

Amendment #2 to Council Bill (CB) 117781

Sponsor: Bagshaw

Limit the size of urban farms to 10,000 square feet within Industrial Commercial (IC), Industrial Buffer (IB), and Industrial General 2 (IG2) zones within Manufacturing and Industrial Centers.

The proposed legislation would allow urban farms, including those growing marijuana, to be up to 50,000 square feet in size (about 90 percent of the size of a football field) in the IC, IB, and IG2 zones in the Greater Duwamish and Ballard-Interbay Manufacturing and Industrial Centers (MICs). The MICs and industrial zones are shown on the attached map. Given the uncertainty about the state regulations for recreational marijuana, and the difficulty of determining the demand for space for marijuana grow operations, it is premature to allow marijuana grow operations to be this large.

This amendment would return to the 10,000 square foot size limit proposed in the original version of the legislation. The size limit would prevent large grow operations from driving up property values and rents for existing maritime and manufacturing businesses. It would also minimize competition for space between industrial uses and marijuana grow operations, by restricting grow operations from competing for scarce large buildings. The size limit could be increased in the future if it becomes evident that it is causing problems for the siting of marijuana grow operations.

The proposed amendments are shown below double underlined or ~~double crossed out~~.

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.

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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)

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Notes to Table A for 23.50.012

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(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 ~~50,000~~ 10,000 square feet in IB, IC, and IG2 zones, and are prohibited in IG1 zones.

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Attachment 1: Map of industrial zones and Manufacturing and Industrial Centers