

City Zoning

Zoning is an official land use control for Mountlake Terrace. It is one means for providing adequate land area for each type of development. It allows the control of development density in each area so that property can be adequately serviced by public facilities such as sanitary sewer, potable water, stormwater drainage, streets, school, recreation, and other utilities.

Ideally, zoning should help direct growth into appropriate areas, protect existing areas, and preserve property values. However, zoning that is too rigid can limit opportunities for creative approaches. Zoning that only allows large lots and exclusive uses can increase sprawl and costs.

Today, the great majority of land use in Mountlake Terrace is devoted to residential purposes (76% of the total land base). The next largest category of land use is recreation and parks (nearly 14% of the land base). Land for commercial and industrial purposes takes slightly less (12%), while the remainder of land (less than 1%) is for public facilities. (Note: This data reflects the city's land use zoning in 2001; it includes the entire land base and does not exclude acreage devoted to streets.)

The 2002 Mountlake Terrace Zoning Map contains 15 categories currently in use. The following table shows actual zoned uses of land within the City.

Table LU-1
INVENTORY OF LAND USE DISTRICTS SHOWN ON ZONING MAP

Land Uses	Area	
	Square Footage	Acreage
Community Business (BC)	860,811	19.8
Community Business – Downtown (BC/D)	2,330,618	53.5
General Commercial (CG)	673,236	15.5
Freeway/Tourist (FT)	1,011,053	23.2
Light Industrial/Office Park (LI/OP)	5,880,707	135.0
Mobile Home Parks (MHP)	519,819	11.9
Public Facilities and Services (PFS)	682,285	15.7
Recreation and Park District (REC)	12,205,834	280.2
Low Density Multi-Household (RML)	3,117,777	71.6
Medium Density Multi-Household (RMM)	4,267,907	98.0
Single Household Residential – 7200 (RS 7200)	38,233,966	877.7
Single Household Residential – 8400 (RS 8400)	13,238,146	303.9
Residential Unit Development – L (RUDL)	1,694,821	38.9
Residential Unit Development – M (RUDM)	1,370,404	31.5
Special Development District (SDD)	2,268,718	52.1
TOTAL	88,356,102	2,028.5

Source: City of Mountlake Terrace, Planning Department

It should be noted that the total acreage does not include land annexed and zoned since 2001; nor does it include acreage for street rights-of-way, which make up an estimated 15-20% of the total.