

Zoning, Housing, and Habitat:

Ground-breaking Geospatial Tools for
Planning Washington's Future



Washington State
Department of
Commerce

MAKERS
architecture • planning • urban design



Washington Department of
FISH & WILDLIFE

Panel

Washington State Zoning Atlas

- Tara Newman, tara.newman@commerce.wa.gov
- Tammi Laninga, tara.newman@commerce.wa.gov
- Ian Crozier, iantcrozier@gmail.com
- Rachel Miller, rachelm@makersarch.com

Cascadia Housing Study: Chang Xu, chang.xu@hdrinc.com

Washington's Riparian and Wildlife Tools: Ken Muir, ken.muir@dfw.wa.gov

Washington State Zoning Atlas

American Planning Association

Washington Chapter

Tara Newman, Tammi Laninga, Ian Crozier

10/08/2025



Washington State
Department of
Commerce

What is the WAZA?

Tara Newman, Senior Planner – National Estuary Program,
Department of Commerce

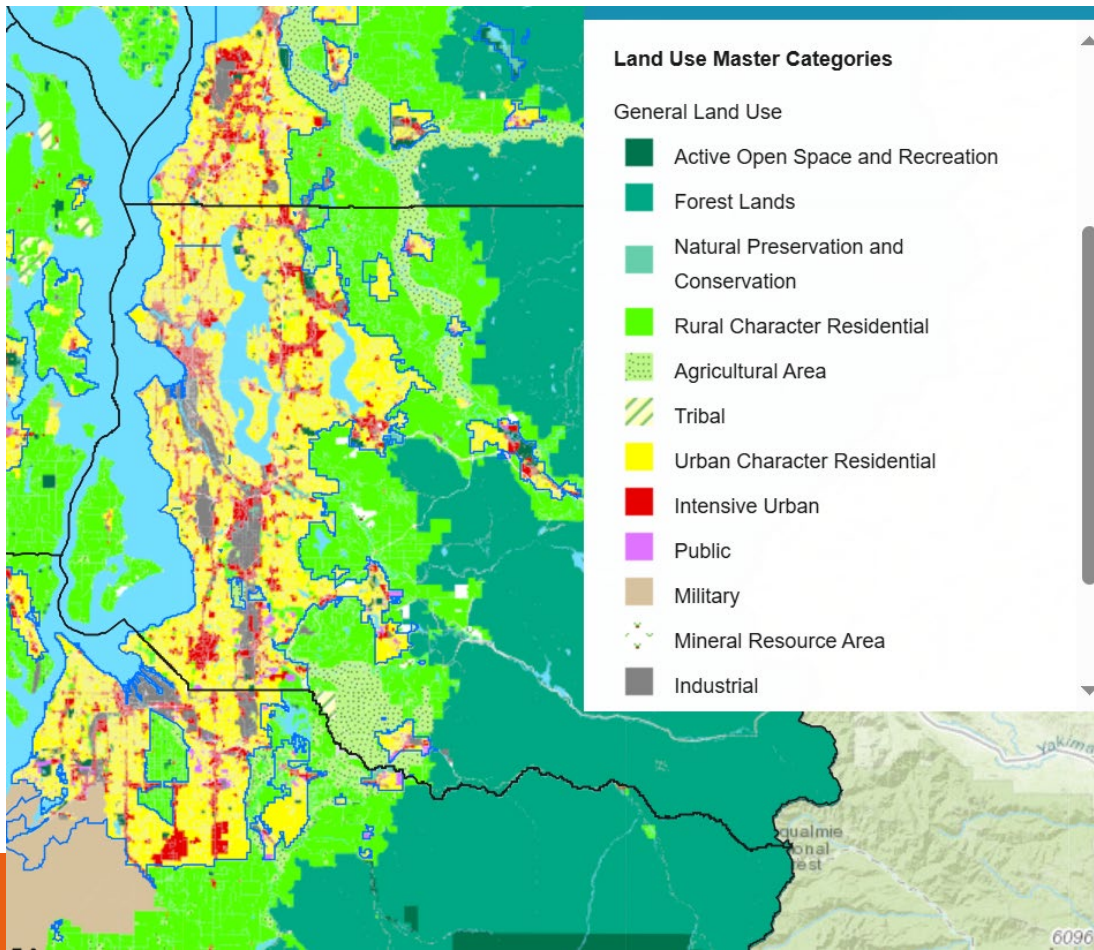


What is a State Zoning Atlas?

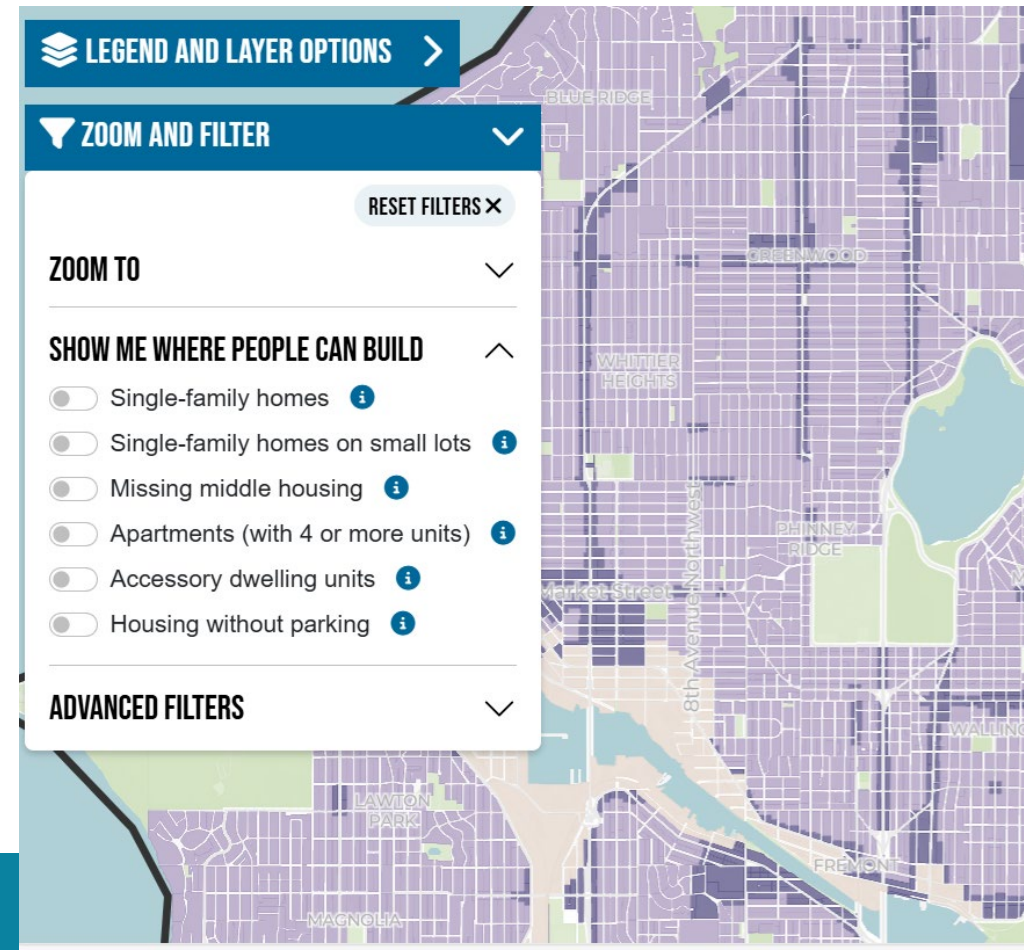
- **Every city and county has its own zoning**
 - Very difficult to map zones across jurisdictions
 - Even similar zones regulate uses and development differently
- **Very difficult to assess zoning statewide or answer basic land use and policy questions at the state level.**
 - For example,
 - Where do new housing policies apply?
 - Where are all the natural resource lands in the state?
 - Where can industrial or green energy uses be sited?
- **Zoning Atlas translates each local jurisdiction's zoning into standardized categories and documents allowed uses and development standards.**

Building from Previous Work

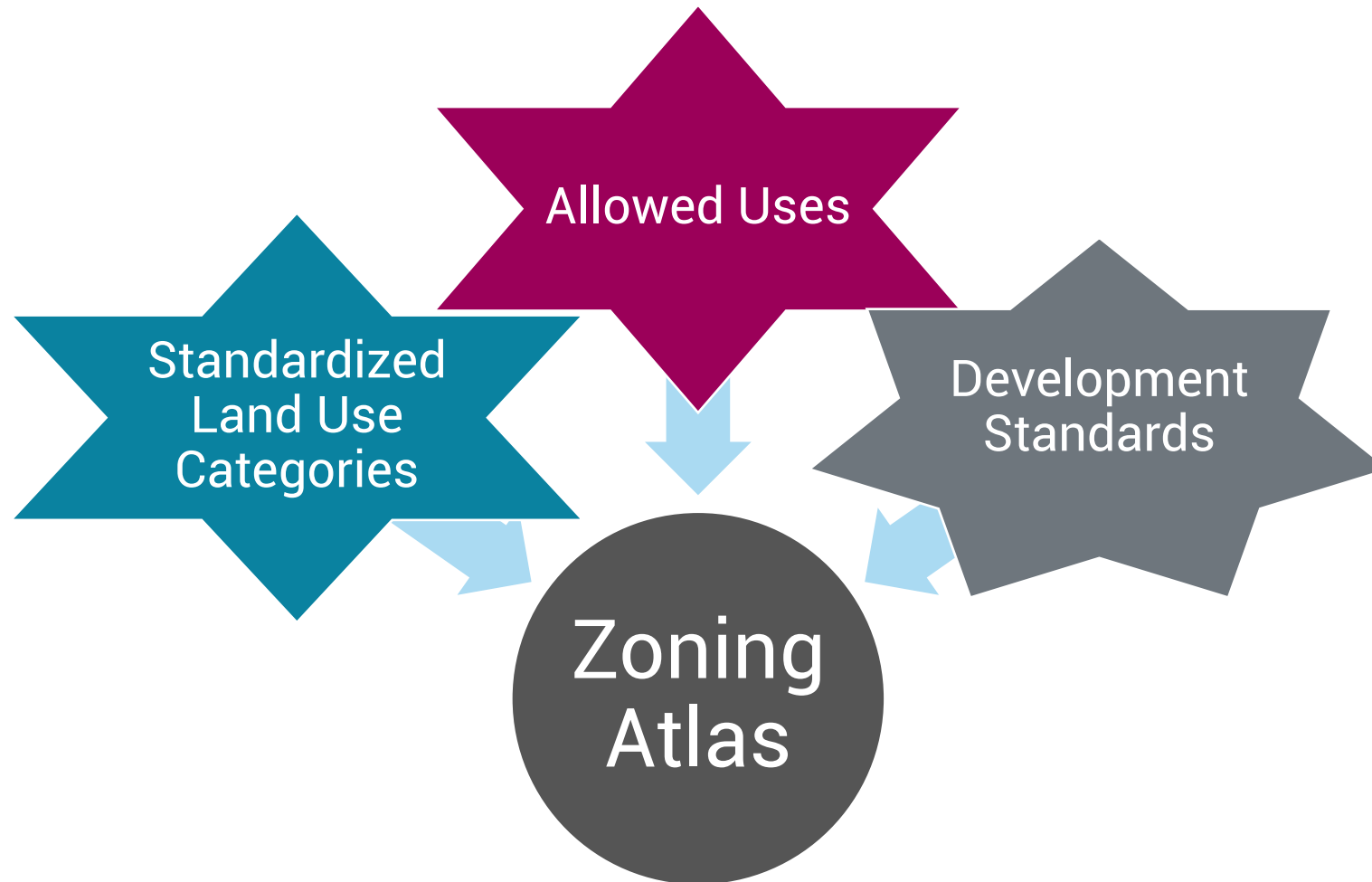
Puget Sound Mapping Project



National Zoning Atlas



What's Included in Washington's Zoning Atlas

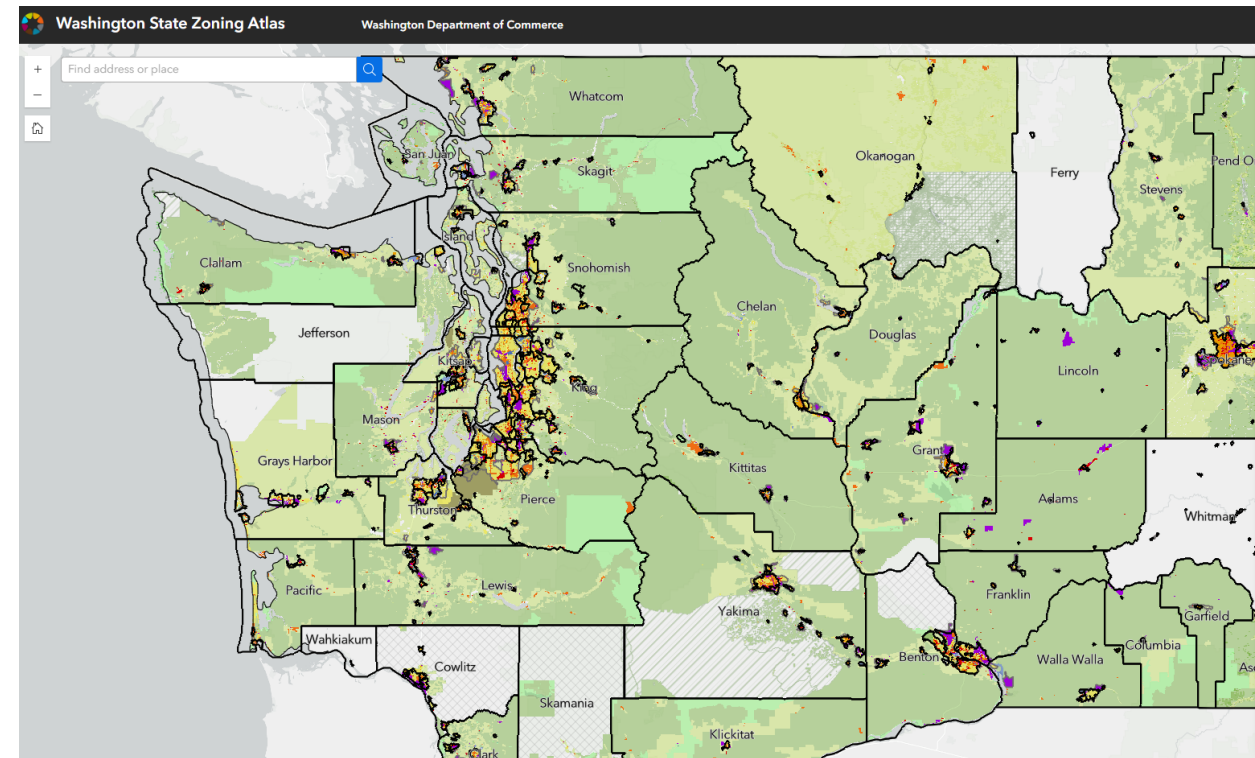


Exploring the Tool

- Commerce's Zoning Atlas website:

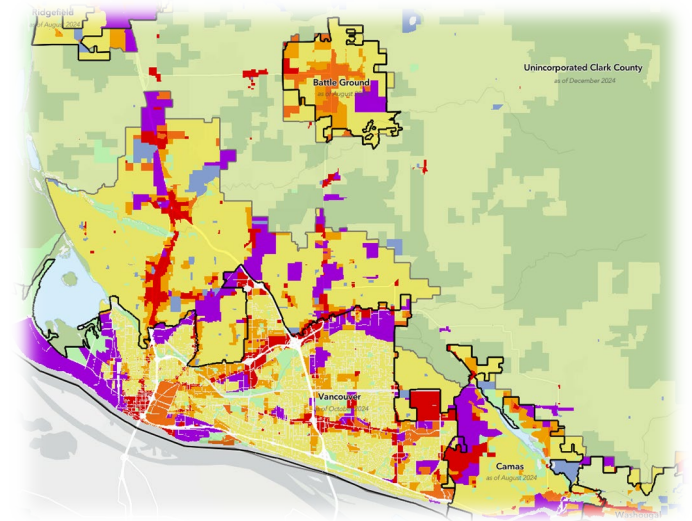
<https://www.commerce.wa.gov/growth-management/data-research/waza/> -

- Interactive Map
- Downloadable Database
- User Guide



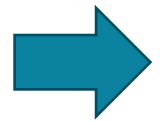
Using the Zoning Atlas at the Local Level

- Compare zoning in similar jurisdictions
- Cross-jurisdictional or watershed planning
- More accessible zoning information for small jurisdictions
- Identifying development opportunities



Limitations

- Zoning remains local
- Some data may already be out of date
 - Atlas reflects data collected from April 2024 to June 2025
- Some data may be inaccurate or incomplete
- Zoning maps may not be accurate at the parcel level



Always check the jurisdiction's official code and maps!

