

Skyway-West Hill Subarea

P-suffix Development Conditions & Special District Overlays

As of November 2021

P-suffix Development Conditions

WH-P05

The purpose of WH-P05 is to expand access to and continued availability of affordable housing. Requires 20% of new or redeveloped residential units to be affordable to those making 60% or less of area median income. Effective August 20, 2020. [WH-P05 Map](#).

WH-P06

The purpose of WH-P06 is to improve the design and aesthetics of the area, similar to the pedestrian-oriented development conditions currently required for other commercial development in the subarea. Effective August 20, 2020. [WH-P06 Map](#).

WH-P07

The purpose of WH-P07 is to establish zoning development conditions consistent with the neighborhood business land use designation, similar to the pedestrian-oriented development conditions currently required for other commercial development in the subarea. Effective August 20, 2020. [WH-P07 Map](#).

WH-P08

The purpose of WH-P08 is to expand access to and continued availability of affordable housing. Requires 20% of new or redeveloped residential units to be affordable to those making 60% or less of area median income. Effective August 20, 2020. [WH-P08 Map](#).

WH-P09

The purpose of WH-P09 is to provide development or redevelopment standards for commercial or mixed-use buildings, similar to the pedestrian-oriented development conditions currently required for other commercial development in the subarea. Effective August 20, 2020. [WH-P09 Map](#).

WH-P10

The purpose of WH-P10 is to provide limits on redevelopment of existing manufactured and mobile home communities and provide protections for residents. Effective August 20, 2020. [WH-P10 Map \(2 pages\)](#).

WH-P11

The purpose of WH-P11 is to limit the establishment of new marijuana retail uses in the subarea to no more than two. Effective August 20, 2020. [WH-P11 Map \(3 pages\)](#).

Special District Overlays

[SO-050: Pedestrian-Oriented Commercial Development SDO](#)

The purpose of the pedestrian-oriented commercial development special district overlay is to provide for high-density, pedestrian-oriented retail/employment uses. Originally adopted in 1993. Amended multiple times, including August 20, 2020. [SO-050 Map](#).

[SO-280: Skyway-West Hill Sub-Area, Martin Luther King Jr. Way South Mixed-Use. Development standards to improve the design and aesthetics of the area.](#)

The purpose of the Martin Luther King Jr. Way South Mixed-Use Special District Overlay is to facilitate linkages to the existing Martin Luther King Jr Way South Neighborhood Business Center, incentivize commercial opportunities close to existing high-density housing, incentivize commercial development by allowing more uses than traditionally found in mixed-use developments and provide flexibility in current square footage limitations. Effective August 20, 2020. [SDO-280 Map](#).

[SO-060: Office/Research Park Development SDO](#)

The office/research park special district overlay establishes an area for development to occur in a campus setting with integrated building designs, flexible grouping of commercial and industrial uses, generous landscaping and buffering treatment, and coordinated auto and pedestrian circulation plans. Originally adopted in 1993. Amended in 1995 and 2008. [SDO-060 Map](#).