

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

CHAPTER 18.10 LOW DENSITY RESIDENTIAL (LDR) DISTRICT

18.10.020 Permitted Uses

The following uses are permitted outright within the Low-Density Residential District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code.

1. Dwelling – One detached single-family dwelling per lot.
2. Animal veterinary, including associated temporary indoor boarding; access to an arterial is required.
3. Public parks, trails, picnic areas and playgrounds, but not including amusement parks, golf courses, or commercial recreation.
4. In Commercial Redevelopment Area 4 (*see Figures 18-9 or 18-10*), the uses and development standards of the adjacent commercial zone are permitted and shall apply, subject to the specific criteria and procedures defined in TMC 18.60.060.
5. Shelters.

*(Ord. 1976 §17, 2001; Ord. 1865 §5, 1999;
Ord. 1758 §1 (part), 1995)*

18.10.030 Accessory Uses

The following uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Low-Density Residential District.

1. Adult day care.
2. Accessory dwelling unit, provided:
 - a. minimum lot of 7,200 square feet;
 - b. accessory dwelling unit is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less;
 - c. one of the residences is the primary residence of a person who owns at least 50% of the property,
 - d. dwelling unit is incorporated into the primary detached single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time;
 - e. minimum of three parking spaces on the property with units less than 600 square feet, and a minimum of four spaces for units over 600 square feet; and
 - f. the units are not sold as condominiums.
3. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
4. Garage or carport (private) not exceeding 1,500 square feet in floor area, provided it is located on the same lot as the principal use and is subject to the regulations affecting the main building.
5. Greenhouses (noncommercial) and storage sheds not exceeding 1,000 square feet in floor area.
6. Home occupations.
7. Institutional uses such as hospitals, food banks, schools, or government facilities may have two cargo containers per lot with approval as a Type 2 decision; criteria are listed at TMC 18.50.060.
8. Parking areas.
9. Private stable, if located not less than 60 feet from front lot line nor less than 30 feet from a side or rear lot line. It shall provide capacity for not more than one horse, mule or pony for each 20,000 square feet of stable and pasture area, but not more than a total of two of the above mentioned animals shall be allowed on the same lot.
10. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses that are customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

*(Ord. 2368 §4, 2012; Ord. 2251 §11, 2009;
Ord. 1989 §2, 2002; Ord. 1976 §18, 2001;
Ord. 1758 §1 (part), 1995)*

18.10.040 Conditional Uses

The following uses may be allowed within the Low-Density Residential District, subject to the requirements, procedures, and conditions established by the Conditional Use Permits chapter of this title.

1. Bed and breakfast facilities, provided:
 - a. the manager/owner must live on-site,
 - b. the maximum number of residents, either permanent or temporary, at any one time is twelve,
 - c. two on-site parking spaces for the owner and permanent residents and one additional on-site parking space is provided for each bedroom rented to customers,
 - d. the maximum length of continuous stay by a guest is 14 days,
 - e. breakfast must be offered on-site to customers, and
 - f. all necessary permits or approvals are obtained from the Health Department.
2. Cemeteries and crematories.
3. Religious facility and community center buildings.
4. Dormitories
5. Electrical substations -- distribution.
6. Fire and police stations.
7. Libraries, museums or art galleries (public).
8. Radio, television, microwave, or observation stations and towers.
9. Recreation facilities (public) including, but not limited to, sports fields, community centers, and golf courses.
10. Schools, preschool, elementary, junior and senior high schools (public), and equivalent private schools.

*(Ord. 2251 §12, 2009; Ord. 2135 §3, 2006;
Ord. 1976 §19, 2001; Ord. 1758 §1 (part), 1995)*

18.10.050 Unclassified Uses

The following uses may be allowed within the Low-Density Residential District, subject to the requirements, procedures and conditions established by the Unclassified Use Permits chapter of TMC Chapter 18.66, Unclassified Use Permits:

1. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
2. Mass transit facilities.
3. Neighborhood stormwater detention and treatment facilities.
4. Sewage lift stations.
5. Stormwater pump stations.
6. Water pump stations.
7. Water utility reservoirs and related facilities.
8. Other uses not specifically listed in this Title which the Director determines to be:
 - a. Similar in nature to other uses allowed through the Unclassified Use Permit;
 - b. Consistent with the stated purpose of the District;
 - c. Consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 1865 §6, 1999; Ord. 1816 §1, 1997;
Ord. 1758 §1 (part), 1995)*

CHAPTER 18.12 MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

18.12.020 Permitted Uses

A. The following uses are permitted outright within the Medium Density District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code:

1. Dwelling - One detached single-family dwelling per lot.
2. Dwelling - Multi-family duplex, triplex or fourplex units, or townhouse up to four attached units.
3. Detached zero-lot-line units.
4. Animal veterinary, including associated temporary indoor boarding; access to an arterial required.
5. Day care centers.
6. Public parks, trails, picnic areas and playgrounds, but not including amusement parks, golf courses, or commercial recreation.
7. Shelters.

B. In Commercial Redevelopment Areas 1, 2, and 4 (see Figures 18-9 or 18-10), the uses and development standards of the adjacent commercial zone are permitted and shall apply, subject to the specific criteria and procedures defined in TMC 18.60.060.

(Ord. 2199 §11, 2008; Ord. 1976 §20, 2001;
Ord. 1865 §9, 1999; Ord. 1758 §1 (part), 1995)

18.12.030 Accessory Uses

The following uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Medium Density Residential District.

1. Adult day care.
2. Accessory dwelling unit, provided:
 - a. Minimum lot of 7,200 square feet;
 - b. Accessory dwelling unit is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less;
 - c. one of the residences is the primary residence of a person who owns at least 50% of the property;
 - d. Dwelling unit is incorporated into the primary detached single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time;
 - e. Minimum of three parking spaces on the property with units less than 600 square feet, and a minimum of four spaces for units over 600 square feet, and
 - f. the units are not sold as condominiums.
3. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
4. Garage or carport (private) not exceeding 1,500 square feet in floor area, provided it is located on the same lot as the principal use and is subject to the regulations affecting the main building.
5. Greenhouses (noncommercial) and storage sheds not exceeding 1,000 square feet in floor area.
6. Home occupations.
7. Institutional uses such as hospitals, food banks, schools, or government facilities may have two cargo containers per lot with approval as a Type 2 decision; criteria are listed at TMC 18.50.060.
8. Parking areas.
9. Private stable, if located not less than 60 feet from front lot line nor less than 30 feet from a side or rear lot line. It shall provide capacity for not more than one horse, mule or pony for each 20,000 square feet of stable and pasture area, but not more than a total of two of the above-mentioned animals shall be allowed on the same lot.
10. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses that are customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

(Ord. 2368 §6, 2012; Ord. 2251 §14, 2009;
Ord. 1989 §3, 2002; Ord. 1976 §21, 2001;
Ord. 1758 §1 (part), 1995)

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

18.12.040 Conditional Uses

The following uses may be allowed within the Medium Density Residential District, subject to the requirements, procedures, and conditions established by the Conditional Use Permits chapter of this title.

1. Bed and breakfast facilities, provided:
 - a. the manager/owner must live on-site,
 - b. the maximum number of residents, either permanent or temporary, at any one time is twelve,
 - c. two on-site parking spaces for the owner and permanent residents and one additional on-site parking space is provided for each bedroom rented to customers,
 - d. the maximum length of continuous stay by a guest is 14 days,
 - e. breakfast must be offered on-site to customers, and
 - f. all necessary permits or approvals are obtained from the Health Department.
2. Boarding houses.
3. Cemeteries and crematories.
4. Religious facility and community center buildings.
5. Convalescent and nursing homes for not over 12 patients.
6. Dormitories.
7. Manufactured/mobile home park, meeting the following requirements:
 - a. the development site shall comprise not less than two contiguous acres;
 - b. overall development density shall not exceed eight dwelling units per acre;
 - c. vehicular access to individual dwelling units shall be from the interior of the park; and
 - d. emergency access shall be subject to the approval of the Tukwila Fire Department.
8. Electrical substations - distribution.
9. Fire and police stations.
10. Libraries, museums or art galleries (public).
11. Radio, television, microwave, or observation stations and towers.
12. Recreation facilities (public) including, but not limited to, sports fields, community centers, and golf courses.
13. Schools, preschool, elementary, junior or senior high schools (public), and equivalent private schools.

*(Ord. 2251 §15, 2009; Ord. 2135 §4, 2006;
Ord. 1976 §22, 2001; Ord. 1758 §1 (part), 1995)*

18.12.050 Unclassified Uses

The following uses may be allowed within the Medium-Density Residential District, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits:

1. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
2. Neighborhood stormwater detention and treatment facilities.
3. Stormwater pump stations.
4. Water utility reservoirs and related facilities.
5. Sewage lift stations.
6. Water pump stations.
7. Mass transit facilities.
8. Other uses not specifically listed in this Title which the Director determines to be:
 - a. Similar in nature to other uses allowed through the unclassified use permit;
 - b. Consistent with the stated purpose of the District;
 - c. Consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2097 §7, 2005; Ord. 1865 §10, 1999;
Ord. 1816 §1, 1997; Ord. 1758 §1 (part), 1995)*

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

CHAPTER 18.14 HIGH DENSITY RESIDENTIAL (HDR) DISTRICT

18.14.020 Permitted Uses

A. The following uses are permitted outright within the High-Density Residential District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code.

1. Animal veterinary, including associated temporary indoor boarding; access to an arterial required.
2. Convalescent and nursing homes for not more than 12 patients.
3. Day care centers.
4. Manufactured/mobile home park, meeting the following requirements:
 - a. the development site shall comprise not less than two contiguous acres;
 - b. overall development density shall not exceed eight dwelling units per acre;
 - c. vehicular access to individual dwelling units shall be from the interior of the park; and
 - d. emergency access shall be subject to the approval of the Tukwila Fire Department.
5. Dwelling - One detached single-family dwelling per lot.
6. Dwelling – multi-family.
7. Dwelling – townhouse up to four attached units.
8. Libraries, museums or art galleries (public).
9. Parks, trails, picnic areas and playgrounds (public) but not including amusement parks, golf courses, or commercial recreation.
10. Shelters.

B. In Commercial Redevelopment Area 3 (*see Figures 18-9 or 18-10*), the uses and development standards of the adjacent commercial zone are permitted and shall apply, subject to the specific criteria and procedures defined in the BAR chapter of this code, TMC 18.60.060.

