allowed as either a principal use or an accessory use, unless otherwise indicated in Table A for 23.50.012.

* * *

Table A For 23.50.012 Uses in Industrial Zones					
USES	PERMITTED AND PROHIBITED USES BY ZONE				
	IB	IC	IG1 and IG2 (general)	IG1 in the Duwamish M/I Center	IG2 in the Duwamish M/I Center
A. AGRICULTURAL USES					
A.1. Animal Husbandry	X	X	X	X	X
A.2. Aquaculture	P	P	P	P	P
A.3. Community Garden	P(14)	P(14)	P(14)	P(14)	P(14)
A.4. Horticulture	X	X	X	X	X
A.5. Urban Farm	P(14)	P(14)	P(14)	P(14)	P(14)
* * *					

Notes to Table A for 23.50.012

* * *

(14) Except within designated manufacturing and industrial centers, where they are permitted only on rooftops and/or as ~~((vertical farming))~~ indoor agricultural operations. Indoor agricultural operations within designated manufacturing and industrial centers (excluding associated office or food processing areas) shall not exceed 10,000 square feet in IB, and IC, and IG1 zones and 20,000 square feet in IG2 zones, and are prohibited in IG1 zones.

* * *

Map of industrial zones and Manufacturing and Industrial Centers