Keeping it Updated

- We're working on a process for keeping Zoning Atlas updated
 - Rolling updates as jurisdictions update their codes and maps
 - Periodic database overhauls
- Send us your zoning updates!

WAZA Development

Dr. Tamara (Tammi) Laninga, Associate Professor, Director, Urban Planning & Sustainable Development Program, Western Washington University





The Development Team





Team Task & Timelines

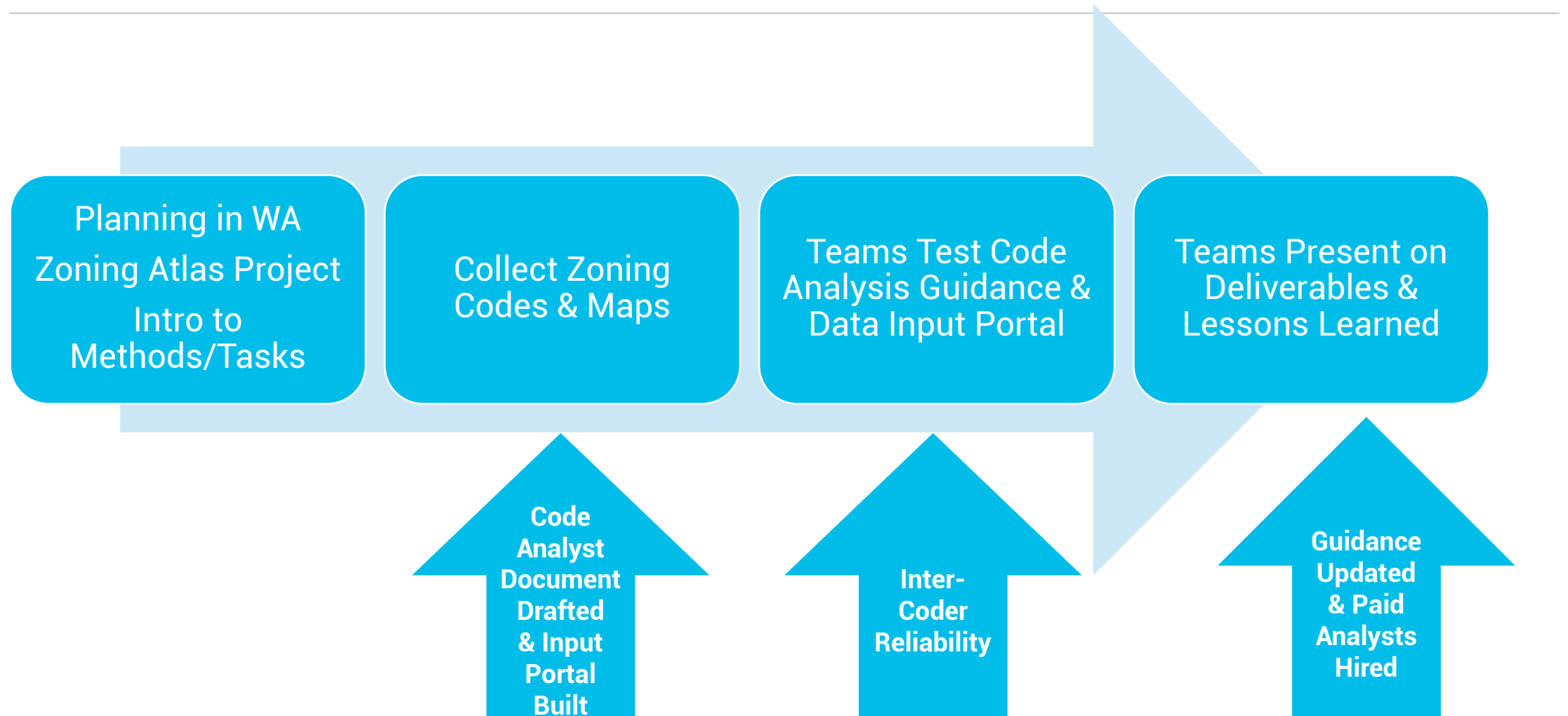
Tasks	Project Team	Months
Populate Advisory Group	MAKERS, Commerce	1-2
Initial Database Set-up	MAKERS, BHC, NRSIG	2-4
Refine Zoning Classifications for Data Standardization	MAKERS, BHC, NRSIG, Advisory Group	3-5
Develop Student Analyst Guidance Document	MAKERS, BHC, NRSIG, Student Liaison (UW Graduate Student), Universities	3-5
Deliver Training Curriculum	WWU Faculty & BHC	4-6
Collect Data	Student Liaison, Urban planning students , MAKERS, BHC	6-15
Clean Data	MAKERS, NRSIG	12-16
Publish Atlas	NRSIG, Commerce	17-18



Training Seminar Recruitment



Training Seminar Topics & Tasks





Fun Facts ...

320	• WA City & County Jurisdictions
29	• Students in the Course (6 EWU, 12 UW-S, 5 UW-T, 6 WWU)
1	• Graduate Student Liaison
11	• Paid Student Analysts (Summer 2024)
1-10	• Hours per jurisdiction
650	• Hours WWU students worked
97	• Percent of Zoning text data entered

Student Analyst Reflections



Confidence-Booster: *I now feel VERY confident reading code and am able to sift through lots of information quickly.*



Deeper Understanding: *[I] deepened my understanding of how zoning policies shape urban and rural development. I observed significant differences in how municipalities regulate housing density, commercial uses, and mixed-use developments.*

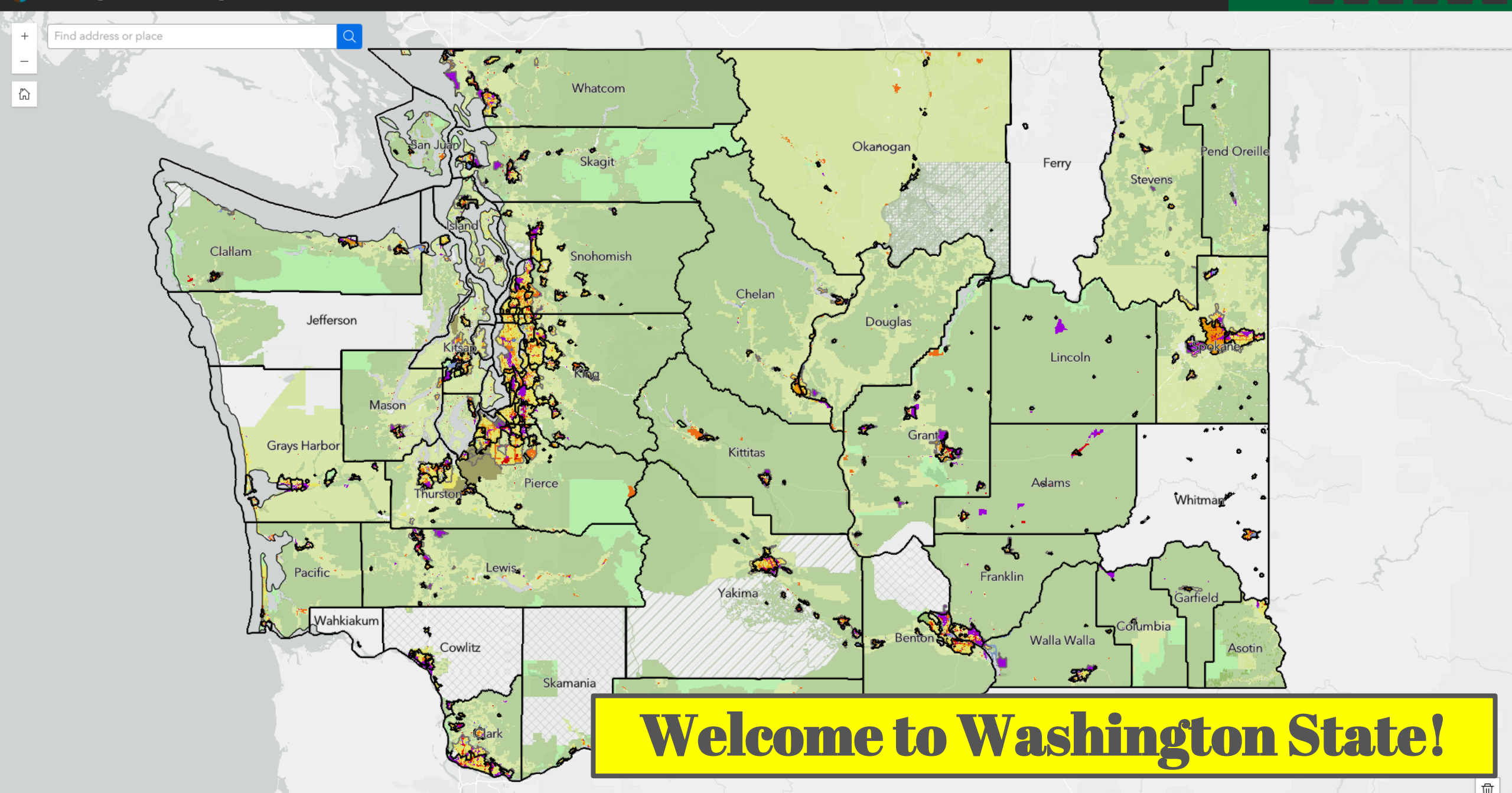


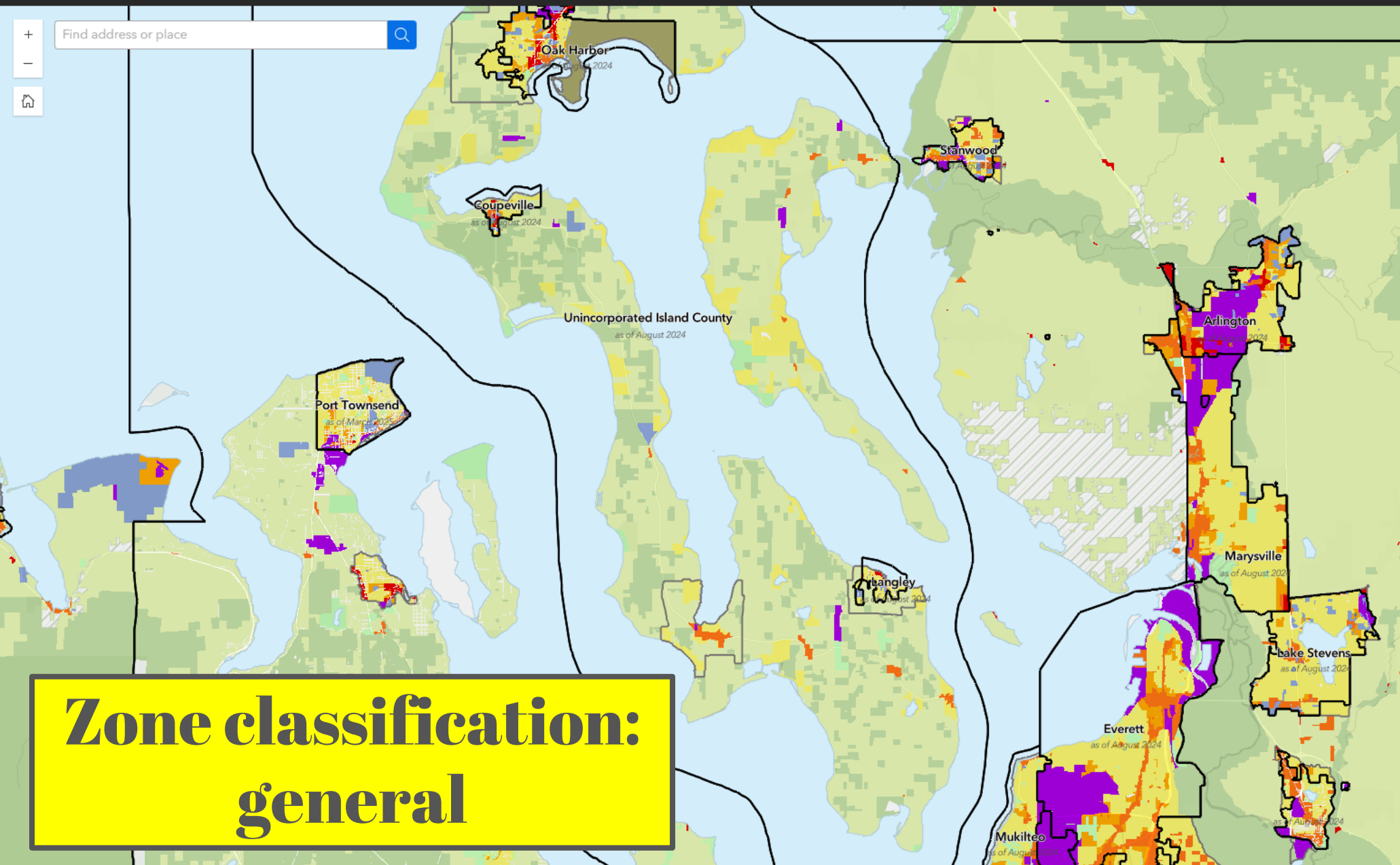
Need for Clear Codes: *Something that surprised me ... was how ambiguous some of the codes were ... Zoning codes should be user friendly and accessible to everyone to ensure effective uses.*