*(Ord. 2199 §13, 2008; Ord. 1976 §24, 2001;
Ord. 1865 §13, 1999; Ord. 1830 §2, 1998;
Ord. 1758 §1 (part), 1995)*

18.14.030 Accessory Uses

The following uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the High-Density Residential District.

1. Adult day care.
2. Accessory dwelling unit, provided:
 - a. minimum lot of 7,200 square feet;
 - b. accessory dwelling unit is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less;
 - c. one of the residences is the primary residence of a person who owns at least 50% of the property,
 - d. dwelling unit is incorporated into the primary detached single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time;
 - e. minimum of three parking spaces on the property with units less than 600 square feet, and a minimum of four spaces for units over 600 square feet; and
 - f. the units are not sold as condominiums.
3. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
4. Greenhouses (noncommercial) and storage sheds not exceeding 1,000 square feet in floor area.
5. Home occupations.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

6. Institutional uses such as hospitals, food banks, schools, or government facilities may have two cargo containers per lot with approval as a Type 2 decision; criteria are listed at TMC 18.50.060.
7. Parking areas.
8. Private stable, if located not less than 60 feet from front lot line nor less than 30 feet from a side or rear lot line. It shall provide capacity for not more than one horse, mule or pony for each 20,000 square feet of stable and pasture area, but not more than a total of two of the above mentioned animals shall be allowed on the same lot.
9. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses that are customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 §8, 2012; Ord. 2251 §17, 2009;
Ord. 1989 §4, 2002; Ord. 1976 §25, 2001;
Ord. 1758 §1 (part), 1995)*

18.14.040 Conditional Uses

The following uses may be allowed within the High-Density Residential District, subject to the requirements, procedures, and conditions established by the Conditional Use Permits chapter of this title.

1. Bed and breakfast facilities, provided:
 - a. the manager/owner must live on-site,
 - b. the maximum number of residents, either permanent or temporary, at any one time is twelve,
 - c. two on-site parking spaces for the owner and permanent residents and one additional on-site parking space is provided for each bedroom rented to customers,
 - d. the maximum length of continuous stay by a guest is 14 days,
 - e. breakfast must be offered on-site to customers, and
 - f. all necessary permits or approvals are obtained from the Health Department.
2. Boarding houses.
3. Cemeteries and crematories.

4. Religious facility and community center buildings.
5. Dormitories.
6. Electrical substations - distribution.
7. Fire and police stations.
8. Radio, television, microwave, or observation stations and towers.
9. Recreation facilities (public) including, but not limited to, sports fields, community centers, and golf courses.
10. Schools, preschool, elementary, junior, or senior high schools (public), and equivalent private schools.

*(Ord. 2251 §18, 2009; Ord. 2135 §5, 2006;
Ord. 1976 §26, 2001; Ord. 1758 §1 (part), 1995)*

18.14.050 Unclassified Uses

The following uses may be allowed within the High Density Residential District, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits.

1. Landfills and excavations that the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
2. Neighborhood stormwater detention and treatment facilities.
3. Stormwater pump stations.
4. Water utility reservoirs and related facilities.
5. Sewage lift stations.
6. Water pump stations.
7. Mass transit facilities.
8. Other uses not specifically listed in this Title that the Director determines to be:
 - a. Similar in nature to other uses allowed through the Unclassified Use Permit;
 - b. Consistent with the stated purpose of the District;

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

- c. Consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2097 §8, 2005; Ord. 1865 §14, 1999;
Ord. 1816 §1, 1997; Ord. 1758 §1 (part), 1995)*

MIXED USE OFFICE (MUO) DISTRICT

18.16.020 Permitted Uses

The following uses are permitted outright within the Mixed-Use Office District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code.

1. Animal veterinary, including associated temporary indoor boarding; access to an arterial required.
2. Beauty or barber shops.
3. Bicycle repair shops.
4. Billiard or pool rooms.
5. Brew pubs.
6. Commercial parking; provided it is:
 - a. located within a structure having substantial ground floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or
 - b. located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.
7. Computer software development and similar uses.
8. Convalescent and nursing homes for not more than 12 patients.
9. Daycare centers.
10. Dwelling - one detached single-family dwelling per existing lot.
11. Dwelling - multi-family units above office and retail uses.
12. Dwelling - senior citizen housing as a freestanding use subject to additional requirements.
13. Financial, banking, mortgage and other services.
14. Fraternal organizations.
15. Laundries:
 - a. self service
 - b. dry-cleaning
 - c. tailor, dyeing
16. Libraries, museums or art galleries (public).
17. Medical and dental laboratories.
18. Offices, when such offices occupy no more than the first two stories of the building or basement and floor above, including:
 - a. outpatient medical clinic
 - b. dental
 - c. government - excluding fire and police stations
 - d. professional
 - e. administrative
 - f. business, such as travel, real estate
 - g. commercial
19. Public parks, trails, picnic areas and playgrounds, but not including amusement parks, golf courses or commercial recreation.
20. Recreation facilities (commercial - indoor), athletic or health clubs.
21. Religious facility with an assembly area less than 750 square feet.
22. Restaurants, including cocktail lounges in conjunction with a restaurant.
23. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items.
24. Retail sales as part of a planned mixed-use development, where at least 50% of gross leasable floor area development is for office use; no auto-oriented retail sales (e.g., drive-ins, service stations).

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

25. Schools and studios for education or self improvement.
26. Shelters.
27. Studios - art, photography, music, voice and dance.
28. Telephone exchanges.
29. Other uses not specifically listed in this title, which the Director determines to be:
 - a. similar in nature to and compatible with other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2287 §7, 2010; Ord. 2251 §19, 2009;
Ord. 2097 §9, 2005; Ord. 1986 §5, 2001;
Ord. 1976 §28, 2001; Ord. 1971 §7, 2001;
Ord. 1830 §5, 1998; Ord. 1814 §2 (part), 1997;
Ord. 1758 §1 (part), 1995)*

18.16.030 Accessory Uses

The following uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Mixed-Use Office District.

1. Adult day care.
2. Accessory dwelling unit, provided:
 - a. minimum lot of 7,200 square feet;
 - b. accessory dwelling unit is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less;
 - c. one of the residences is the primary residence of a person who owns at least 50% of the property,
 - d. dwelling unit is incorporated into the primary detached single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time;
 - e. minimum of three parking spaces on the property with units less than 600 square feet, and a minimum of four spaces for units over 600 square feet; and
 - f. the units are not sold as condominiums.
3. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
4. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
5. Greenhouses (noncommercial) and storage sheds not exceeding 1,000 square feet in floor area.
6. Home occupations.
7. Parking areas.
8. Recreational area and facilities for employees.
9. Residences for security or maintenance personnel.
10. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses that are customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 §10, 2012; Ord. 2251 §20, 2009;
Ord. 1976 §29, 2001; Ord. 1758 §1 (part), 1995)*

18.16.040 Conditional Uses

The following uses may be allowed within the Mixed-Use Office District, subject to the requirements, procedures and conditions established by TMC Chapter 18.64, Conditional Use Permits:

1. Bed and Breakfast lodging.
2. Cemeteries and crematories.
3. Religious facility with an assembly area greater than 750 square feet and community center buildings.
4. Colleges and universities.
5. Convalescent and nursing homes for more than 12 patients.
6. Electrical substation - distribution.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

7. Fire and police stations.
8. Hospitals.
9. Park-and-ride lots.
10. Radio, television, microwave or observation stations and towers.
11. Recreation facilities (public), including, but not limited to, sports fields, community centers and golf courses.
12. Schools, preschool, elementary, junior or senior high schools (public), and equivalent private schools.
*(Ord. 2287 §8, 2010; Ord. 2251 §21, 2009; Ord. 2135 §6, 2006;
Ord. 1865 §16, 1999; Ord. 1830 §6, 1998;
Ord. 1758 §1 (part), 1995)*

18.16.050 Unclassified Uses

The following uses may be allowed within the Mixed-Use Office District, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits.

1. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
2. Neighborhood stormwater detention and treatment facilities.
3. Stormwater pump stations.
4. Water utility reservoirs and related facilities.
5. Sewage lift stations.
6. Water pump stations.
7. Mass transit facilities.
9. Other uses not specifically listed in this Title which the Director determines to be:
 - a. Similar in nature to other uses allowed through the unclassified use permit;
 - b. Consistent with the stated purpose of the District;
 - c. Consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2097 §10, 2005; Ord. 1865 §17, 1999;
Ord. 1816 §1, 1997; Ord. 1758 §1 (part), 1995)*

OFFICE (O) DISTRICT

18.18.020 Permitted Uses

The following uses are permitted outright within the Office District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code:

1. Beauty or barber shops.
2. Bicycle repair shops.
3. Brew pubs.
4. Computer software development and similar uses.
5. Commercial parking; provided it is:
 - a. located within a structure having substantial ground floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or
 - b. located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.
6. Convalescent and nursing homes for not more than 12 patients.
7. Daycare centers.
8. Dwelling - one detached single-family dwelling per existing lot.
9. Financial, banking, mortgage other services.
10. Fraternal organizations.
11. Laundries:
 - a. self service
 - b. dry-cleaning
 - c. tailor, dyeing
12. Libraries, museums or art galleries (public).
13. Medical and dental laboratories.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

14. Offices, including:
 - a. outpatient medical clinic
 - b. dental
 - c. government - excluding fire and police stations
 - d. professional
 - e. administrative
 - f. business, such as travel, real estate
 - g. commercial
15. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses, or commercial recreation.
16. Recreation facilities (commercial - indoor), athletic or health clubs.
17. Religious facility with an assembly area less than 750 square feet.
18. Restaurants, including cocktail lounges in conjunction with a restaurant.
19. Retail sales, as part of a planned mixed-use development where at least 50% of gross leasable floor area development is for office use; no auto-oriented retail sales (e.g., drive-ins, service stations).
20. Schools and studios for education or self-improvement.
21. Shelters.
22. Studios - art, photography, music, voice and dance.
23. Telephone exchanges.
24. Other uses not specifically listed in this title, which the Director determines to be:
 - a. similar in nature to and compatible with other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2287 §9, 2010; Ord. 2251 §23, 2009;
Ord. 2097 §11, 2005; Ord 1986 §6, 2001;
Ord. 1976 §31, 2001; Ord. 1971 §8, 2001;
Ord. 1830 §8, 1998; Ord. 1814 §2 (part), 1997;
Ord. 1758 §1 (part), 1995)*

18.18.030 Accessory Uses

The following uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Office District.

1. Adult day care.
2. Accessory dwelling unit, provided:
 - a. minimum lot of 7,200 square feet;
 - b. accessory dwelling unit is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less;
 - c. one of the residences is the primary residence of a person who owns at least 50% of the property,
 - d. dwelling unit is incorporated into the primary detached single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time;
 - e. minimum of three parking spaces on the property with units less than 600 square feet, and a minimum of four spaces for units over 600 square feet; and
 - f. the units are not sold as condominiums.
3. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
4. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
5. Home occupations.
6. Parking areas.
7. Recreational area and facilities for employees.
8. Residences for security or maintenance personnel.
9. Other uses not specifically listed in this title, which the Director determines to be:

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

- a. uses that are customarily accessory to other uses permitted outright within this district; and
- b. consistent with the stated purpose of this district; and
- c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 §12, 2012; Ord. 2251 §24, 2009;
Ord. 1976 §32, 2001; Ord. 1758 §1 (part), 1995)*

18.18.040 Conditional Uses

The following uses may be allowed within the Office District, subject to the requirements, procedures and conditions established by TMC Section 18.18.64, Conditional Use Permits:

1. Cemeteries and crematories.
2. Religious facility with an assembly area greater than 750 square feet and community center buildings.
3. Colleges and universities.
4. Convalescent and nursing homes for more than 12 patients.
5. Electrical substations - distribution.
6. Fire and police stations.
7. Hospitals.
8. Park-and-ride lots.
9. Radio, television, microwave or observation stations and towers.
10. Recreation facilities (public), including, but not limited to, sports fields, community centers and golf courses.
11. Schools, preschool, elementary, junior or senior high schools (public), and equivalent private schools.

*(Ord. 2287 §10, 2010; Ord. 2251 §25, 2009;
Ord. 2135 §7, 2006; Ord. 1976 §33, 2001;
Ord. 1865 §19, 1999; Ord. 1830 §9, 1998; Ord.
1758 §1 (part), 1995)*

18.18.050 Unclassified Uses

The following uses may be allowed within the Office District, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits.

1. Correctional institution operated by the City of Tukwila.
2. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
3. Neighborhood stormwater detention and treatment facilities.
4. Stormwater pump stations.
5. Water utility reservoirs and related facilities.
6. Sewage lift stations.
7. Water pump stations.
8. Mass transit facilities.
9. Other uses not specifically listed in this title which the Director determines to be:
 - a. Similar in nature to other uses allowed through the unclassified use permit;
 - b. Consistent with the stated purpose of the District;
 - c. Consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 1976 §34, 2001; Ord. 1865 §20, 1999;
Ord. 1816 §1, 1997; Ord. 1758 §1 (part), 1995)*

RESIDENTIAL COMMERCIAL CENTER (RCC) DISTRICT

18.20.020 Permitted Uses

The following uses are permitted outright within the Residential Commercial Center District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code:

1. Animal veterinary, including associated temporary indoor boarding; access to an arterial required.
2. Beauty or barber shops.
3. Bicycle repair shops.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

4. Computer software development and similar uses.
5. Daycare centers.
6. Dwelling - one detached single-family dwelling per existing lot.
7. Dwelling - multi-family units above office and retail uses.
8. Fix-it, radio or television repair shops/rental shops.
9. Greenhouses or nurseries (commercial).
10. Laundries:
 - a. self service
 - b. dry-cleaning
 - c. tailor, dyeing
11. Offices, when such offices occupy no more than the first two stories of the building or basement and floor above, including:
 - a. outpatient medical clinic
 - b. dental
 - c. government - excluding fire and police stations
 - d. professional
 - e. administrative
 - f. business, such as travel, real estate
 - g. commercial
12. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
13. Religious facility with an assembly area less than 750 square feet.
14. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items.
15. Schools and studios for education or self-improvement.
16. Studios - art, photography, music, voice and dance.
17. Other uses not specifically listed in this title, which the Director determines to be:
 - a. similar in nature to and compatible with other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2287 §11, 2011; Ord. 2251 §26, 2009;
Ord. 2097 §12, 2005; Ord. 1976 §36, 2001;
Ord. 1758 §1 (part), 1995)*

18.20.030 Accessory Uses

The following uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Residential Commercial Center District.

1. Accessory dwelling unit, provided:
 - a. minimum lot of 7,200 square feet;
 - b. accessory dwelling unit is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less;
 - c. one of the residences is the primary residence of a person who owns at least 50% of the property;
 - d. dwelling unit is incorporated into the primary detached single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time;
 - e. minimum of three parking spaces on the property with units less than 600 square feet, and a minimum of four spaces for units over 600 square feet; and
 - f. the units are not sold as condominiums.
2. Dormitory as an accessory use to other uses otherwise permitted or approved conditional uses such as religious facilities or schools.
3. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
4. Home occupations.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

5. Parking areas.
6. Recreational area and facilities for employees.
7. Residences for security or maintenance personnel.
8. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses that are customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 §14, 2012; Ord. 2251 §27, 2009;
Ord. 1976 §37, 2001; Ord. 1758 §1 (part), 1995)*

18.20.040 Conditional Uses

The following uses may be allowed within the Residential Commercial Center District, subject to the requirements, procedures, and conditions established by the Conditional Use Permits chapter of this title.

1. Brew pubs.
2. Convalescent and nursing homes for not more than 12 patients.
3. Fire and police stations.
4. Fraternal organizations.
5. Libraries, museums or art galleries (public).
6. Radio, television, microwave, or observation stations and towers.
7. Recreation facilities (public) including, but not limited to, sports fields, community centers, and golf courses.
8. Religious facility with an assembly area greater than 750 square feet and community center buildings.
9. Restaurants, including cocktail lounges in conjunction with a restaurant.
10. Schools, preschool, elementary, junior, or senior high schools (public), and equivalent private schools.

*(Ord. 2251 §28, 2009; Ord. 2135 §8, 2006;
Ord. 1976 §38, 2001; Ord. 1814 §3, 1997; Ord.
1758 §1 (part), 1995)*

18.20.050 Unclassified Uses

The following uses may be allowed within the Residential Commercial Center District, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits.

1. Landfills and excavations, which the responsible official, acting pursuant to the State Environmental Policy Act determines are significant environmental actions, may be allowed within the Residential Commercial Center District, subject to the requirements, procedures and conditions established by the Unclassified Use Permits chapter of this title.
2. Neighborhood stormwater detention and treatment facilities.
3. Stormwater pump stations.
4. Water Utility reservoirs and related facilities.
5. Sewage lift stations.
6. Water pump stations.
7. Mass transit facilities.
8. Other uses not specifically listed in this Title which the Director determines to be:
 - a. Similar in nature to other uses allowed through the unclassified use permit;
 - b. Consistent with the stated purpose of the District;
 - c. Consistent with the policies of the Tukwila Comprehensive Plan.

(Ord. 1865 §21, 1999; Ord. 1758 §1 (part), 1995)

NEIGHBORHOOD COMMERCIAL CENTER (NCC) DISTRICT

18.22.020 Permitted Uses

The following uses are permitted outright within the Neighborhood Commercial Center District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code:

1. Animal veterinary, including associated temporary indoor boarding; access to an arterial required.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

2. Automotive services:
 - a. gas, outside pumps allowed
 - b. washing
 - c. body and engine repair shops (enclosed within a building)
3. Beauty or barber shops.
4. Bicycle repair shops.
5. Brew pubs.
6. Bus stations.
7. Businesses that include a retail component in conjunction with their manufacturing operation and meeting this chapter's other performance standards. These businesses may manufacture, process, assemble and/or package the following:
 - a. foods, including but not limited to baked goods, beverages, candy, canned or preserved foods, dairy products and by products, frozen foods, instant foods and meats (no slaughtering);
 - b. pharmaceuticals and related products such as cosmetics and drugs;
 - c. bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paints, paper, plastics, rubber, tile and wood;
 - d. electronic, mechanical, or precision instruments;
 - e. other manufacturing and assembly of a similar light industrial character;
 - f. industries involved with etching, lithography, printing, and publishing, meeting the City's performance standards and offering their services to the local populace on a walk-in basis;
 - g. businesses that service and repair the above products, that are entirely enclosed within a building, offering their services to the local populace on a walk-in basis and meeting the City's performance standards.
8. Cabinet shops or carpenter shops employing less than five people.
9. Computer software development and similar uses.
10. Convalescent and nursing homes for not more than 12 patients.
11. Day care centers.
12. Dwelling - one detached single-family dwelling per existing lot.
13. Dwelling - multi-family units above office and retail uses.
14. Financial:
 - a. banking
 - b. mortgage
 - c. other services
15. Fix-it, radio or television repair shops/rental shops.
16. Fraternal organizations.
17. Frozen food lockers for individual or family use.
18. Greenhouses or nurseries (commercial).
19. Laundries:
 - a. self-serve
 - b. dry-cleaning
 - c. tailor, dyeing
20. Libraries, museums or art galleries (public).
21. Offices, when such offices occupy no more than the first two stories of the building, or basement and floor above, or three stories, in the Urban Redevelopment Area along Tukwila International Boulevard, including:
 - a. outpatient medical clinic
 - b. dental
 - c. government - excluding fire and police stations
 - d. professional
 - e. administrative
 - f. business, such as travel, real estate
 - g. commercial
22. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
23. Plumbing shops (no tin work or outside storage).

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

24. Recreation facilities (commercial - indoor), athletic or health clubs.
25. Religious facility with an assembly area less than 750 square feet.
26. Restaurants, including cocktail lounges in conjunction with a restaurant.
27. Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
28. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items.
29. Schools and studios for education or self-improvement.
30. Studios - art, photography, music, voice and dance.
31. Telephone exchanges.
32. Theaters, excluding adult entertainment establishments, as defined by this Code.
33. Wholesale or retail sales offices or sample rooms, with less than 50% storage or warehousing.
34. Other uses not specifically listed in this title, which the Director determines to be:
 - a. similar in nature to and compatible with other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2287 §12, 2010; Ord. 2251 §29, 2009;
Ord. 2097 §13, 2005; Ord. 1976 §40, 2001;
Ord. 1954 §1, 2001; Ord. 1830 §11, 1998;
Ord. 1814 §2 (part), 1997; Ord. 1758 §1 (part), 1995)*

18.22.030 Accessory Uses

The following uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Neighborhood Commercial Center District.