How to use the WAZA

Ian Crozier, while Associate 2 – Planner,
MAKERS architecture and urban design

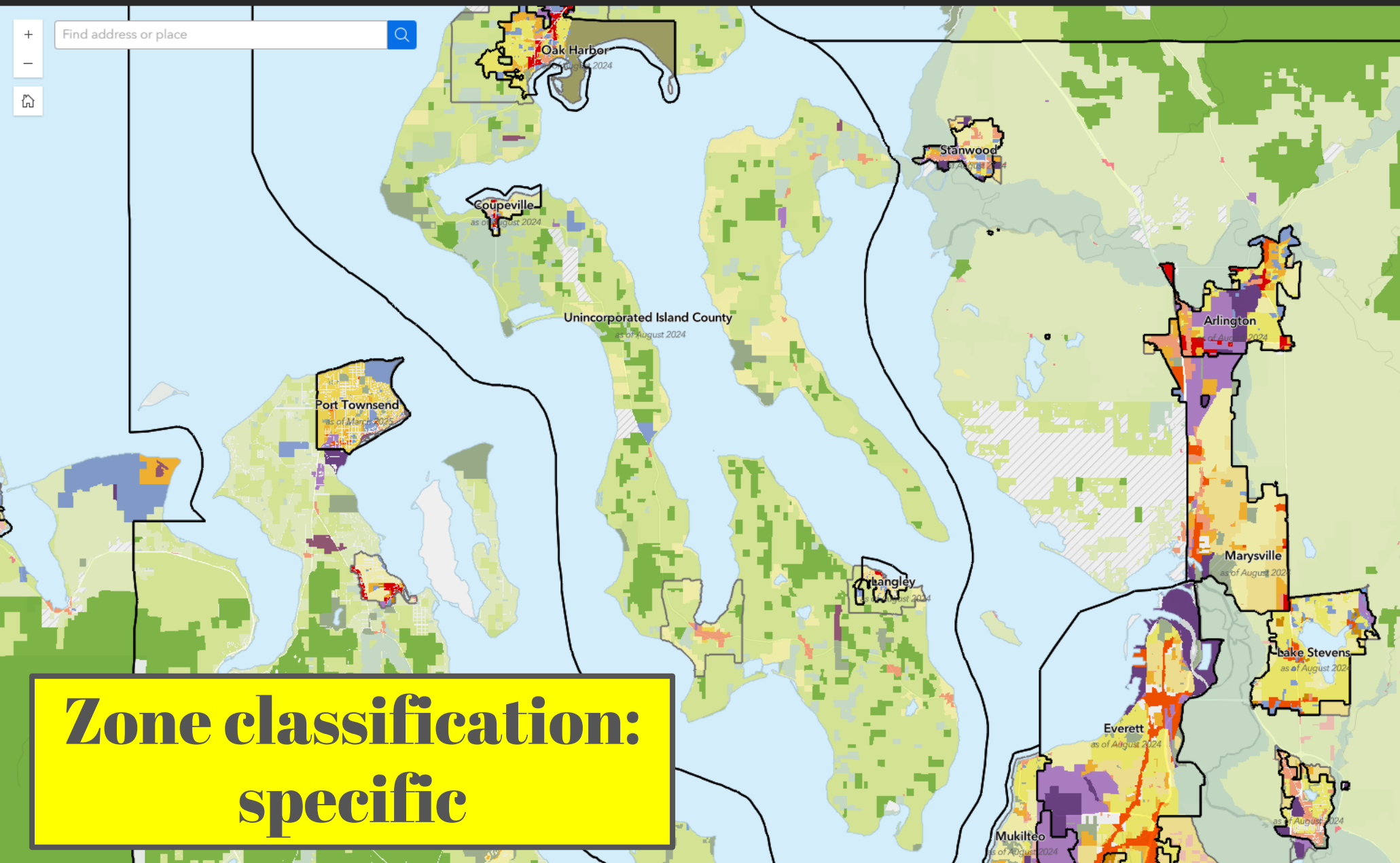






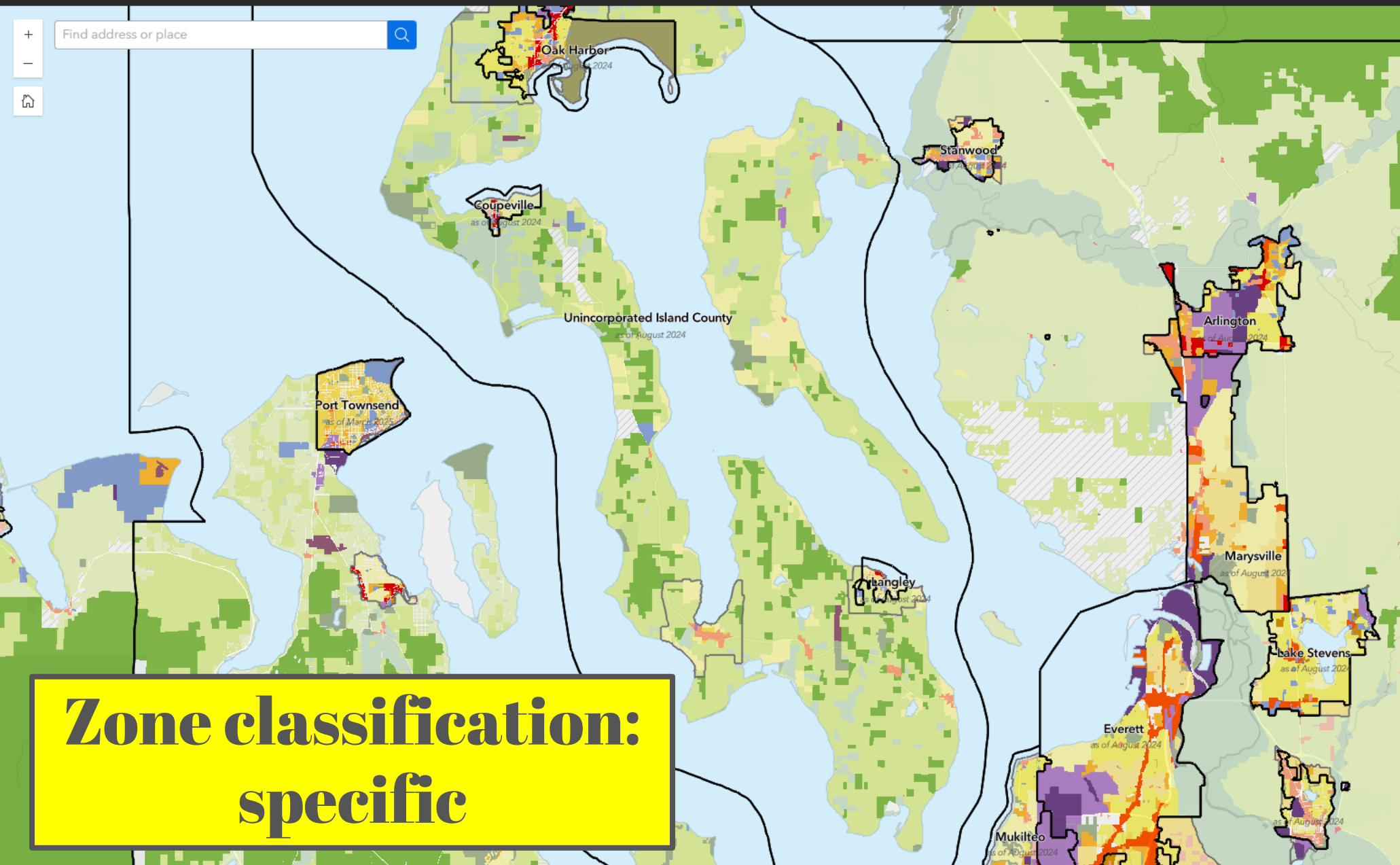
Map Layers

- > World Imagery
- > Reference layers
- > Zoning Attributes
 - ✓ Classification
 - General Classification
 - Specific Classification
 - > Uses
 - > Density & Dimensions
 - > Parking
 - > Development Types
- > Base map



Map Layers

- > World Imagery
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- > Zoning Attributes
 - > Classification
 - General Classification
 - Specific Classification**
 - > Uses
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Legend

Zoning Attributes

Classification

Specific Classification

Rural

- Rural Residential (>5 acre lot)
- Rural Residential (1-5 acre lot)
- Rural Flexible (>5 acre lot)
- Rural Flexible (1-5 acre lot)

Low Intensity Residential

- Single-unit Res. 1-5 DU/ac
- Single-unit Res. 5-12 DU/ac
- Single-unit Res. >12 DU/ac
- Middle Housing 2 DU/lot
- Middle Housing 3-4 DU/lot
- Middle Housing 5-6 DU/lot
- Manufactured Home Park

Multi-Unit Residential

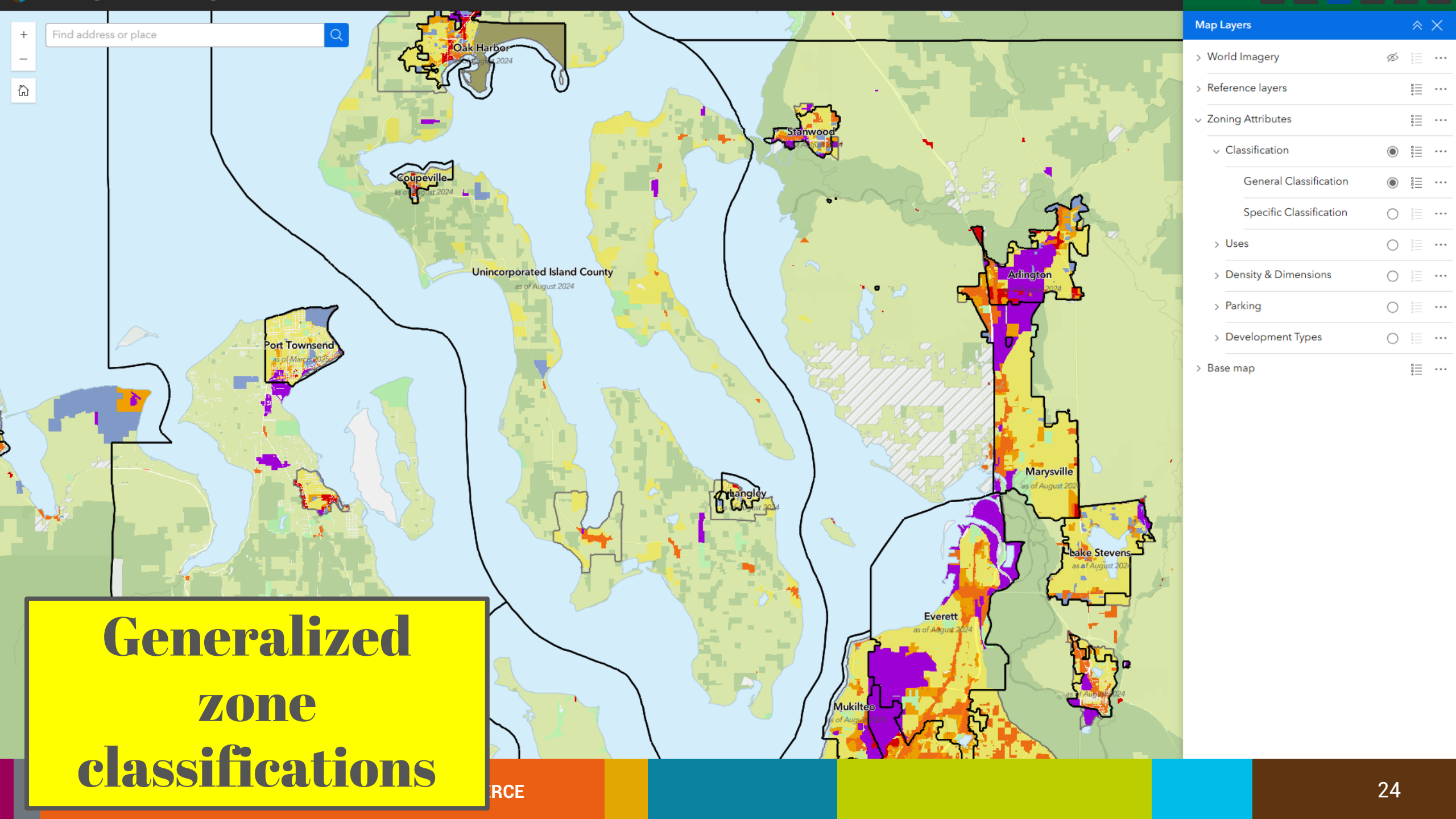
- Multi-unit ≤4 stories
- Multi-unit 5-8 stories
- Multi-unit 9+ stories

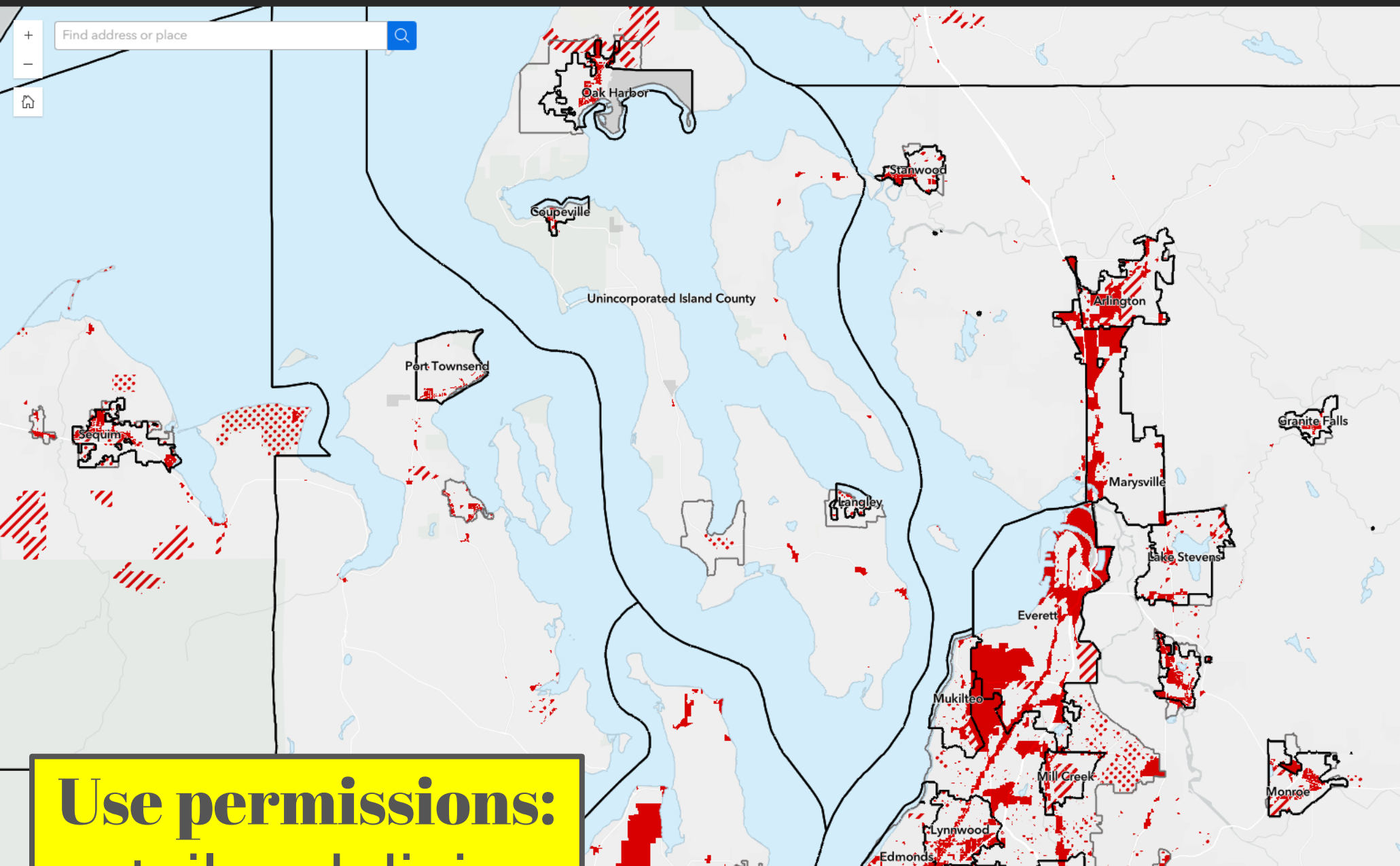
Mixed-Use

- Mixed-Use ≤4 Stories
- Mixed-Use 5-8 Stories
- Mixed-Use 9+ Stories
- Planned Community