1. Billiard or pool rooms.
2. Accessory dwelling unit, provided:
 - a. minimum lot of 7,200 square feet;
 - b. accessory dwelling unit is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less;
 - c. one of the residences is the primary residence of a person who owns at least 50% of the property,
 - d. dwelling unit is incorporated into the primary detached single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time;
 - e. minimum of three parking spaces on the property with units less than 600 square feet, and a minimum of four spaces for units over 600 square feet; and
 - f. the units are not sold as condominiums.
3. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
4. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
5. Home occupations.
6. Parking areas.
7. Recreational area and facilities for employees.
8. Residences for security or maintenance personnel.
9. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses that are customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 §16, 2012; Ord. 2251 §30, 2009;
Ord. 1976 §41, 2001; Ord. 1758 §1 (part), 1995)*

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

18.22.040 Conditional Uses

The following uses may be allowed within the Neighborhood Commercial Center District, subject to the requirements, procedures, and conditions established by TMC Chapter 18.64, Conditional Use Permits.

1. Colleges and universities.
2. Convalescent and nursing homes for more than 12 patients.
3. Electrical substations - distribution.
4. Fire and police stations.
5. Park-and-ride lots.
6. Radio, television, microwave, or observation stations and towers.
7. Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.
8. Recreation facilities (public) including, but not limited to, sports fields, community centers, and golf courses.
9. Religious facility with an assembly area greater than 750 square feet and community center buildings.
10. Schools, preschool, elementary, junior, or senior high schools (public), and equivalent private schools.

*(Ord. 2251 §31, 2009; Ord. 2135 §9, 2006;
Ord. 1865 §23, 1999; Ord. 1830 §12, 1998;
Ord. 1758 §1 (part), 1995)*

18.22.050 Unclassified Uses

The following uses may be allowed within the Neighborhood Commercial Center District, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits.

1. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
2. Neighborhood stormwater detention and treatment facilities.
3. Stormwater pump stations.
4. Water utility reservoirs and related facilities.
5. Sewage lift stations.
6. Water pump stations.
7. Mass transit facilities.
8. Other uses not specifically listed in this Title which the Director determines to be:
 - a. Similar in nature to other uses allowed through the unclassified use permit;
 - b. Consistent with the stated purpose of the district;
 - c. Consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 1865 §24, 1999; Ord. 1816 §1, 1997;
Ord. 1758 §1 (part), 1995)*

REGIONAL COMMERCIAL (RC) DISTRICT

18.24.020 Permitted Uses

The following uses are permitted outright within the Regional Commercial District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code:

1. Animal veterinary, including associated temporary indoor boarding; access to an arterial required.
2. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers or sale of used parts allowed.
3. Automotive services:
 - a. gas, outside pumps allowed
 - b. washing
 - c. body and engine repair shops (enclosed within a building)

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

4. Beauty or barber shops.
5. Bicycle repair shops.
6. Billiard or pool rooms.
7. Brew pubs.
8. Businesses that include a retail component in conjunction with their manufacturing operation and meeting this chapter's other performance standards. These businesses may manufacture, process, assemble and/or package the following: foods, including, but not limited to baked goods, beverages, candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (no slaughtering).
9. Bus stations.
10. Cabinet shops or carpenter shops employing less than five people.
11. Commercial laundries.
12. Commercial parking; provided it is:
 - a. located within a structure having substantial ground floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or
 - b. located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.
13. Computer software development and similar uses.
14. Convalescent and nursing homes for not more than 12 patients.
15. Convention facilities.
16. Daycare centers.
17. Dwelling - multi-family units on a lot that does not front on Tukwila International Boulevard South, subject to the HDR requirements of TMC Section 18.50.083, Maximum Building Length, and TMC Section 18.52.060, 2-4, Recreation Space Requirements.
18. Extended-stay hotel/motel.
19. Financial:
 - a. banking
 - b. mortgage
 - c. other services
20. Fix-it, radio or television repair shops/rental shops.
21. Fraternal organizations.
22. Frozen food lockers for individual or family use.
23. Greenhouses or nurseries (commercial).
24. Hotels.
25. Industries involved with etching, film processing, lithography, printing and publishing.
26. Laundries:
 - a. self-serve
 - b. dry-cleaning
 - c. tailor, dyeing
27. Libraries, museums or art galleries (public).
28. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to, manufacturing, processing, assembling, packaging and/or repairing of:
 - a. Pharmaceuticals and related products, such as cosmetics and drugs;
 - b. Previously prepared materials including, but not limited to, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile and wood;
 - c. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.
29. Medical and dental laboratories.
30. Mortician and funeral homes.
31. Motels.
32. Offices, including:
 - a. outpatient medical clinic
 - b. dental

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

- c. government - excluding fire and police stations
 - d. professional
 - e. administrative
 - f. business, such as travel, real estate
 - g. commercial
33. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
34. Planned shopping center (mall).
35. Plumbing shops (no tin work or outside storage).
36. Recreation facilities (commercial - indoor), athletic or health clubs.
37. Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.
38. Religious facility with an assembly area less than 750 square feet.
39. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
40. Restaurants, including:
- a. drive-through
 - b. sit down
 - c. cocktail lounges in conjunction with a restaurant
41. Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
42. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items.
43. Schools and studios for education or self-improvement.
44. Self-storage facilities.
45. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
46. Studios - art, photography, music, voice and dance.
47. Taverns, nightclubs.
48. Telephone exchanges.
49. Theaters, excluding adult entertainment establishments, as defined by this code.
50. Warehouse storage and/or wholesale distribution facilities.
51. Other uses not specifically listed in this title, which the Director determines to be:
- a. similar in nature to and compatible with other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 §18, 2012; Ord. 2287 §13, 2010;
Ord. 2251 §32, 2009; Ord. 2021 §2, 2003;
Ord. 1986 §7, 2001; Ord. 1971 §10, 2001;
Ord. 1865 §27, 1999; Ord. 1830 §14, 1998;
Ord. 1814 §2 (part), 1997; Ord. 1758 §1 (part), 1995)*

18.24.030 Accessory Uses

The following uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Regional Commercial District.

- 1. Adult day care.
- 2. Cargo container; two may be allowed per lot with approval as a Type 2 decision; criteria are listed at TMC 18.50.060.
- 3. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
- 4. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
- 5. Parking areas.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

6. Recreational area and facilities for employees.
7. Residences for security or maintenance personnel.
8. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses that are customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 §19, 2012; Ord. 2251 §33, 2009;
Ord. 1989 §5, 2002; Ord. 1976 §43, 2001;
Ord. 1758 §1 (part), 1995)*

18.24.040 Conditional Uses

The following uses may be allowed within the Regional Commercial District, subject to the requirements, procedures and conditions established by TMC Chapter 18.64, Conditional Use Permits:

1. Amusement parks.
2. Animal shelters and kennels, subject to all additional State and local regulations (less than four cats or dogs does not need a permit).
3. Cemeteries and crematories.
4. Religious facility with an assembly area greater than 750 square feet and community center buildings.
5. Colleges and universities.
6. Convalescent and nursing homes for more than 12 patients.
7. Drive-in theaters.
8. Electrical substations - distribution.
9. Fire and police stations.
10. Hospitals.
11. Internet data/telecommunication centers.
12. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, limited to manufacturing, processing and/or assembling previously prepared metals, including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging.
13. Park-and-ride lots.
14. Pawnbrokers.
15. Radio, television, microwave or observation stations and towers.
16. Recreation facilities (public), including, but not limited to, sports fields, community centers and golf courses.
17. Schools, preschool, elementary, junior or senior high schools (public), and equivalent private schools.

*(Ord. 2368 §20, 2012; Ord. 2287 §14, 2010; Ord. 2251 §34, 2009;
Ord. 2135 §10, 2006; Ord. 1974 §3, 2001;
Ord. 1865 §28, 1999; Ord. 1830 §15, 1998;
Ord. 1758 §1 (part), 1995)*

18.24.050 Unclassified Uses

The following uses may be allowed within the Regional Commercial District, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits:

1. Essential public facilities, except those specifically listed as a permitted, conditionally permitted or unclassified use in any of the districts established by this title.
2. Hydroelectric and private utility power generating plants.
3. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
4. Mass transit facilities.

*(Ord. 1976 §44, 2001; Ord. 1865 §29, 1999;
Ord. 1758 §1 (part), 1995)*

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

REGIONAL COMMERCIAL MIXED-USE (RCM) DISTRICT

18.26.020 Permitted Uses

The following uses are permitted outright within the Regional Commercial Mixed Use District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code:

1. Animal veterinary, including associated temporary indoor boarding; access to an arterial required.
2. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers or sale of used parts allowed.
3. Automotive services:
 - a. gas, outside pumps allowed
 - b. washing
 - c. body and engine repair shops (enclosed within a building)
4. Beauty or barber shops.
5. Bicycle repair shops.
6. Billiard or pool rooms.
7. Brew pubs.
8. Businesses that include a retail component in conjunction with their manufacturing operation and meeting this chapter's other performance standards. These businesses may manufacture, process, assemble and/or package foods, including, but not limited to baked goods, beverages, candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (no slaughtering).
9. Bus stations.
10. Cabinet shops or carpenter shops employing less than five people.
11. Commercial laundries.
12. Commercial parking; provided it is:
 - a. located within a structure having substantial ground floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or
 - b. located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.
13. Computer software development and similar uses.
14. Convalescent and nursing homes for not more than 12 patients.
15. Convention facilities.
16. Daycare centers.
17. Dwelling - multi-family units above office and retail uses.
18. Extended-stay hotel/motel.
19. Financial:
 - a. banking
 - b. mortgage
 - c. other services
20. Fix-it, radio or television repair shops/rental shops.
21. Fraternal organizations.
22. Frozen food lockers for individual or family use.
23. Greenhouses or nurseries (commercial).
24. Hotels.
25. Industries involved with etching, film processing, lithography, printing and publishing.
26. Laundries:
 - a. self-serve
 - b. dry-cleaning
 - c. tailor, dyeing
27. Libraries, museums or art galleries (public).

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

28. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to, manufacturing, processing, assembling, packaging and/or repairing of:
 - a. Pharmaceuticals and related products, such as cosmetics and drugs;
 - b. Previously prepared materials, including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile and wood;
 - c. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.
29. Medical and dental laboratories.
30. Mortician and funeral homes.
31. Motels.
32. Offices, including:
 - a. outpatient medical clinic
 - b. dental
 - c. government - excluding fire and police stations
 - d. professional
 - e. administrative
 - f. business, such as travel, real estate
 - g. commercial
33. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
34. Planned shopping center (mall).
35. Plumbing shops (no tin work or outside storage).
36. Recreation facilities (commercial - indoor), athletic or health clubs.
37. Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.
38. Religious facility with an assembly area less than 750 square feet.
39. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
40. Restaurants, including:
 - a. drive-through
 - b. sit down
 - c. cocktail lounges in conjunction with a restaurant
41. Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
42. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items.
43. Schools and studios for education or self-improvement.
44. Self-storage facilities.
45. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter, and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
46. Studios - art, photography, music, voice and dance.
47. Taverns, nightclubs.
48. Telephone exchanges.
49. Theaters, excluding adult entertainment establishments, as defined by this code.
50. Warehouse storage and/or wholesale distribution facilities.
51. Other uses not specifically listed in this title, which the Director determines to be:
 - a. similar in nature to and compatible with other uses permitted outright within this district;
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 §22, 2012; Ord. 2287 §15, 2010;
Ord. 2251 §35, 2009; Ord. 2021 §3, 2003; Ord. 1986 §8, 2001;*

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

*Ord. 1971 §11, 2001; Ord. 1830 §17, 1998; Ord. 1814 §2, 1997;
Ord. 1758 §1 (part), 1995)*

18.26.030 Accessory Uses

The following uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Regional Commercial Mixed Use District.

1. Adult day care.
2. Cargo container; two may be allowed per lot with approval as a Type 2 decision; criteria are listed at TMC 18.50.060.
3. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
4. Family child care homes, provided the facility shall be licensed by the Department of Social and Health Services Office of Child Care Policy and shall provide a safe passenger loading zone.
5. Home occupation.
6. Parking areas.
7. Recreational area and facilities for employees.
8. Residences for security or maintenance personnel.
9. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses that are customarily accessory to other uses permitted outright within this district;
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2251 §36, 2009; Ord. 1989 §6, 2002;
Ord. 1976 §49, 2001; Ord. 1758 §1 (part), 1995)*

18.26.040 Conditional Uses

The following uses may be allowed within the Regional Commercial Mixed-Use District, subject to the requirements, procedures, and conditions established by the Conditional Use Permits chapter of this title:

1. Amusement parks.
2. Animal shelters and kennels, subject to all additional State and local regulations (less than four cats or dogs does not need a permit).
3. Cemeteries and crematories.
4. Religious facility with an assembly area greater than 750 square feet and community center buildings.
5. Colleges and universities.
6. Convalescent and nursing homes for more than 12 patients.
7. Drive-in theaters.
8. Electrical substations - distribution.
9. Fire and police stations.
10. Hospitals.
11. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, limited to manufacturing, processing and/or assembling previously prepared metals, including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging.
12. Park-and-ride lots.
13. Pawnbrokers.
14. Radio, television, microwave or observation stations and towers.
15. Recreation facilities (public), including, but not limited to, sports fields, community centers and golf courses.
16. Schools, preschool, elementary, junior or senior high schools (public), and equivalent private schools.

*(Ord. 2368 §23, 2012; Ord. 2287 §16, 2010; Ord. 2251 §37, 2009;
Ord. 2135 §11, 2006; Ord. 1974 §4, 2001; Ord. 1865 §32, 1999;
Ord. 1830 §18, 1998; Ord. 1758 §1 (part), 1995)*

18.26.050 Unclassified Uses

The following uses may be allowed within the Regional Commercial Mixed Use District, subject to the requirements, procedures and conditions established by TMC Chapter 18.66.

1. Essential public facilities, except those uses listed separately in any of the districts established by this title.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

2. Hydroelectric and private utility power generating plants.
3. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
4. Mass transit facilities.

(Ord. 2097 §14, 2005; Ord. 1991 §3, 2002; Ord. 1976 §48, 2001; Ord. 1865 §33, 1999; Ord. 1758 §1 (part), 1995)

COMMERCIAL/LIGHT INDUSTRIAL (C/LI) DISTRICT

18.30.020 Permitted Uses

The following uses are permitted outright within the Commercial Light Industrial District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code:

1. Adult entertainment establishments are permitted, subject to the following location restrictions:
 - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
 - (1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially-zoned property;
 - (2) In or within one-half mile of:
 - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools; and
 - (b) Care centers, preschools, nursery schools or other child care facilities;
 - (3) In or within 1,000 feet of:
 - (a) public park, trail or public recreational facility; or
 - (b) church, temple, synagogue or chapel; or
 - (c) public library.
 - b. The distances specified in TMC Section 18.30.020.1.a shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
 - c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
2. Animal veterinary, including associated temporary indoor boarding; access to an arterial required.
3. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers or sale of used parts allowed.
4. Automotive services:
 - a. gas, outside pumps allowed
 - b. washing
 - c. body and engine repair shops (enclosed within a building)
5. Beauty or barber shops.
6. Bicycle repair shops.
7. Billiard or pool rooms.
8. Brew pubs.
9. Bus stations.
10. Cabinet shops or carpenter shops employing less than five people.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

11. Commercial laundries.
12. Commercial parking; provided it is:
 - a. located within a structure having substantial ground-floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or
 - b. located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.
13. Computer software development and similar uses.
14. Contractor storage yards.
15. Convention facilities.
16. Convalescent and nursing homes for not more than 12 patients.
17. Daycare centers.
18. Extended-stay hotel/motel.
19. Financial:
 - a. banking
 - b. mortgage
 - c. other services
20. Fix-it, radio or television repair shops/rental shops.
21. Fraternal organizations.
22. Frozen food lockers for individual or family use.
23. Greenhouses or nurseries (commercial).
24. Heavy equipment repair and salvage.
25. Hotels.
26. Industries involved with etching, film processing, lithography, printing and publishing.
27. Internet data/telecommunication centers.
28. Laundries:
 - a. self-serve
 - b. dry-cleaning
 - c. tailor, dyeing
29. Libraries, museums or art galleries (public).
30. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to, manufacturing, processing, assembling, packaging and/or repairing of:
 - a. Foods, including, but not limited to, baked goods, beverages (except fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (no slaughtering);
 - b. Pharmaceuticals and related products, such as cosmetics and drugs;
 - c. Previously-prepared materials, including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile and wood;
 - d. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.
31. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration and other external environmental impacts, but limited only to manufacturing, processing, assembly, packaging and/or repair of electrical or mechanical equipment, vehicles and machines, including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment.
32. Medical and dental laboratories.
33. Mortician and funeral homes.
34. Motels.
35. Offices, including:
 - a. outpatient medical clinic
 - b. dental
 - c. government - excluding fire and police stations
 - d. professional
 - e. administrative

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

- f. business, such as travel, real estate
- g. commercial
- 36. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
- 37. Pawnbrokers.
- 38. Planned shopping center (mall).
- 39. Plumbing shops (no tin work or outside storage).
- 40. Railroad tracks (including lead, spur, loading or storage).
- 41. Recreation facilities (commercial - indoor), athletic or health clubs.
- 42. Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.
- 43. Religious facility with an assembly area less than 750 square feet.
- 44. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
- 45. Rental of commercial trucks and fleet rentals requiring a commercial driver's license.
- 46. Restaurants, including:
 - a. drive-through
 - b. sit down
 - c. cocktail lounges in conjunction with a restaurant
- 47. Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
- 48. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items.
- 49. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- 50. Salvage and wrecking operations that are entirely enclosed within a building.
- 51. Schools and studios for education or self improvement.
- 52. Self-storage facilities.
- 53. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- 54. Studios - art, photography, music, voice and dance.
- 55. Taverns, nightclubs.
- 56. Telephone exchanges.
- 57. Theaters, excluding adult entertainment establishments, as defined by this code.
- 58. Tow truck operations, subject to all additional State and local regulations.
- 59. Truck terminals.
- 60. Warehouse storage and/or wholesale distribution facilities.
- 61. Other uses not specifically listed in this title, which the Director determines to be:
 - a. similar in nature to and compatible with other uses permitted outright within this district;
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 §29, 2012; Ord. 2287 §20, 2010; Ord. 2251 §41, 2009;
Ord. 2021 §5, 2003; Ord. 1986 §10, 2001;
Ord. 1974 §6, 2001; Ord. 1971 §13, 2001;
Ord. 1830 §23, 1998; Ord. 1814, §2, 1997;
Ord. 1758 §1 (part), 1995)*

18.30.030 Accessory Uses

The following uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Commercial Light Industrial District.

1. Cargo container; two may be allowed per lot with approval as a Type 2 decision; criteria are listed at TMC 18.50.060.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

2. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
3. Parking areas.
4. Recreational area and facilities for employees.
5. Residences for security or maintenance personnel.
6. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses that are customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2251 §42, 2009; Ord. 1989 §8, 2002;
Ord. 1976 §52, 2001; Ord. 1758 §1 (part), 1995)*

18.30.040 Conditional Uses

The following uses may be allowed within the Commercial Light Industrial District, subject to the requirements, procedures and conditions established by the Conditional Use Permits chapter of this title:

1. Amusement parks.
2. Animal shelters and kennels, subject to all additional State and local regulations (less than four cats or dogs does not need a permit).
3. Cemeteries and crematories.
4. Religious facility with an assembly area greater than 750 square feet and community center buildings.
5. Colleges and universities.
6. Convalescent and nursing homes for more than 12 patients.
7. Drive-in theaters.
8. Electrical substations - distribution.
9. Fire and police stations.
10. Hospitals.
11. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration and other external environmental impacts, including but not limited to, manufacturing, processing, assembly, packaging and/or repair of:
 - a. Chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering);
 - b. Previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining, and consumable electrode melting; and similar heavy industrial uses;
 - c. Previously prepared metals, including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging.
12. Park-and-ride lots.
13. Radio, television, microwave or observation stations, and towers.
14. Recreation facilities (commercial - outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields.
15. Recreation facilities (public), including, but not limited to, sports fields, community centers and golf courses.
16. Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work and the assembly of products from the above materials.

*(Ord. 2368 §30, 2012; Ord. 2287 §21, 2010; Ord. 2251 §43, 2009;
Ord. 2135 §13, 2006; Ord. 1865 §36, 1999;
Ord. 1830 §24, 1998; Ord. 1758 §1 (part), 1995)*

18.30.050 Unclassified Uses

The following uses may be allowed within the Commercial/ Light Industrial District, subject to the requirements, procedures and conditions established in TMC Chapter 18.66, Unclassified Use Permits.