Commercial

- Retail Commercial
- Commercial Office





Legend

Zoning Attributes

Uses

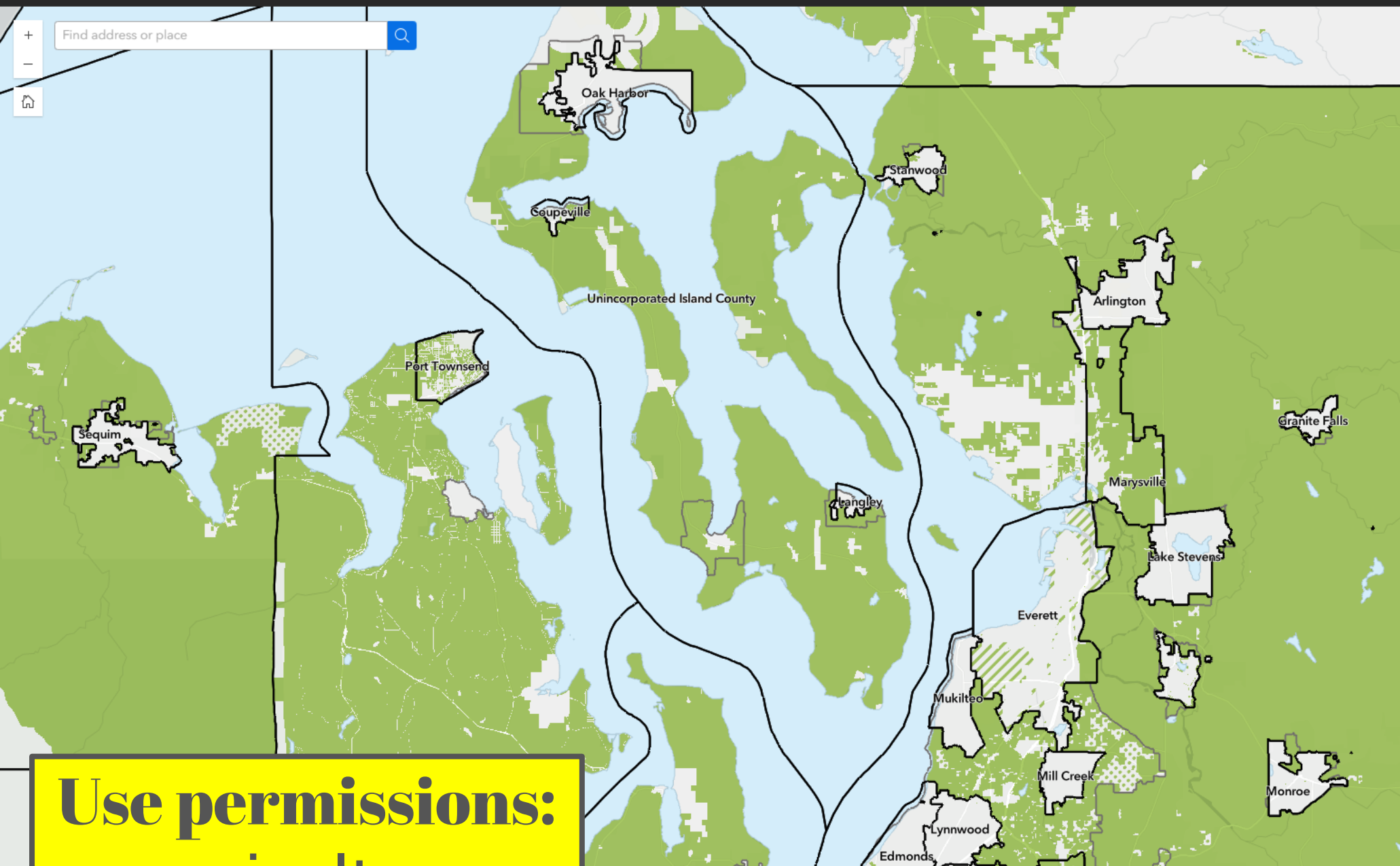
Retail and Dining Uses

Retail and Dining Uses

Zones and Overlays

- Permitted
- Limited/Accessory
- Conditional
- Unknown
- Not Permitted

**Use permissions:
retail and dining**



Legend

Zoning Attributes

Uses

Agriculture Use

Agriculture Use

Zones and Overlays

- Permitted
- Limited/accessory
- Conditional
- Not permitted

Use permissions:
agriculture

Find address or place





Zoning Attributes

Uses

Light Industrial/Manufacturing Use

Light Industrial/Manufacturing Use

Zones and Overlays

-  Permitted
-  Limited/accessory
-  Conditional
-  Unknown
- Not permitted

Airway Heights

as of November 2024

Millwood

as of August 2011.

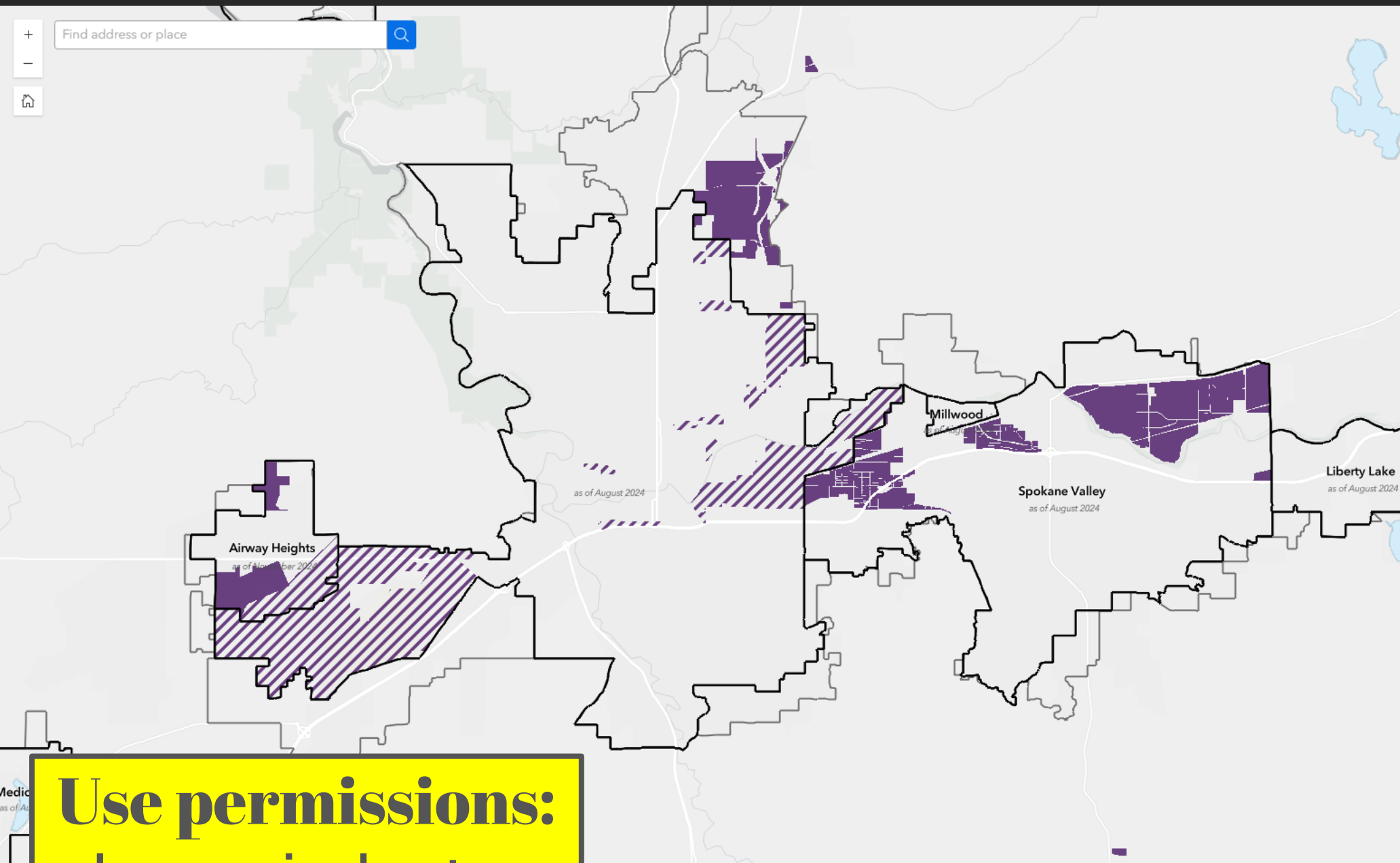
Spokane Valley

as of August 2022

Liberty Lake

as of August 2024

Use permissions: light industry



Legend

Zoning Attributes

Uses

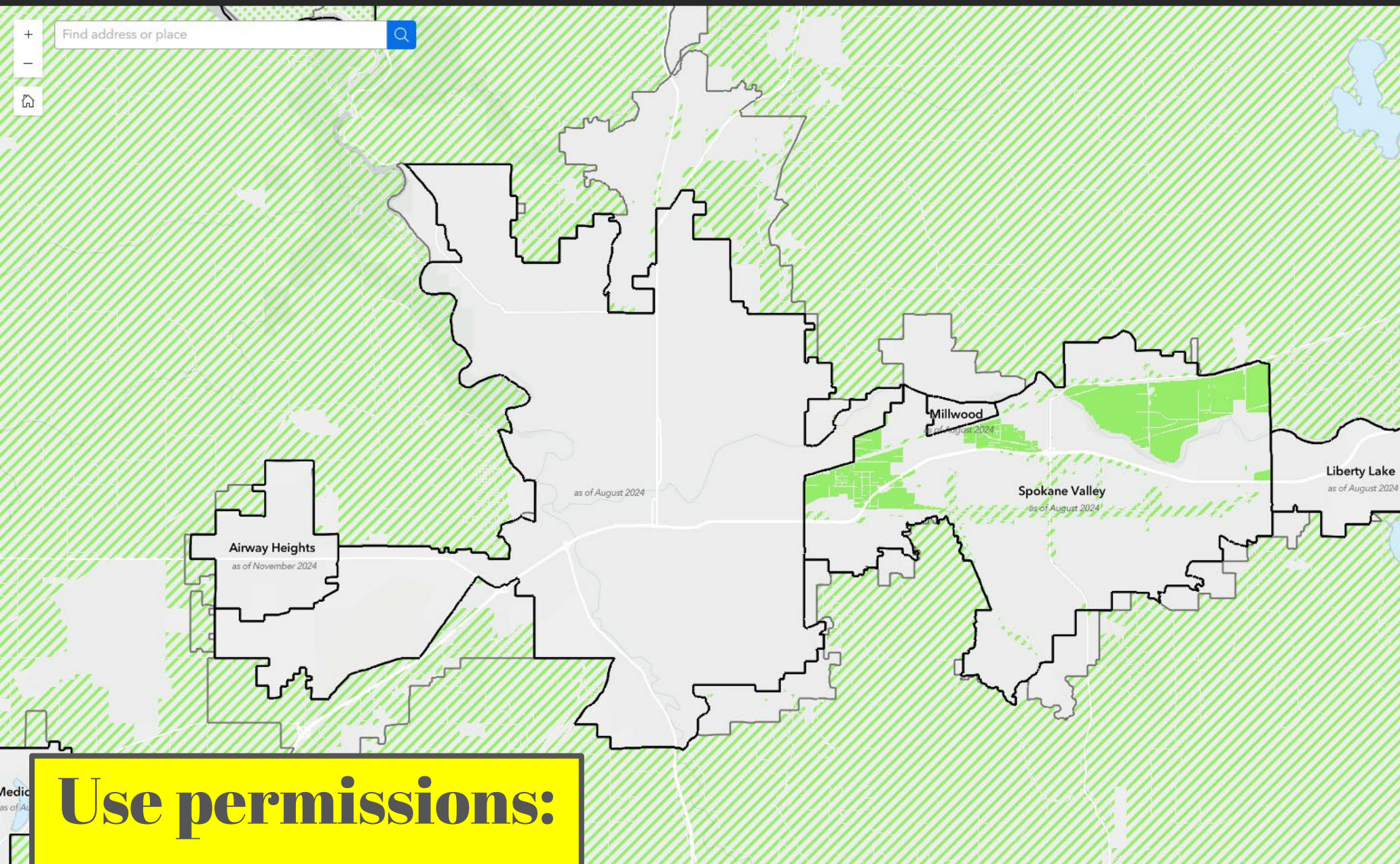
Heavy Industrial Use

Heavy Industrial Use

Zones and Overlays

- Permitted
- Limited/accessory
- Conditional
- Unknown
- Not permitted

Use permissions:
heavy industry



Legend

Zoning Attributes

Uses

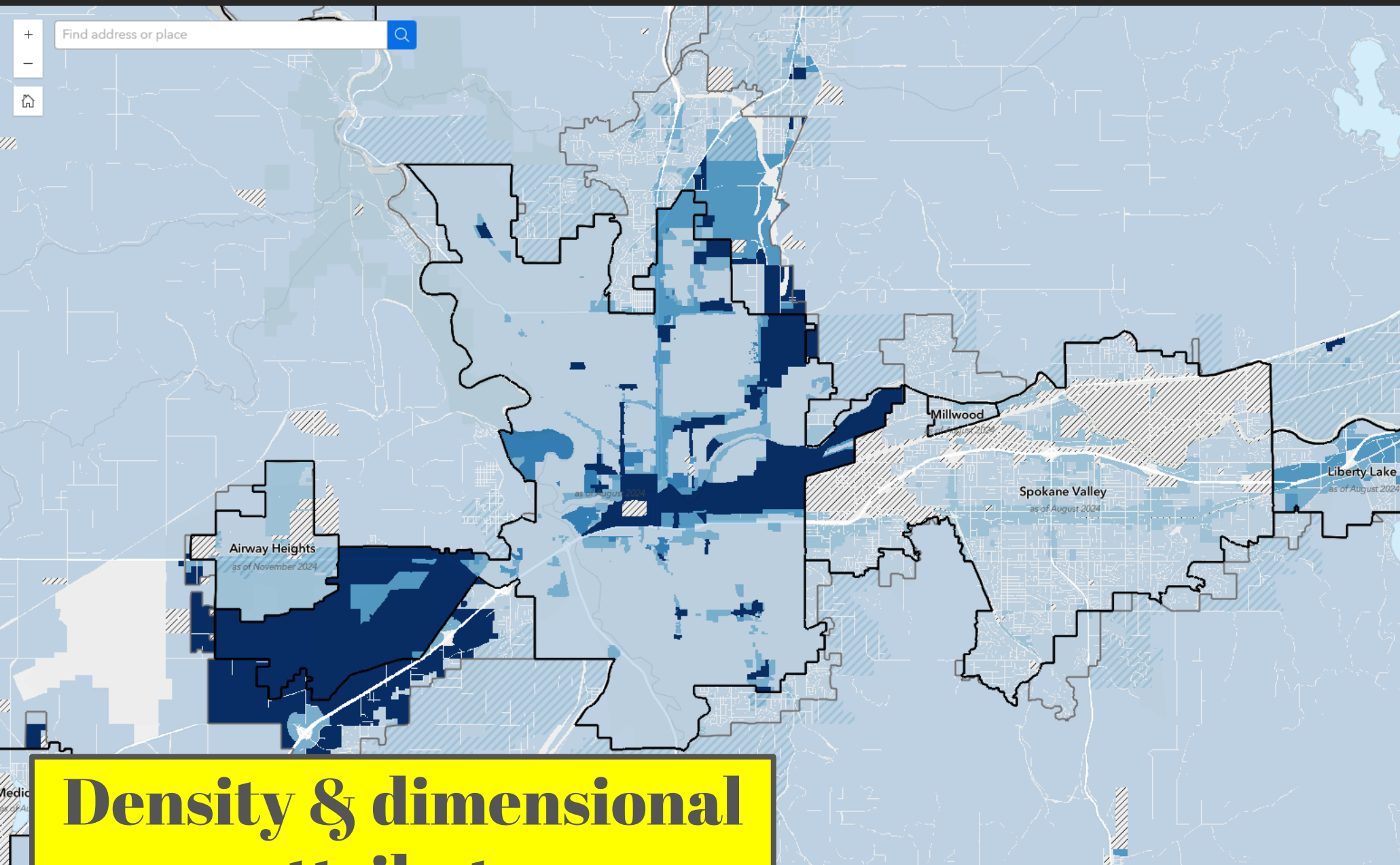
Green Energy Generation Use

Green Energy Use

Zones and Overlays

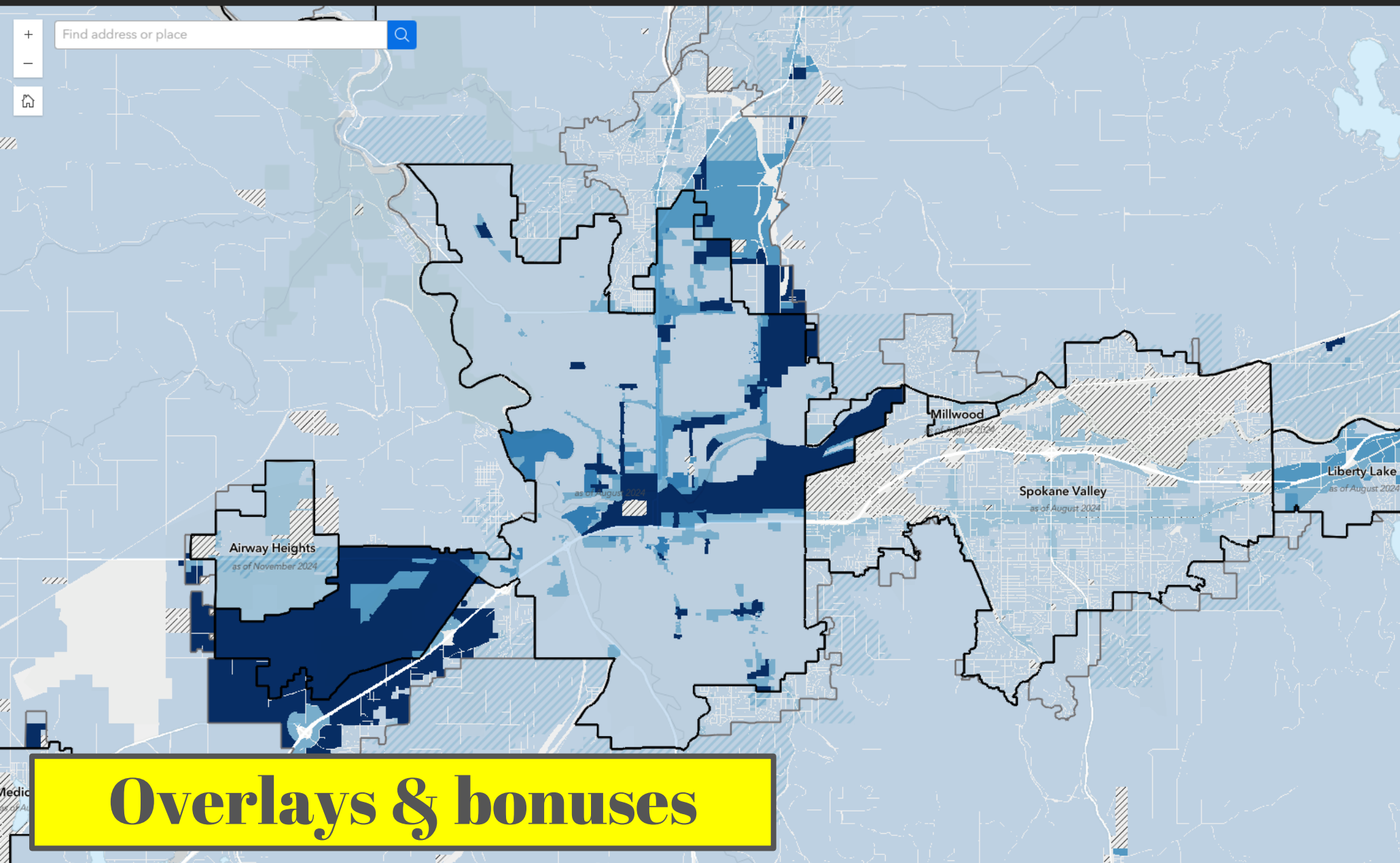
- Permitted
- Limited/accessory
- Conditional
- Not Permitted
- Unknown

**Use permissions:
green energy**



Map Layers

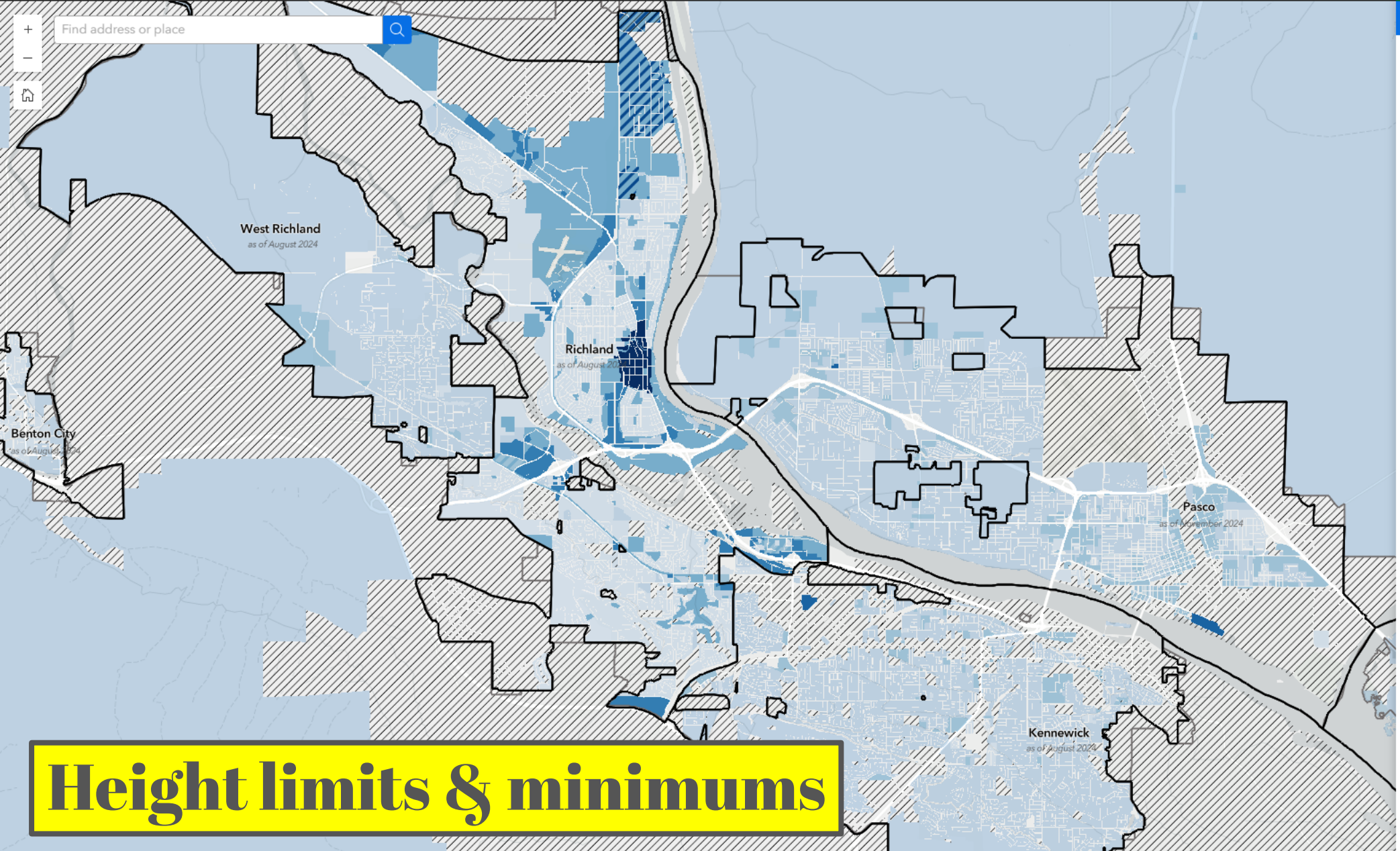
- > World Imagery
- > Reference layers
- ✓ Zoning Attributes
 - > Classification
 - > Uses
 - ✓ Density & Dimensions
 - > Height
 - > Density
 - > Minimum Lot Size
 - > Floor Area Ratio (FAR)
 - > Lot Coverage
 - > Maximum Units per Lot
 - > ADUs
 - > Bonuses
 - > Parking
 - > Development Types
- > Base map



Map Layers

- > World Imagery
- > Reference layers
- ✓ Zoning Attributes
 - > Classification
 - > Uses
 - ✓ Density & Dimensions
 - ✓ Height
 - > Minimum height in effect
 - No Height Regulation
 - ✓ Bonus Height
 - Bonus Height in Feet - Overlays
 - Bonus Height in Feet
 - Bonus Height in Stories - Overlays
 - Bonus Height in Stories
 - ✓ Base Height
 - Maximum Height in Feet - Overlays
 - Maximum Height in Feet
 - Maximum Height in Stories - Overlays

Overlays & bonuses



Height limits & minimums

Legend ⌵ ⌵

Zone with Minimum Height

No Height Regulation

Bonus Height

Bonus Height in Feet

Zones and Overlays

No bonus

- ≤ 30' / two stories or less
- 31 - 40' / three stories
- 41 - 50' / four stories
- 51 - 60' / five stories
- 61 - 70' / six stories
- 71 - 80' / seven stories
- 81 - 90' / eight stories
- 91 - 100' / nine stories
- > 100' / ten+ stories

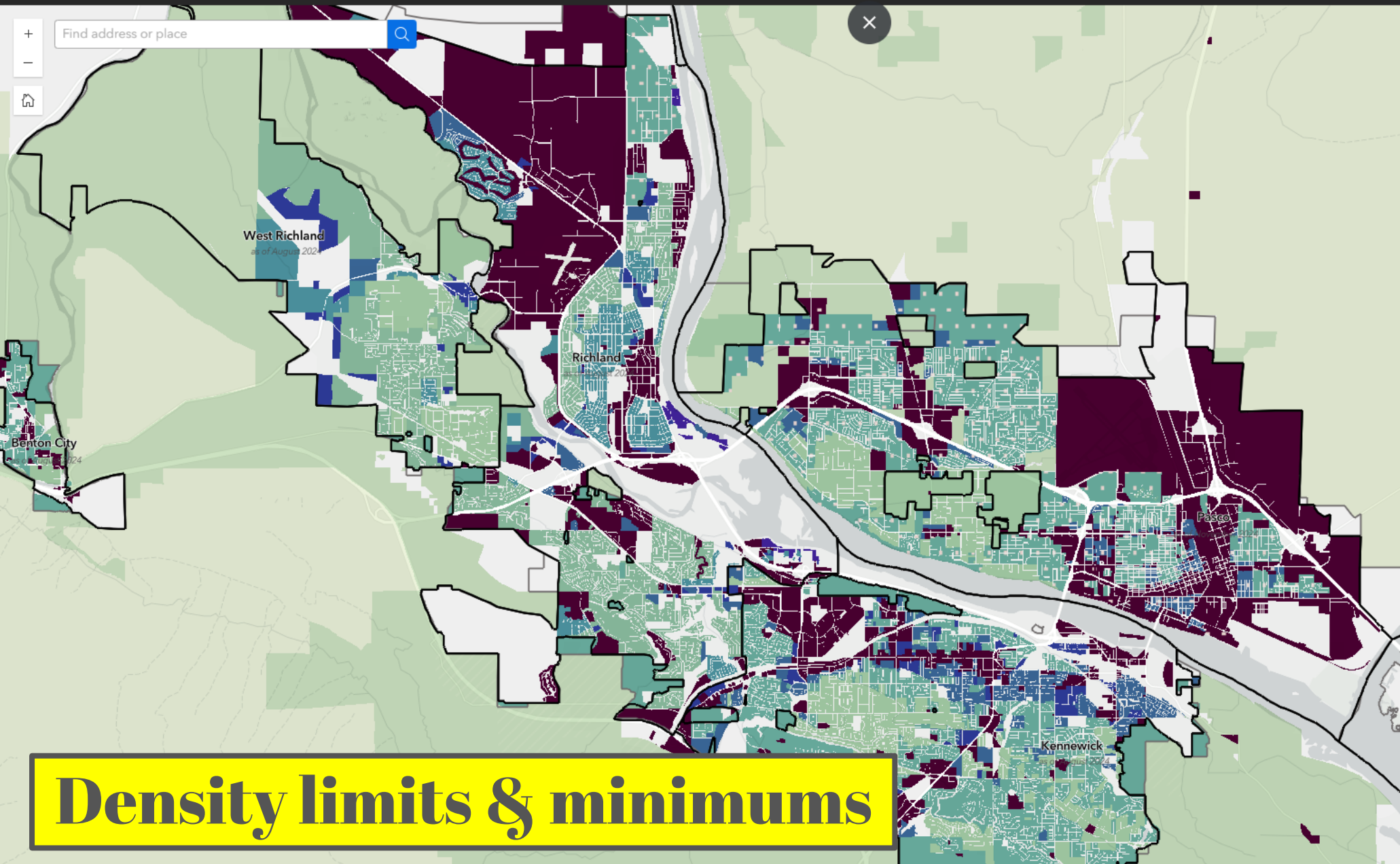
Base Height

Maximum Height in Feet

Zones and Overlays

NA

- ≤ 30' / two stories or less
- 31 - 40' / three stories
- 41 - 50' / four stories
- 51 - 60' / five stories
- 61 - 70' / six stories



Legend

Zones and Overlays

- 150+ or unregulated
- 100 - 150
- 50 - 100
- 30 - 50
- 20 - 30
- 10 - 20
- 8 - 10
- 5 - 8
- 4 - 5
- 1 - 4
- 0.1 - 1.0
- <0.1