1. Airports, landing fields and heliports (except emergency sites).
2. Cement manufacturing.
3. Essential public facilities, except those uses listed separately in any of the districts established by this title.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

4. Hydro-electric and private utility power generating plants.
5. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
6. Removal and processing of sand, gravel, rock, peat, black soil and other natural deposits, together with associated structures.
7. Mass transit facilities.
8. Diversion facilities and diversion interim service facilities, provided they are located south of Strander Boulevard.

*(Ord. 2287 §22, 2010; Ord. 1991 §5, 2002;
Ord. 1976 §53, 2001; Ord. 1758 §1 (part), 1995)*

LIGHT INDUSTRIAL (LI) DISTRICT

18.32.020 Permitted Uses

The following uses are permitted outright within the Light Industrial District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code:

1. Adult entertainment establishments are permitted, subject to the following location restrictions:
 - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
 - (1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially zoned property;
 - (2) In or within one-half mile of:
 - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools, and
 - (b) Care centers, preschools, nursery schools or other child care facilities;
 - (3) In or within 1,000 feet of:
 - (a) public park, trail or public recreational facility; or
 - (b) church, temple, synagogue or chapel; or
 - (c) public library.
 - b. The distances specified in TMC Section 18.32.020.1.a. shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
 - c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
2. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers or sale of used parts allowed.
3. Automotive services:
 - a. gas, outside pumps allowed
 - b. washing
 - c. body and engine repair shops (enclosed within a building)
4. Beauty or barber shops.
5. Bicycle repair shops.
6. Billiard or pool rooms.
7. Brew pubs.
8. Bus stations.
9. Cabinet shops or carpenter shops employing less than five people.
10. Commercial laundries.
11. Commercial parking subject to TMC Chapter 18.56, Off-Street Parking and Loading Regulations.
12. Computer software development and similar uses.
13. Contractor storage yards.
14. Convention facilities.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

15. Daycare centers.
16. Extended-stay hotel/motel.
17. Financial:
 - a. banking
 - b. mortgage
 - c. other services
18. Fix-it, radio or television repair shops/rental shops.
19. Fraternal organizations.
20. Frozen food lockers for individual or family use.
21. Greenhouses or nurseries (commercial).
22. Heavy equipment repair and salvage.
23. Hotels.
24. Industries involved with etching, film processing, lithography, printing and publishing.
25. Internet data/telecommunication centers.
26. Laundries:
 - a. self-serve
 - b. dry-cleaning
 - c. tailor, dyeing
27. Libraries, museums or art galleries (public).
28. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including, but not limited to, manufacturing, processing, repairing, packaging and/or assembly of:
 - a. Previously prepared metals, including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging;
 - b. Food, including, but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted);
 - c. Pharmaceuticals and related products, such as cosmetics and drugs;
 - d. Previously prepared materials, including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tiles and woods;
 - e. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.
29. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts, but limited only to manufacturing, processing or assembling of electrical or mechanical equipment, vehicles, and machines, including but not limited to, heavy and light machinery, tools, airplanes, boats and other transportation vehicles and equipment.
30. Medical and dental laboratories.
31. Mortician and funeral homes.
32. Motels.
33. Offices, including:
 - a. outpatient medical clinic
 - b. dental
 - c. government - excluding fire and police stations
 - d. professional
 - e. administrative
 - f. business, such as travel, real estate
 - g. commercial
34. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
35. Pawnbrokers.
36. Planned shopping center (Mall).
37. Plumbing shops (no tin work or outside storage).
38. Railroad tracks (including lead, spur, loading or storage).

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

39. Recreation facilities (commercial - indoor), athletic or health clubs.
40. Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.
41. Religious facility with an assembly area less than 750 square feet.
42. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
43. Rental of commercial trucks and fleet rentals requiring a commercial driver's license.
44. Restaurants, including:
 - a. drive-through
 - b. sit down
 - c. cocktail lounges in conjunction with a restaurant
45. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items.
46. Retail sales of furniture, appliances, and automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
47. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
48. Salvage and wrecking operations that are entirely enclosed within a building.
49. Schools and studios for education or self improvement.
50. Self-storage facilities.
51. Storage (outdoors) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
52. Taverns, nightclubs.
53. Telephone exchanges.
54. Theaters, excluding adult entertainment establishments, as defined by this code.
55. Tow truck operations, subject to all additional State and local regulations.
56. Truck terminals.
57. Warehouse storage and/or wholesale distribution facilities.
58. Other uses not specifically listed in this title, which the Director determines to be:
 - a. similar in nature to and compatible with other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 §32, 2012; Ord. 2287 §23, 2010; Ord. 2251 §44, 2009;
Ord. 2021 §6, 2003; Ord. 1986 §11, 2001;
Ord. 1974 §7, 2001; Ord. 1971 §14, 2001;
Ord. 1814 §2, 1997; Ord. 1774 §1, 1996;
Ord. 1758 §1 (part), 1995)*

18.32.030 Accessory Uses

Uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Light Industrial District, as follows:

1. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
2. Parking areas.
3. Recreational area and facilities for employees.
4. Residences for security or maintenance personnel.
5. Other uses not specifically listed in this title, which the Director determines to be:

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

- a. uses customarily accessory to other uses permitted outright within this district; and
- b. consistent with the stated purpose of this district; and
- c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2251 §45, 2009; Ord. 1976 §54, 2001;
Ord. 1758 §1 (part), 1995)*

18.32.040 Conditional Uses

The following uses may be allowed within the Light Industrial District, subject to the requirements, procedures and conditions established by the Conditional Use Permits chapter of this title:

1. Amusement parks.
2. Animal shelters and kennels, subject to all additional State and local regulations (less than four cats or dogs does not need a permit).
3. Cemeteries and crematories.
4. Religious facility with an assembly area greater than 750 square feet and community center buildings.
5. Colleges and universities.
6. Drive-in theaters.
7. Electrical substations - distribution.
8. Fire and police stations.
9. Hospitals.
10. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts, including but not limited to, manufacturing, processing or assembling:
 - a. Chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering);
 - b. Previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining, and consumable electrode melting; and similar heavy industrial uses.
11. Park-and-ride lots.
12. Radio, television, microwave or observation stations and towers.
13. Recreation facilities (commercial - outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields.
14. Recreation facilities (public), including, but not limited to, sports fields, community centers and golf courses.
15. Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work, and the assembly of products from the above materials.

*(Ord. 2368 §33, 2012; Ord. 2287 §24, 2010; Ord. 2251 §46, 2009;
Ord. 2135 §14, 2006; Ord. 1865 §38, 1999;
Ord. 1758 §1 (part), 1995)*

18.32.050 Unclassified Uses

The following uses may be allowed within the Light Industrial District, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits.

1. Airports, landing fields and heliports (except emergency sites).
2. Animal rendering.
3. Cement manufacturing.
4. Correctional institutions.
5. Essential public facilities, except those uses listed separately in any of the districts established by this title.
6. Hydroelectric and private utility power generating plants.
7. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
8. Removal and processing of sand, gravel, rock, peat, black soil, and other natural deposits together with associated structures.
9. Mass transit facilities.

*(Ord. 1991 §6, 2002; Ord. 1865 §39, 1999;
Ord. 1758 §1 (part), 1995)*

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

HEAVY INDUSTRIAL (HI) DISTRICT

18.34.020 Permitted Uses

The following uses are permitted outright within the Heavy Industrial District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code:

1. Adult entertainment establishments are permitted, subject to the following location restrictions:
 - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
 - (1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially-zoned property;
 - (2) In or within one-half mile of:
 - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools; and
 - (b) Care centers, preschools, nursery schools or other child care facilities;
 - (3) In or within 1,000 feet of:
 - (a) public park, trail or public recreational facility; or
 - (b) church, temple, synagogue or chapel, or
 - (c) public library.
 - b. The distances specified in TMC Section 18.34.020.1.a. shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
 - c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
2. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers or sale of used parts allowed.
3. Automotive services:
 - a. gas, outside pumps allowed
 - b. washing
 - c. body and engine repair shops (enclosed within a building)
4. Beauty or barber shops.
5. Bicycle repair shops.
6. Billiard or pool rooms.
7. Brew pubs.
8. Bus stations.
9. Cabinet shops or carpenter shops employing less than five people.
10. Commercial laundries.
11. Commercial parking subject to TMC Chapter 18.56, Off-Street Parking and Loading Regulations.
12. Computer software development and similar uses.
13. Contractor storage yards.
14. Convention facilities.
15. Daycare centers.
16. Extended-stay hotel/motel.
17. Financial:
 - a. banking
 - b. mortgage
 - c. other services
18. Fix-it, radio or television repair shops/rental shops.
19. Fraternal organizations.
20. Frozen food lockers for individual or family use.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

21. Greenhouses or nurseries (commercial).
22. Heavy equipment repair and salvage.
23. Hotels.
24. Industries involved with etching, film processing, lithography, printing, and publishing.
25. Internet data/telecommunication centers.
26. Laundries:
 - a. self-serve
 - b. dry-cleaning
 - c. tailor, dyeing
27. Libraries, museums or art galleries (public).
28. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to, manufacturing, processing, repairing, packaging and/or assembly of:
 - a. Previously prepared metals, including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging;
 - b. Food, including, but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted);
 - c. Pharmaceuticals and related products, such as cosmetics and drugs;
 - d. Previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile and wood;
 - e. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.
29. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration and other external environmental impacts including but not limited to, manufacturing, processing, assembling, packaging and/or repairing of:
 - a. Chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering);
 - b. Electrical or mechanical equipment, vehicles and machines, including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment;
 - c. Previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining, and consumable electrode melting; and similar heavy industrial uses.
30. Marijuana processor
31. Marijuana producer
32. Marijuana retailer
33. Medical and dental laboratories.
34. Mortician and funeral homes.
35. Motels.
36. Offices, including:
 - a. outpatient medical clinic
 - b. dental
 - c. government - excluding fire and police stations
 - d. professional
 - e. administrative
 - f. business, such as travel, real estate
 - g. commercial
37. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
38. Pawnbrokers.
39. Planned shopping center (mall).
40. Plumbing shops (no tin work or outside storage).
41. Railroad tracks (including lead, spur, loading or storage).
42. Recreation facilities (commercial - indoor), athletic or health clubs.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