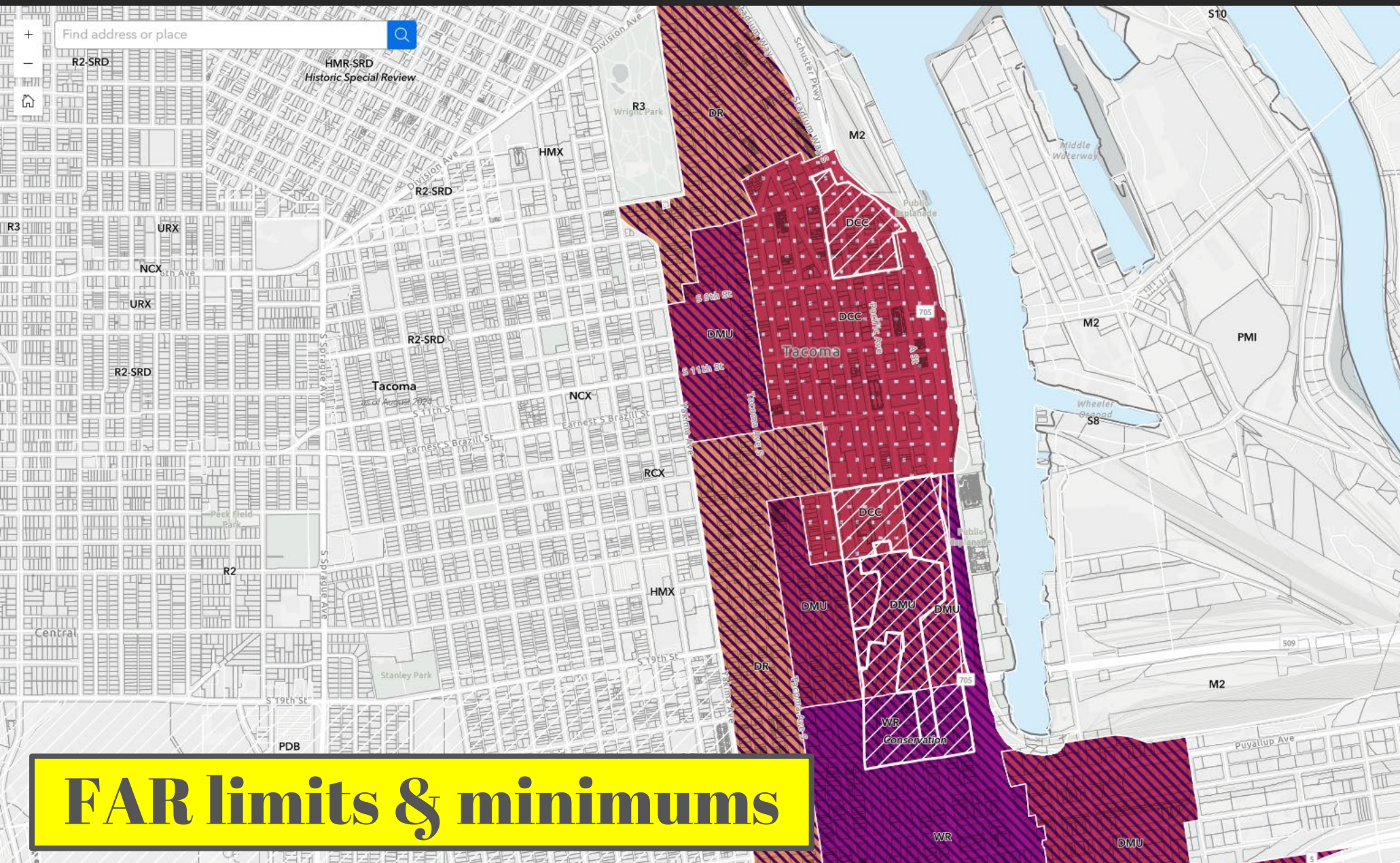
Base Density (DU/acre)

Zones and Overlays

- <0.10
- 0.11 - 1.0
- 1.1 - 4.0
- 4.1 - 5.0
- 5.1 - 8.0
- 8.1 - 10
- 11 - 20
- 21 - 30
- 31 - 50
- 51 - 100
- 110 - 150
- 150+ or unregulated

No Density Regulation

Density limits & minimums



Legend

Zoning Attributes

Density & Dimensions

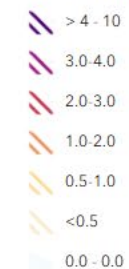
Floor Area Ratio (FAR)

Minimum FAR in effect

Minimum FAR

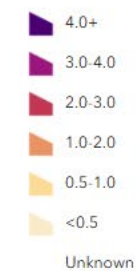
Bonus FAR

Zones and overlays

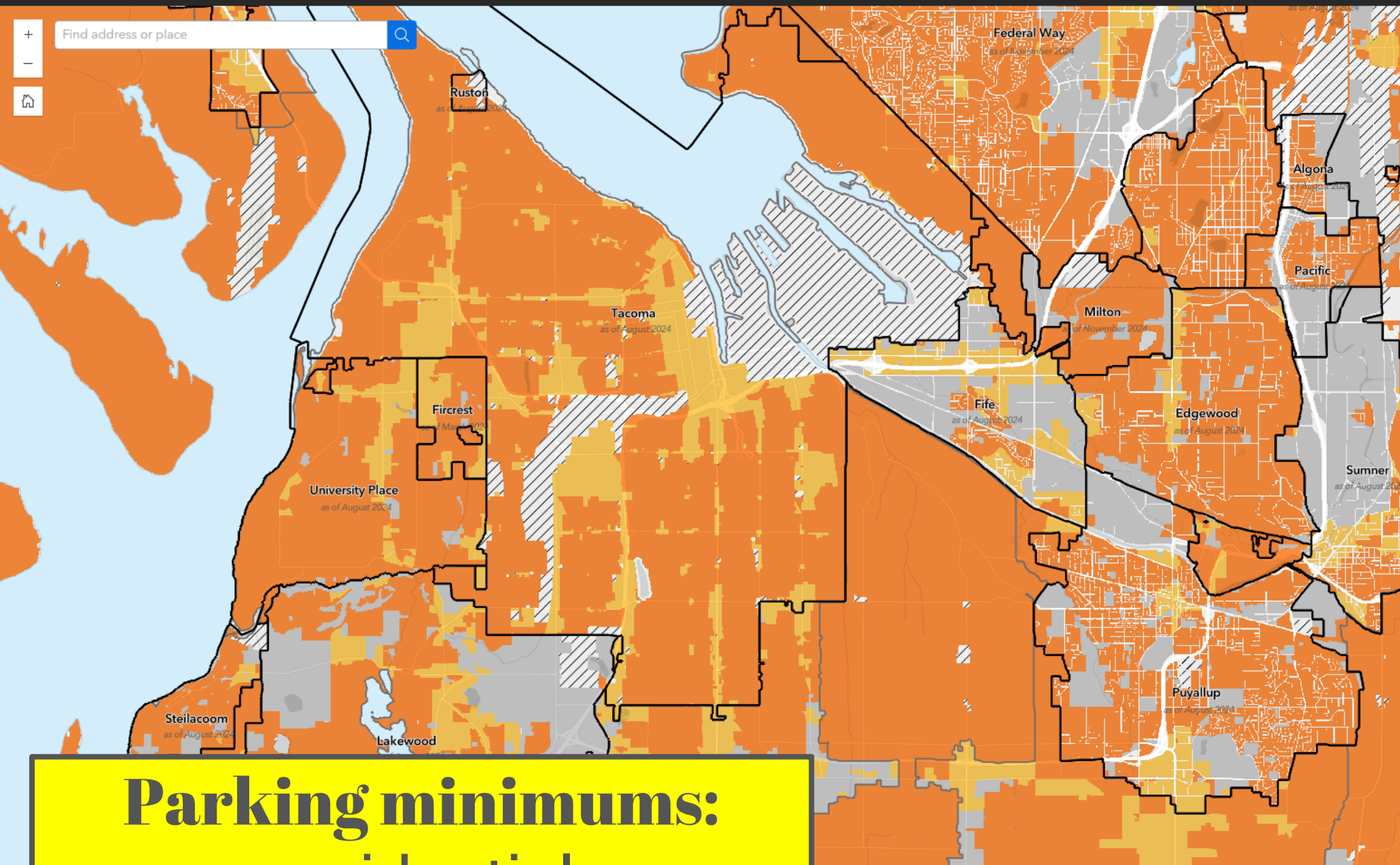


Base FAR

Zones and overlays



FAR limits & minimums



Legend

Zoning Attributes

Parking

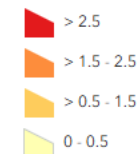
Residential Required Parking

Residential not permitted

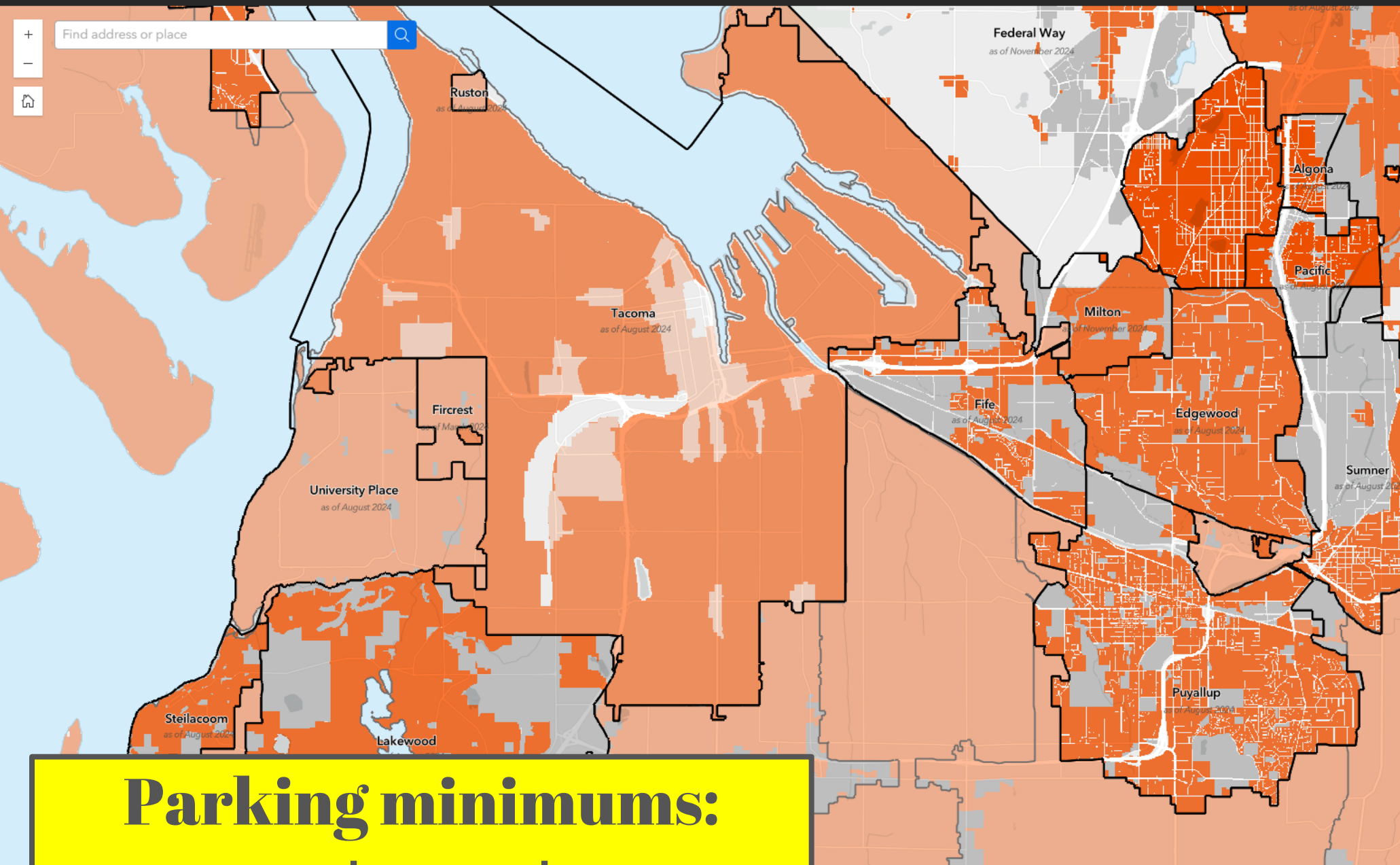
No required parking

Residential Parking (for typical building by zone)

Parking required for typical dwelling type



Parking minimums: residential



Legend

Zoning Attributes

Parking

Restaurant required parking

Restaurants not permitted

Parking ratio - Restaurant

Spaces per 1,000 sf

None

> 2.5

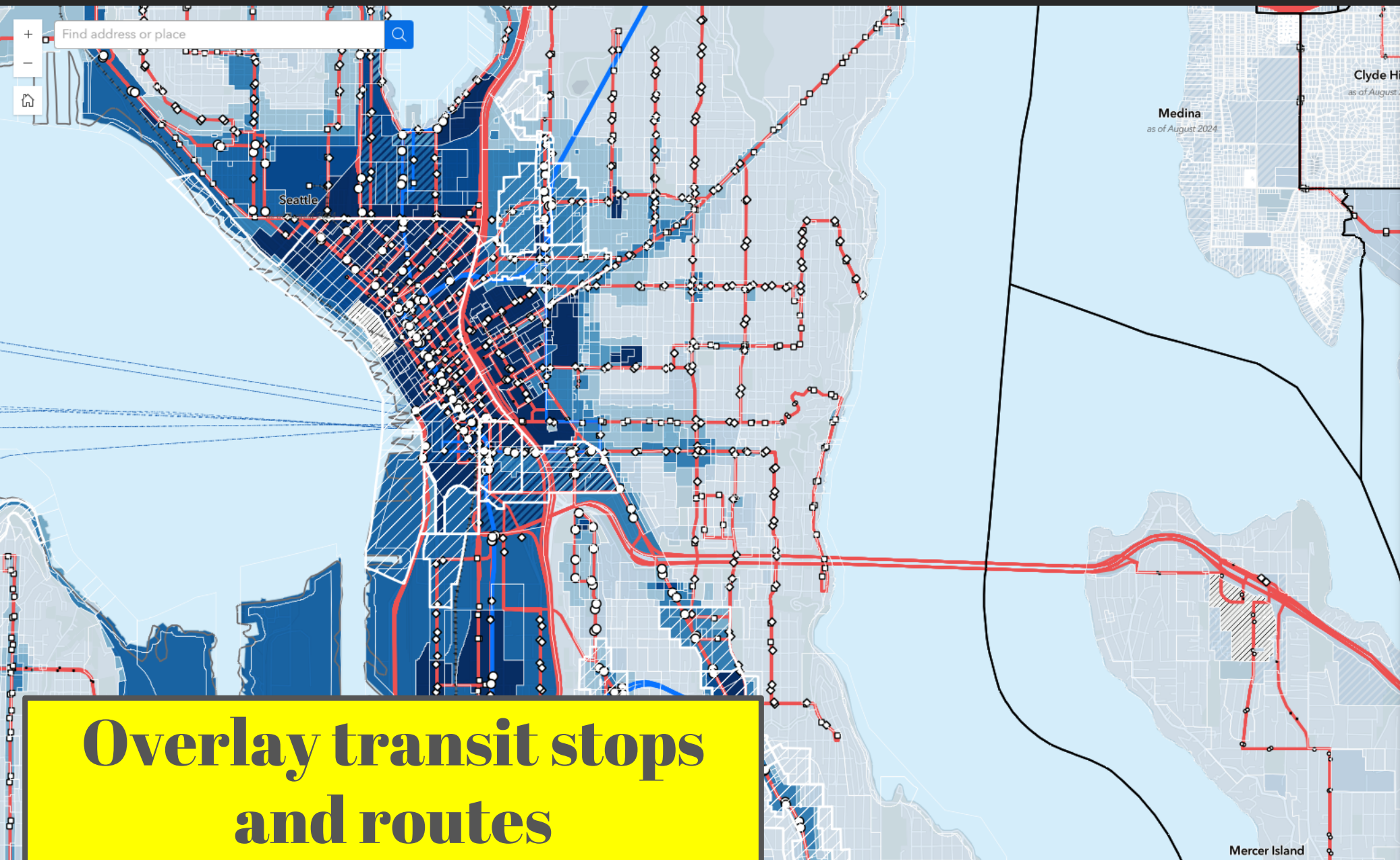
> 2.5 - 5

> 5 - 7.5

> 7.5 - 10

> 10

**Parking minimums:
restaurants**



Map Layers

Reference layers

Jurisdictions

Street names

Overlay Labels

Zone Labels

Overlay Information

Zone information

Urban Growth Areas

Year adopted

Transit Stops (2022)