43. Religious facility with an assembly area less than 750 square feet.
44. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
45. Rental of commercial trucks and fleet rentals requiring a commercial driver's license.
46. Restaurants, including:
 - a. drive-through
 - b. sit down
 - c. cocktail lounges in conjunction with a restaurant.
47. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items.
48. Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
49. Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work, and the assembly of products from the above materials.
50. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
51. Salvage and wrecking operations.
52. Schools and studios for education or self-improvement.
53. Self-storage facilities.
54. Storage (outdoor) of materials is permitted up to a height of 20 feet with a front yard setback of 25 feet, and to a height of 50 feet with a front yard setback of 100 feet; security required.
55. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter, and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
56. Taverns, nightclubs.
57. Telephone exchanges.
58. Theaters, excluding adult entertainment establishments, as defined by this code.
59. Tow truck operations, subject to all additional State and local regulations.
60. Truck terminals.
61. Warehouse storage and/or wholesale distribution facilities.
62. Other uses not specifically listed in this title, which the Director determines to be:
 - a. similar in nature to and compatible with other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2407 §8, 2013; Ord. 2368 §35, 2012; Ord. 2287 §25, 2010;
Ord. 2251 §47, 2009; Ord. 2021 §7, 2003; Ord. 1986 §12, 2001;
Ord. 1974 §8, 2001; Ord 1971 §15, 2001; Ord. 1814 §2, 1997;
Ord. 1774 §2, 1996; Ord. 1758 §1 (part), 1995)*

18.34.030 Accessory Uses

Uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Heavy Industrial District, as follows:

1. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
2. Parking areas.
3. Recreational area and facilities for employees.
4. Residences for security or maintenance personnel.
5. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses that are customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

*(Ord. 2251 §48, 2009; Ord. 1971 §55, 2001;
Ord. 1758 §1 (part), 1995)*

18.34.040 Conditional Uses

The following uses may be allowed within the Heavy Industrial District, subject to the requirements, procedures and conditions established by the Conditional Use Permits chapter of this title:

1. Amusement parks.
2. Animal shelters and kennels, subject to all additional State and local regulations (less than four cats or dogs does not need a permit).
3. Cemeteries and crematories.
4. Religious facility with an assembly area greater than 750 square feet and community center buildings.
5. Colleges and universities.
6. Drive-in theaters.
7. Electrical substations - distribution.
8. Fire and police stations.
9. Hazardous waste treatment and storage facilities (off-site) subject to compliance with State siting criteria (RCW 70.105; see TMC Chapter 21.08).
10. Hospitals.
11. Park-and-ride lots.
12. Radio, television, microwave or observation stations and towers.
13. Recreation facilities (commercial - outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields.
14. Recreation facilities (public), including, but not limited to, sports fields, community centers and golf courses.

*(Ord. 2287 §26, 2010; Ord. 2251 §49, 2009;
Ord. 2135 §15, 2006; Ord. 1865 §40, 1999;
Ord. 1758 §1 (part), 1995)*

18.34.050 Unclassified Uses

The following uses may be allowed within the Heavy Industrial district, subject to the requirements, procedures and conditions established by the Unclassified Use Permits chapter of this title.

1. Airports, landing fields and heliports (except emergency sites).
2. Cement manufacturing.
3. Correctional institutions.
4. Electrical substation - transmission/switching.
5. Essential public facilities, except those uses listed separately in any of the districts established by this title.
6. Hydroelectric and private utility power generating plants.
7. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
8. Manufacturing, refining, or storing highly volatile noxious or explosive products (less than tank car lots) such as acids, petroleum products, oil or gas, matches, fertilizer or insecticides; except for accessory storage of such materials.
9. Railroad freight or classification yards.
10. Removal and processing of sand, gravel, rock, peat, black soil, and other natural deposits together with associated structures.
11. Transfer stations (refuse and garbage) when operated by a public agency.
12. Mass transit facilities.

*(Ord. 1991 §7, 2002; Ord. 1865 §41, 1999;
Ord. 1758 §1 (part), 1995)*

MANUFACTURING/INDUSTRIAL CENTER - LIGHT (MIC/L) DISTRICT

18.36.020 Permitted Uses

The following uses are permitted outright within the Manufacturing Industrial Center/Light Industrial District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

1. Adult entertainment establishments are permitted, subject to the following location restrictions:
 - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
 - (1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially-zoned property;
 - (2) In or within 1/2 mile of:
 - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools, and
 - (b) Care centers, preschools, nursery schools or other child care facilities;
 - (3) In or within 1,000 feet of:
 - (a) public library;
 - (b) public park, trail, or public recreational facility; or
 - (c) religious facility.
 - b. The distances specified in TMC Section 18.36.020.1.a. shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
 - c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
2. Automotive services:
 - a. gas, outside pumps allowed;
 - b. washing;
 - c. body and engine repair shops (enclosed within a building).
3. Bicycle repair shops.
4. Brew pubs.
5. Bus stations.
6. Commercial laundries.
7. Contractor storage yards.
8. Day care centers.
9. Heavy equipment repair and salvage.
10. Industries involved with etching, film processing, lithography, printing, and publishing.
11. Internet data/telecommunication centers.
12. Laundries:
 - a. self-serve;
 - b. dry cleaning;
 - c. tailor, dyeing.
13. Libraries, museums or art galleries (public).
14. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to, manufacturing, processing, assembling, packaging and/or repairing of:
 - a. Previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging;
 - b. Food, including but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted);
 - c. Pharmaceuticals and related products, such as cosmetics and drugs;
 - d. Previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile, and wood; and
 - e. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.
15. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, but limited only to manufacturing, processing, assembling, packaging

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

and/or repairing of electrical or mechanical equipment, vehicles and machines including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment.

16. Offices including, but not limited to, software development and similar uses, financial services, schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use, less than 20,000 square feet. This category does not include outpatient medical and dental clinics.

17. Parks, trails, picnic areas and playgrounds (public) but not including amusement parks, golf courses, or commercial recreation.

18. Railroad tracks (including lead, spur, loading or storage).

19. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).

20. Rental of commercial trucks and fleet rentals requiring a commercial driver's license.

21. Restaurants, including:

a. drive-through;

b. sit down;

c. cocktail lounges in conjunction with a restaurant.

22. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.

23. Salvage and wrecking operations that are entirely enclosed within a building.

24. Self-storage facilities.

25. Storage (outdoor) of materials is permitted up to a height of 20 feet with a front yard setback of 25 feet, and to a height of 50 feet with a front yard setback of 100 feet; security required.

26. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter, and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.

27. Taverns.

28. Telephone exchanges.

29. Tow truck operations, subject to all additional State and local regulations.

30. Truck terminals.

31. Warehouse storage and/or wholesale distribution facilities.

32. Other uses not specifically listed in this title, which the Director determines to be:

a. similar in nature to and compatible with other uses permitted outright within this district; and

b. consistent with the stated purpose of this district; and

c. consistent with the policies of the Tukwila Comprehensive Plan.

(Ord. 2368 §37, 2012; Ord. 2335 §2, 2011; Ord. 2287 §27, 2010;

Ord. 2251 §50, 2009; Ord. 2235 §6 (part), 2009;

Ord. 2021 §8, 2003; Ord. 1986 §13, 2001;

Ord. 1974 §9, 2001; Ord. 1954 §2, 2001;

Ord. 1814 §2, 1997; Ord. 1774 §3, 1996;

Ord. 1758 §1 (part), 1995)

18.36.030 Accessory Uses

Uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Manufacturing Industrial Center/Light Industrial District, as follows:

1. Parking areas.

2. Recreational area and facilities for employees.

3. Residences for security or maintenance personnel.

4. Other uses not specifically listed in this title, which the Director determines to be:

a. uses customarily accessory to other uses permitted outright within this district; and

b. consistent with the stated purpose of this district; and

c. consistent with the policies of the Tukwila Comprehensive Plan.

(Ord. 2335 §3, 2011; Ord. 2251 §51 2009;

Ord. 1976 §56, 2001; Ord. 1758 §1 (part), 1995)

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

18.36.040 Conditional Uses

The following uses may be allowed within the Manufacturing Industrial Center/Light Industrial District, subject to the requirements, procedures, and conditions established by the Conditional Use Permits chapter of this title.

1. Colleges and universities with primarily vocational curriculum if associated with an established aviation, manufacturing or industrial use.
2. Electrical substations - distribution.
3. Fire and police stations.
4. Hotels.
5. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts, including, but not limited to:
 - a. Heavy metal processes such as smelting, blast furnaces, drop forging, or drop hammering;
 - b. Manufacturing, processing, assembly of:
 - (1) Chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering); and
 - (2) Previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining, and consumable electrode melting; and similar heavy industrial uses.
6. Motels.
7. Offices including, but not limited to, software development and similar uses, financial services, schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use, 20,000 square feet and over.
8. Park-and-ride lots.
9. Radio, television, microwave, or observation stations and towers.
10. Recreation facilities (public) including, but not limited to, sports fields, community centers, and golf courses.
11. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, outpatient and emergency medical/dental services, and recreation/health clubs. Retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.
12. Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work, and the assembly of products from the above materials.

*(Ord. 2335 §4, 2011; Ord. 2135 §16, 2006;
Ord. 1954 §3, 2001; Ord. 1865 §42, 1999;
Ord. 1758 §1 (part), 1995)*

18.36.050 Unclassified Uses

The following uses may be allowed within the Manufacturing Industrial Center/Light Industrial District, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits.

1. Airports, landing fields and heliports (except emergency sites).
2. Cement manufacturing.
3. Essential public facilities, except those uses listed separately in any of the districts established by this title.
4. Hydroelectric and private utility power generating plants.
5. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
6. Railroad freight or classification yards.
7. Removal and processing of sand, gravel, rock, peat, black soil, and other natural deposits together with associated structures.
8. Transfer stations (refuse and garbage) when operated by a public agency.
9. Mass transit facilities.

*(Ord. 2335 §4 2011; Ord. 1991 §8, 2002;
Ord. 1865 §43, 1999; Ord. 1758 §1 (part), 1995)*

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

MANUFACTURING/INDUSTRIAL CENTER - HEAVY (MIC/H) DISTRICT

18.38.020 Permitted Uses

The following uses are permitted outright within the Manufacturing Industrial Center/Heavy District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code.