Transit Routes (2022)

Waterbodies

Counties

Current Parcels (2025)

Zoning Attributes

Classification

Uses

Density & Dimensions

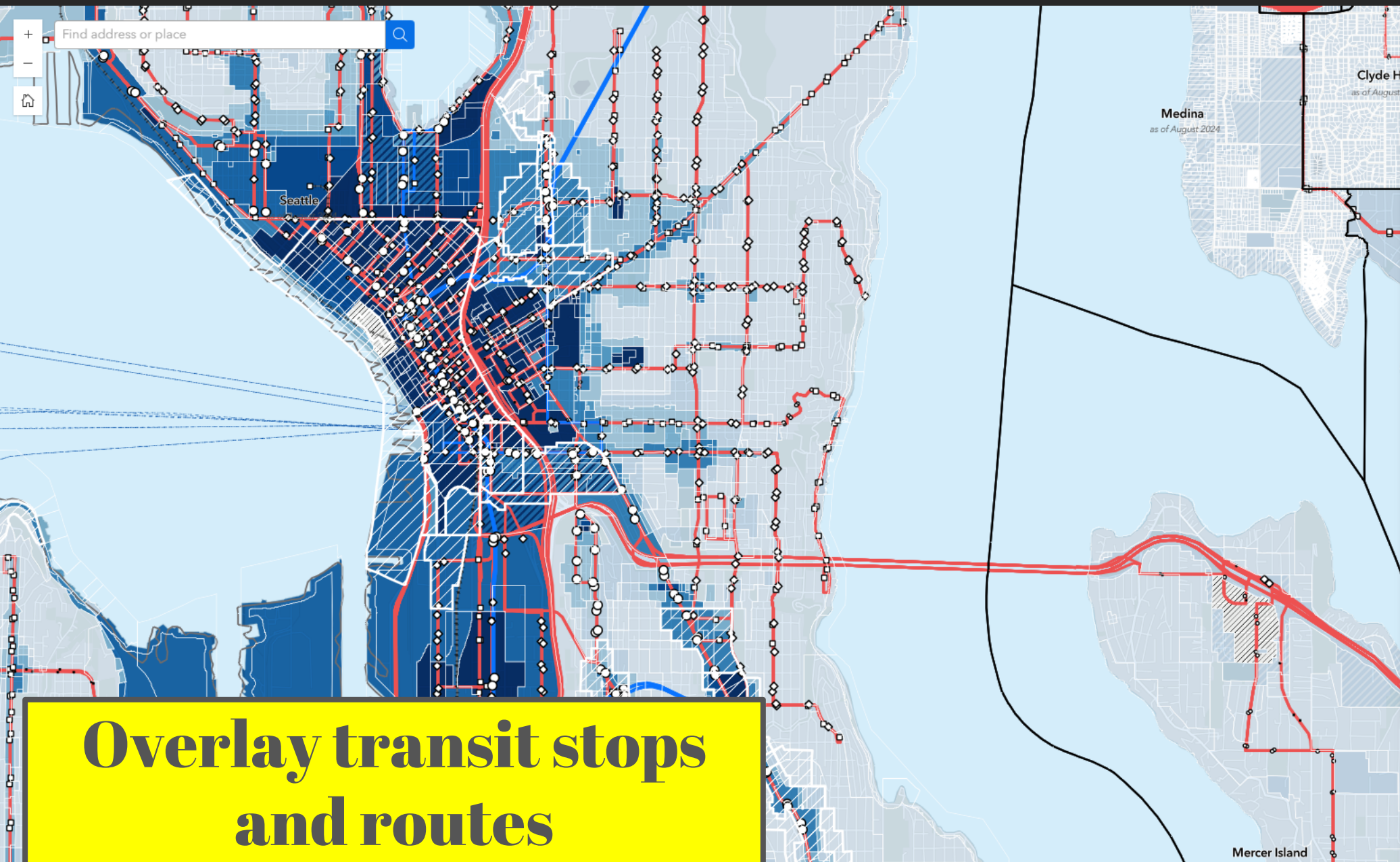
Parking

Development Types

Base map

Overlay transit stops and routes

(2022 data from WSDOT)



Legend

Reference layers

Transit Stops (2022)

Service level

- ☐ 12 min weekday headways or better
- ☒ 15 min weekday headways or better
- ☐ 30 min weekday headways or better
- ☐ 1 hr weekday headways or better
- ☐ 6 trips on weekdays or better
- ☐ 2 trips on weekdays or better

Transit Routes (2022)

- ☒ Light rail or streetcar
- ☐ Commuter rail
- ☒ Bus routes
- ☐ Ferry routes

Zoning Attributes

Density & Dimensions

Height

Minimum height in effect

Zone with Minimum Height

No Height Regulation



Bonus Height

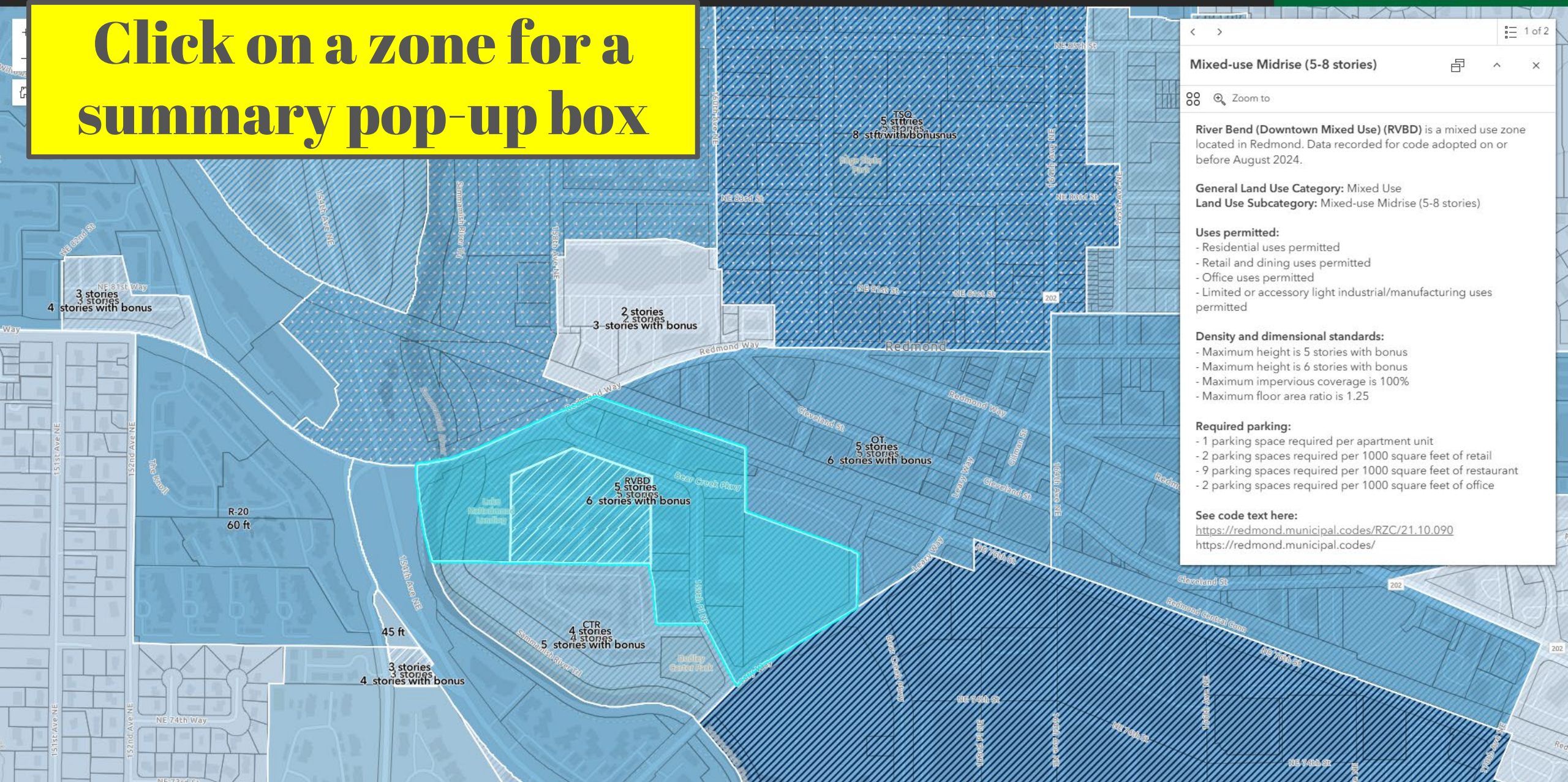
Bonus Height in Feet

Zones and Overlays

**Overlay transit stops
and routes**
(2022 data from WSDOT)




Click on a zone for a summary pop-up box



Direct link to zoning code in pop-up box

Zoning Code → Article I, Zone-Based Regulations → Ch. 21.10, Downtown Regulations →

21.10.090 River Bend (RVBD) Zone.

 This section was recently amended by Ordinance 3186, codified in May 2025.

A. **Purpose.** The River Bend (RVBD) zone is one of four distinct [mixed-use](#) residential/[office](#) districts in the Downtown Neighborhood: Sammamish Trail (SMT), Town Square (TSQ), Anderson Park (AP), and River Bend (RVBD). All four zones are intended to provide for significant residential [growth](#), as well as opportunities for [growth](#) in professional, business, health, and [personal services](#). These zones provide for a range of employment uses, such as financial and [professional services](#), public administrative [offices](#), health services, [advanced technology](#) industries, [universities](#) and technical [colleges](#), and other activities normally conducted in multistory [office structures](#). These zones are intended as areas for the densest employment and [residential uses](#) in the Downtown, but also provide for supporting retail, service, and entertainment uses located within walking distance of each other. Some of the quieter [streets](#) in these zones allow [residential uses](#) on the ground floor, whereas the primary [streets](#) are intended for active, pedestrian-friendly and activating commercial uses. The River Bend zone enhances this area as an [entrance](#) to Downtown by requiring [streetscape](#) improvements, by using design standards to encourage the creation of mixed residential/[office](#) villages and [buildings](#), and by linking the zone with the Downtown core and Sammamish River. The River Bend zone also preserves the “green” gateway on Leary Way at the south end of Downtown by providing for the acquisition of land and the application of design standards and forest management.

The following table is specific to this zone and provides references for each of the major topics that are regulated throughout the code. The individual topics provide function as connection or linkage to the chapters and sections

What's Nearby

ARTICLE

← ...21.02 **I** II →

CHAPTER

← 21.08 **21.10** 21.12 →

SECTION

← ...080 **...090** ...100 →

Mixed-use Midrise (5-8 stories)

River Bend (Downtown Mixed Use) (RVBD) is a mixed use zone located in Redmond. Data recorded for code adopted on or before August 2024.

General Land Use Category: Mixed Use
Land Use Subcategory: Mixed-use Midrise (5-8 stories)

Uses permitted:

- Residential uses permitted
- Retail and dining uses permitted
- Office uses permitted
- Limited or accessory light industrial/manufacturing uses permitted

Density and dimensional standards:

- Maximum height is 5 stories with bonus
- Maximum height is 6 stories with bonus
- Maximum impervious coverage is 100%
- Maximum floor area ratio is 1.25

Required parking:

- 1 parking space required per apartment unit
- 2 parking spaces required per 1000 square feet of retail
- 9 parking spaces required per 1000 square feet of restaurant
- 2 parking spaces required per 1000 square feet of office

See code text here:

<https://redmond.municipal.codes/RZC/21.10.090>
<https://redmond.municipal.codes/>

Overlays too!

#data_s=id%3AdataSource_1-1f9195cd955246c1a2c2136d42ef4397-c1fbf7e6328649ffb37b9266f4ecb724%3A1805

redmond.gov/DocumentCenter/View/13558/Legacy-Riverpark-Development-Agreement-City-Res-1206-PDF

Legacy-Riverpark-Development-Agreement-City-...

1 / 18

100%

Return Address:

Legacy Partners
1600 SE 14th St #100
Merier Island, WA 98040



20051118001073

SHRACK
PAGE 01 OF 018 AG 49.00
11/18/2005 12:25
KING COUNTY, WA

WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)
Development Agreement between The City of Redmond and Legacy Riverpark, LLC for Development of the Redmond River Park Project

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page ____ of document

Grantor(s) (Last name, first name, initials)

1. City of Redmond

Additional names on page ____ of document.

Grantee(s) (Last name first, then first name and initials)

1. Legacy Riverpark, LLC

Additional names on page ____ of document.

Legal description (abbreviated: to lot, block, plat or section, township, range)

Lots 1 & 2 of Short Plan No. SS-77-12, Recorded under King Co. Recording No. 7704280756

Additional legal is on page ____ of document. Attachment #1

Assessor's Property Tax Parcel/Account Number

☐ Assessor Tax # not yet assigned

< >

1 of 3

Legacy Riverpark Development Agreement

Zoom to

The Legacy Riverpark Development Agreement (Legacy Riverpark Development Agreement) overlay district is located in Redmond. Regulations listed below supersede underlying zone regulations. Data recorded for code adopted on or before August 2024.

See code text here:

<https://www.redmond.gov/DocumentCenter/View/13558/Legacy-Riverpark-Development-Agreement-City-Res-1206-PDF>
<https://redmond.municipal.codes/>



Limited assessor information also available for parcels

To exit full screen, press and hold **Esc**

Parcels 2025: 33

Zoom to

Parcel No.
7338050000

County	King
Data link	View
Parcel ID	7338050000
Area (square feet)	262,959.01
Address	15785 BEAR CREEK PKWY
City	REDMOND
Zip code	98052
Assessed building value	142,845,700
Assessed land value (no bldg)	42,083,700
Current Land Use (see WAC 458-53-030)	25



Expand the table at the bottom of the screen to specific information about each zone



Legend

Zoning Attributes

Density & Dimensions

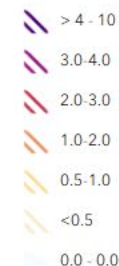
Floor Area Ratio (FAR)

Minimum FAR in effect

Minimum FAR

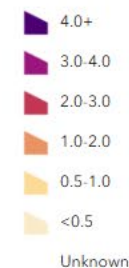
Bonus FAR

Zones and overlays



Base FAR

Zones and overlays





Expand the table at the bottom of the screen to specific information about each zone



Esri Community Maps Contributors, WSD Facilities Services GIS, City of Tacoma, King County, WA State Parks GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS | The Washington State Zoning Atlas was developed by a team including... Powered by Esri

< Jurisdictions Overlay Labels Zone Labels Overlay Information Zone information Urban Growth Areas Year adopted Waterbodies Counties Current Parcels (2025) Minimum FAR - Overlays Minimum FAF >

OBJECTID	GEOID	Jurisdiction Name	County FIPS Code	County Name	Zone ID/Abbreviation	Zone Name	General Zone Category	Specific Zone Category	Use - R
162303	5370000	Tacoma	053	Pierce	DMU	Downtown Mixed-Use District	Mixed Use	Mixed-use High Rise (9+ stories)	Permitted
162304	5370000	Tacoma	053	Pierce	DMU	Downtown Mixed-Use District	Mixed Use	Mixed-use High Rise (9+ stories)	Permitted
162305	5370000	Tacoma	053	Pierce	DMU	Downtown Mixed-Use District	Mixed Use	Mixed-use High Rise (9+ stories)	Permitted
162310	5370000	Tacoma	053	Pierce	M1	Light Industrial District	Industrial	Light Industrial/Flex	Limited/Allowed
162316	5370000	Tacoma	053	Pierce	M2	Heavy Industrial	Industrial	Heavy Industrial	Limited/Allowed
162323	5370000	Tacoma	053	Pierce	NCX	Neighborhood Commercial	Mixed Use	Mixed-use Midrise (5-8 stories)	Permitted
162324	5370000	Tacoma	053	Pierce	NCX	Neighborhood Commercial	Mixed Use	Mixed-use Midrise (5-8 stories)	Permitted
162325	5370000	Tacoma	053	Pierce	NRX	Neighborhood Residential	Multi-unit Residential	Multi-unit Lowrise (up to 4 stories)	Permitted
162326	5370000	Tacoma	053	Pierce	PMI	Port Maritime and Industrial	Industrial	Industrial Airport/Seaport	Limited/Allowed
162470	5370000	Tacoma	053	Pierce	RCX	Regional Commercial Mix	Mixed Use	Mixed-use Midrise (5-8 stories)	Permitted

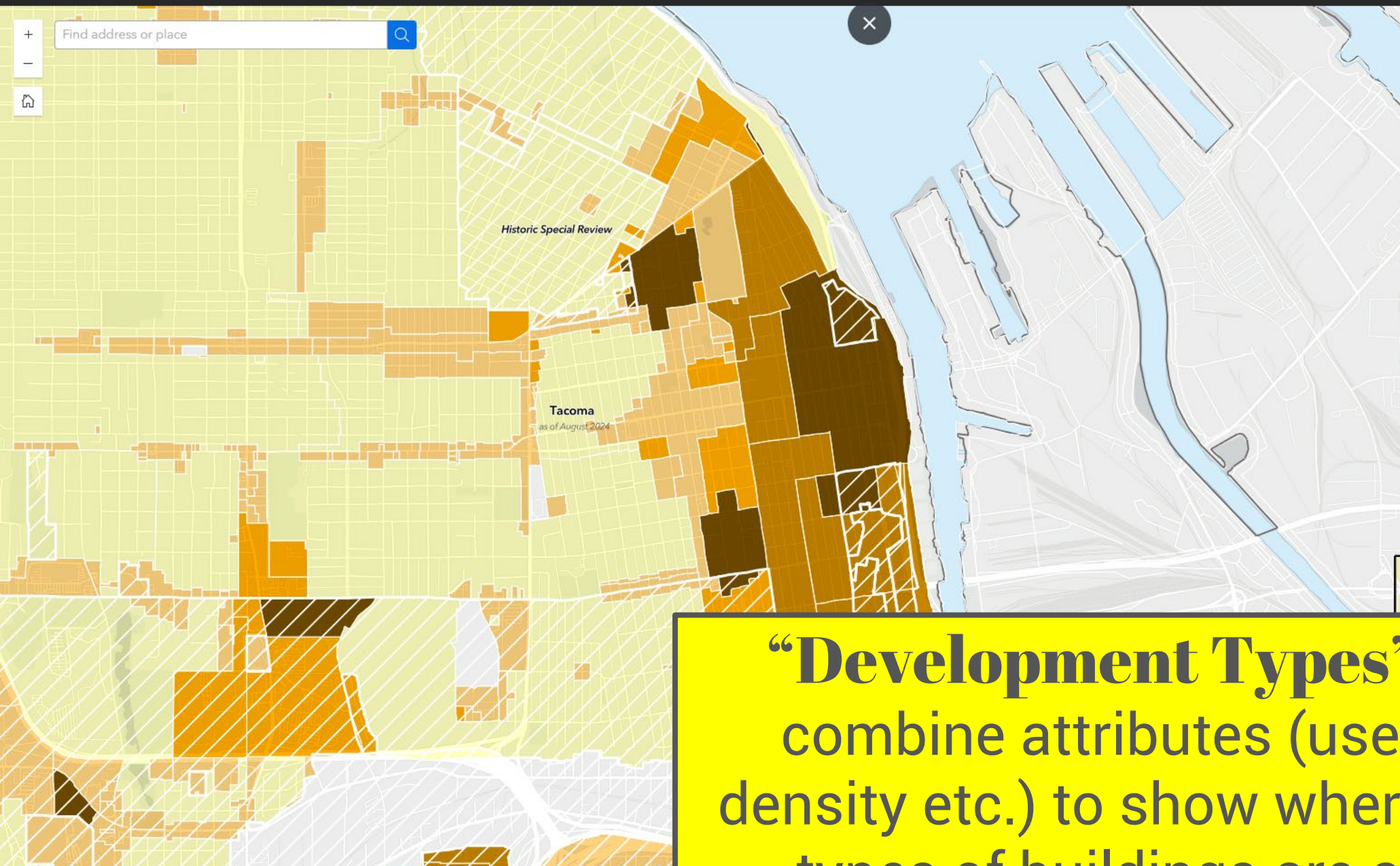


Filter table data by map extent

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< Jurisdictions Overlay Labels Zone Labels Overlay Information Zone information Urban Growth Areas Year adopted Waterbodies Counties Current Parcels (2025) Specific Classification Current Parcels - >

OBJECTID	GEOID	Jurisdiction Name	County FIPS Code	County Name	Zone ID/Abbreviation	Zone Name	General Zone Description	Specific Zone Classification	Permitted
162701	5370000	Tacoma	053	Pierce	DCC	Downtown Commercial C...	Mixed Use	Mixed-use High Rise (9+ s...	Permitted
162702	5370000	Tacoma	053	Pierce	DCC	Downtown Commercial C...	Mixed Use	Mixed-use High Rise (9+ s...	Permitted
162703	5370000	Tacoma	053	Pierce	DCC	Downtown Commercial C...	Mixed Use	Mixed-use High Rise (9+ s...	Permitted
162704	5370000	Tacoma	053	Pierce	DCC	Downtown Commercial C...	Mixed Use	Mixed-use High Rise (9+ s...	Permitted
162709	5370000	Tacoma	053	Pierce	DMU	Downtown Mixed-Use Dis...	Mixed Use	Mixed-use High Rise (9+ s...	Permitted
162711	5370000	Tacoma	053	Pierce	DR	Downtown Residential Dis...	Mixed Use	Mixed-use High Rise (9+ s...	Permitted
162717	5370000	Tacoma	053	Pierce	HMX	Hospital-Medical Mixed-U...	Public and Semi-Public Use	Public and Semi-Public Use	Permitted
162746	5370000	Tacoma	053	Pierce	NCX	Neighborhood Commerci...	Mixed Use	Mixed-use Midrise (5-8 sto...	Permitted
162917	5370000	Tacoma	053	Pierce	R4L	Low-Density Multiple-Fam...	Multi-unit Residential	Multi-unit Lowrise (up to 4...	Permitted
162940	5370000	Tacoma	053	Pierce	RCX	Regional Commercial Mix...	Mixed Use	Mixed-use Midrise (5-8 sto...	Permitted



Legend

Zoning Attributes

Development Types

Residential Types

12+ Story Multi Unit Allowed



7-Story Multi Unit Allowed



5-Story Multi Unit Allowed



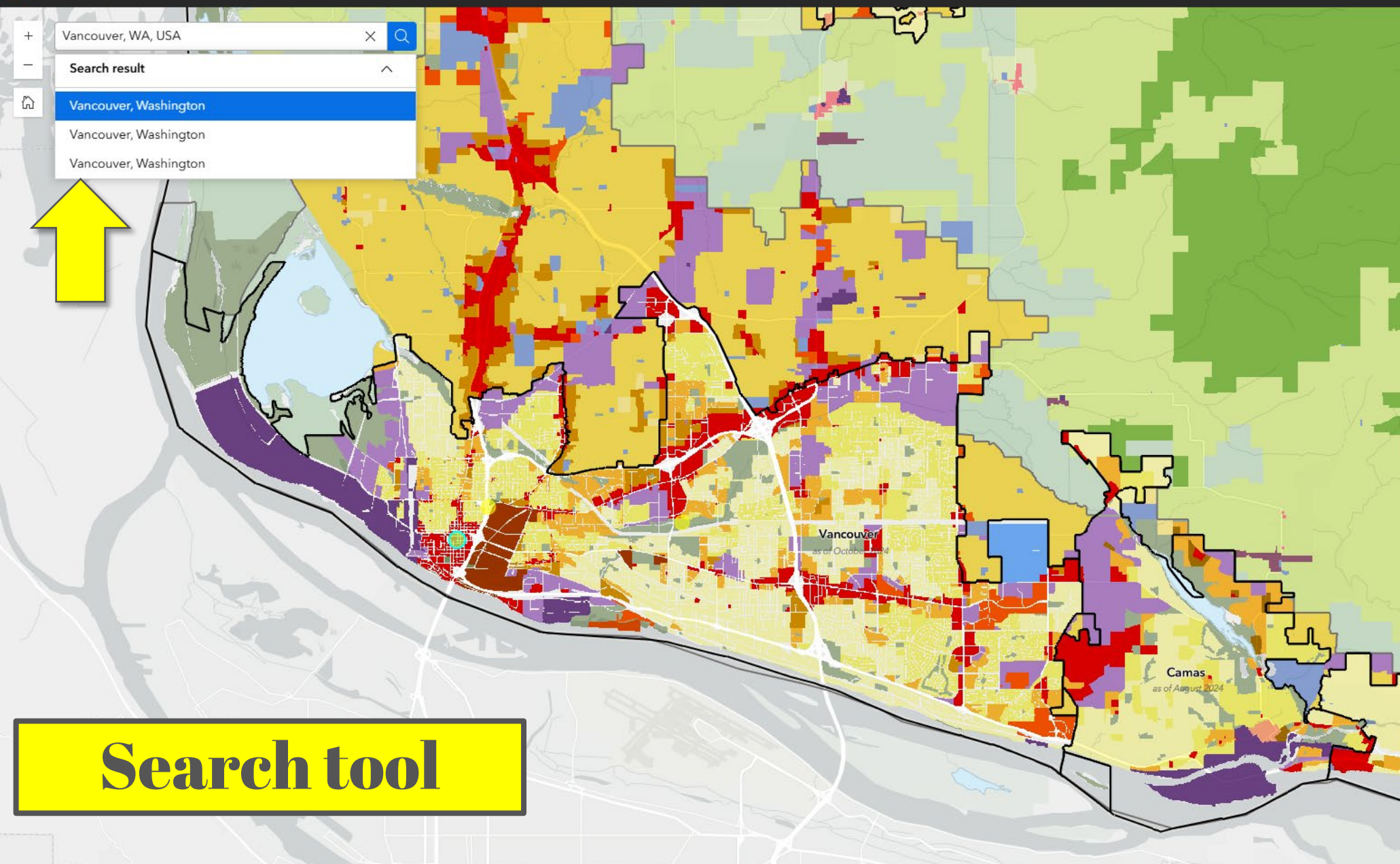
3-Story Multi Unit Allowed



Single Unit Allowed



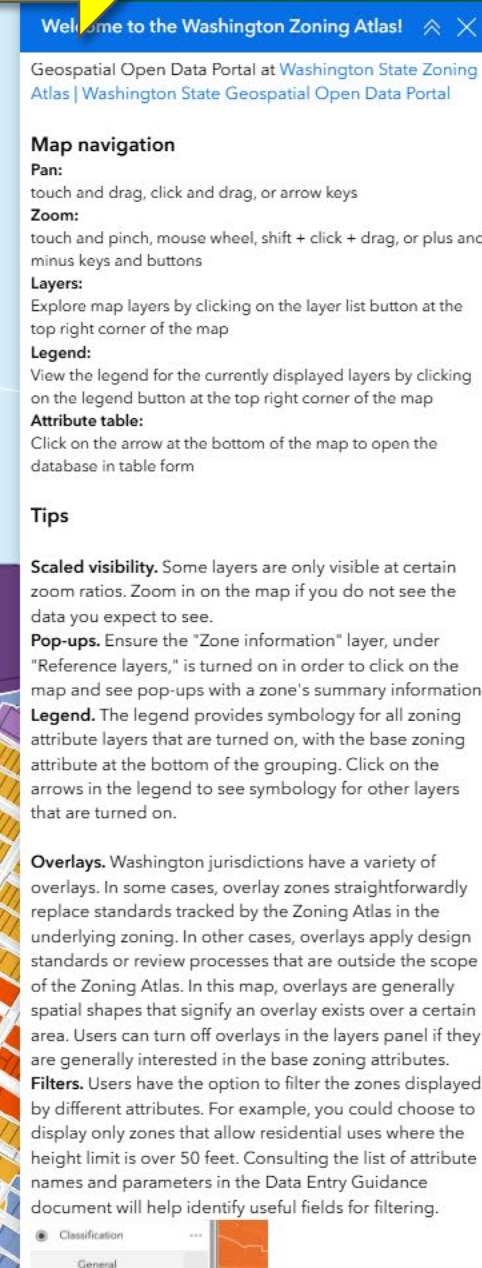
“Development Types” layers combine attributes (use, height, density etc.) to show where different types of buildings are allowed.



Map Layers

- ArcGIS World Geocoding Service
- > World Imagery
- > Reference layers
- > Zoning Attributes
- > Base map

Search tool



“About” tab



Port Angeles
as of August 2024

CBD

1.37 mi

60.57 acre

Measure tool

Measurement

Unit

Acres

Area

60.57 acre

Perimeter

1.35 mi

New measurement

Clear measurement



Report an Error

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Please use this form to report any errors in the map.

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Please describe the error or issue you are experiencing.

1000

Submit

Report an error



Thanks for exploring with us!