1. Adult entertainment establishments are permitted, subject to the following location restrictions:
 - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
 - (1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially zoned property;
 - (2) In or within 1/2 mile of:
 - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools, and
 - (b) Care centers, preschools, nursery schools or other child care facilities;
 - (3) In or within 1,000 feet of:
 - (a) public library;
 - (b) public park, trail, or public recreational facility; or
 - (c) religious facility.
 - b. The distances specified in TMC Section 18.38.020.1.a. shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
 - c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
2. Automotive services:
 - a. gas, outside pumps allowed;
 - b. washing;
 - c. body and engine repair shops (enclosed within a building).
3. Bicycle repair shops.
4. Brew pubs.
5. Bus stations.
6. Computer software development and similar uses.
7. Contractor storage yards.
8. Day care centers.
9. Heavy equipment repair and salvage.
10. Industries involved with etching, film processing, lithography, printing, and publishing.
11. Internet data/telecommunication centers.
12. Laundries:
 - a. self-serve;
 - b. dry cleaning;
 - c. tailor, dyeing.
13. Libraries, museums or art galleries (public).
14. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to, manufacturing, processing, assembling, packaging and/or repairing of:
 - a. Previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging;
 - b. Food, including but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted);
 - c. Pharmaceuticals and related products, such as cosmetics and drugs;

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

- d. Previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile, and wood; and
- e. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.
- 15. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts, including, but not limited to:
 - a. Heavy metal processes such as smelting, blast furnaces, drop forging or drop hammering;
 - b. Manufacturing, processing, assembly, packaging and repair of:
 - (1) Chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering);
 - (2) Previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining, and consumable electrode melting; and similar heavy industrial uses; and
 - (3) Electrical or mechanical equipment, vehicles and machines including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment.
- 16. Offices; must be associated with another permitted use (e.g., administrative offices for a manufacturing company present within the MIC).
- 17. Parks, trails, picnic areas and playgrounds (public) but not including amusement parks, golf courses, or commercial recreation.
- 18. Railroad tracks (including lead, spur, loading or storage).
- 19. Recreation facilities (commercial - indoor), athletic or health clubs.
- 20. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
- 21. Rental of commercial trucks and fleet rentals requiring a commercial driver's license.
- 22. Restaurants, including:
 - a. drive-through;
 - b. sit down;
 - c. cocktail lounges in conjunction with a restaurant.
- 23. Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work, and the assembly of products from the above materials.
- 24. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- 25. Salvage and wrecking operations.
- 26. Schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use.
- 27. Self-storage facilities.
- 28. Storage (outdoor) of materials is permitted up to a height of 20 feet with a front yard setback of 25 feet, and to a height of 50 feet with a front yard setback of 100 feet; security required.
- 29. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter, and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- 30. Taverns.
- 31. Telephone exchanges.
- 32. Tow truck operations, subject to all additional State and local regulations.
- 33. Truck terminals.
- 34. Warehouse storage and/or wholesale distribution facilities.
- 35. Other uses not specifically listed in this title, pursuant to TMC Section 18.104.010(2), which the Director determines to be:
 - a. similar in nature to and compatible with other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

(Ord. 2368 §39, 2012; Ord. 2335 §6, 2011; Ord. 2287 §28, 2010; Ord. 2251 §52, 2009; Ord. 2235 §7, 2009; Ord. 2021 §9, 2003; Ord. 1986 §14, 2001; Ord. 1974 §10, 2001; Ord. 1971 §16, 2001; Ord. 1814 §2, 1997; Ord. 1774 §4, 1996; Ord. 1758 §1 (part), 1995)

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

18.38.030 Accessory Uses

Uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Manufacturing Industrial Center/Heavy Industrial District, as follows:

1. Parking areas.
2. Recreational area and facilities for employees.
3. Residences for security or maintenance personnel.
4. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses that are customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2335 §7, 2011; Ord. 2251 §53, 2009;
Ord. 1976 §57, 2001; Ord. 1758 §1 (part), 1995)*

18.38.040 Conditional Uses

The following uses may be allowed within the Manufacturing Industrial Center/Heavy Industrial District, subject to the requirements, procedures, and conditions established by the Conditional Use Permits chapter of this title.

1. Colleges and universities with primarily vocational curriculum if associated with an established aviation, manufacturing or industrial use.

2. Electrical substations - distribution.
3. Fire and police stations.
4. Hazardous waste treatment and storage facilities (off-site) subject to compliance with State siting criteria (RCW 70.105; see

TMC Chapter 21.08).

5. Hotels
6. Motels

7. Offices not associated with other permitted uses and excluding medical/dental clinics, subject to the following location and size restrictions:

a. New Office Developments:

(1) New office developments shall not exceed 100,000 square feet of gross floor area per lot that was legally established prior to 09/20/2003.

(2) No new offices shall be allowed on lots that abut the Duwamish River and are north of the turning basin. The parcels that are ineligible for stand-alone office uses are shown in Figure 18-12.

b. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) that exceeds the maximum size limitations may be recognized as a conforming Conditional Use under the provisions of this code. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) may convert to a stand-alone office use subject to the provisions of this code.

8. Park-and-ride lots.
9. Radio, television, microwave, or observation stations and towers.
10. Recreation facilities (public) including, but not limited to, sports fields, community centers, and golf courses.

11. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment, and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items; retail services such as beauty and barber shops, financial services, outpatient and emergency medical/dental services, and recreation/health clubs. Retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.

*(Ord. 2335 §8, 2011; Ord. 2287 §29, 2010; Ord. 2135 §17, 2006;
Ord. 2028 §2, 2003; Ord. 1865 §44, 1999;
Ord. 1758 §1 (part), 1995)*

18.38.050 Unclassified Uses

The following uses may be allowed within the Manufacturing Industrial Center/Heavy Industrial District, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits.

1. Airports, landing fields and heliports (except emergency sites).
2. Cement manufacturing.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

3. Correctional institution.
4. Electrical substation - transmission/ switching.
5. Essential public facilities, except those uses listed separately in any of the districts established by this title.
6. Hydroelectric and private utility power generating plants.
7. Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
8. Manufacturing, refining, or storing highly volatile noxious or explosive products (less than tank car lots) such as acids, petroleum products, oil or gas, matches, fertilizer or insecticides; except for accessory storage of such materials.
9. Mass transit facilities.
10. Railroad freight or classification yards.
11. Removal and processing of sand, gravel, rock, peat, black soil, and other natural deposits together with associated structures.
12. Secure community transition facility, subject to the following location restrictions:
 - a. No secure community transition facility shall be allowed within the specified distances from the following uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
 - (1) In or within 1,000 feet of any residential zone.
 - (2) Adjacent to, immediately across a street or parking lot from, or within the line of sight of a "risk potential activity/facility" as defined in RCW 71.09.020 as amended, that include:
 - (a) Public and private schools;
 - (b) School bus stops;
 - (c) Licensed day care and licensed preschool facilities;
 - (d) Public parks, publicly dedicated trails, and sports fields;
 - (e) Recreational and community centers;
 - (f) Churches, synagogues, temples and mosques; and
 - (g) Public libraries.
 - (3) One mile from any existing secure community transitional facility or correctional institution.
 - b. No secure community transition facility shall be allowed on any isolated parcel which is otherwise considered eligible by applying the criteria listed under TMC 18.38.050-12.a, but is completely surrounded by parcels ineligible for the location of such facilities.
 - c. The distances specified in TMC 18.38.050-12.a shall be measured as specified under Department of Social and Health Services guidelines established pursuant to RCW 71.09.285, which is by following a straight line from the nearest point of the property parcel upon which the secure community transitional facility is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
 - d. The parcels eligible for the location of secure community transition facilities by applying the siting criteria listed above and information available as of August 19, 2002, are shown in Figure 18-11, "Eligible Parcels for Location of Secure Community Transition Facilities." Any changes in the development pattern and the location of risk sites/facilities over time shall be taken into consideration to determine if the proposed site meets the siting criteria at the time of the permit application.
13. Transfer stations (refuse and garbage) when operated by a public agency.

*(Ord. 1991 §9, 2002; Ord. 1976 §58, 2001;
Ord. 1865 §45, 1999; Ord. 1758 §1 (part), 1995)*

TUKWILA VALLEY SOUTH (TVS) DISTRICT

18.40.020 Permitted Uses

The following uses are permitted outright within the Tukwila Valley South District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code:

1. Adult entertainment establishments are permitted, subject to the following location restrictions:
 - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

- (1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially zoned property;
 - (2) In or within 1/2 mile of:
 - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools; and
 - (b) Care centers, preschools, nursery schools or other child care facilities;
 - (3) In or within 1,000 feet of:
 - (a) public park, trail or public recreational facility; or
 - (b) church, temple, synagogue or chapel, or
 - (c) public library.
- b. The distances specified in TMC Section 18.40.020.1.a. shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
- c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
2. Animal veterinary, including associated temporary indoor boarding; access to an arterial required.
 3. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers or sale of used parts allowed.
 4. Automotive services:
 - a. gas, outside pumps allowed
 - b. washing
 - c. body and engine repair shops (enclosed within a building)
 5. Beauty or barber shops.
 6. Bicycle repair shops.
 7. Billiard or pool rooms.
 8. Brew pubs.
 9. Bus stations.
 10. Cabinet shops or carpenter shops employing less than five people.
 11. Commercial laundries.
 12. Commercial parking, subject to TMC Chapter 18.56, Off-Street Parking and Loading Regulations.
 13. Computer software development and similar uses.
 14. Contractor's storage yards.
 15. Convalescent and nursing homes for not more than 12 patients.
 16. Convention facilities.
 17. Daycare centers.
 18. Dwelling - one detached single-family unit per existing lot (includes factory built or modular home that meets UBC).
 19. Extended-stay hotel/motel.
 20. Farming and farm-related activities.
 21. Financial:
 - a. banking
 - b. mortgage
 - c. other services
 22. Fix-it, radio or television repair shops/rental shops.
 23. Fraternal organizations.
 24. Frozen food lockers for individual or family use.
 25. Greenhouses or nurseries (commercial).
 26. Heavy equipment repair and salvage.
 27. Hotels.
 28. Industries involved with etching, film processing, lithography, printing and publishing.
 29. Internet data/telecommunication centers.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

30. Laundries:
 - a. self-serve
 - b. dry-cleaning
 - c. tailor, dyeing
31. Libraries, museums or art galleries (public).
32. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts of pollution, including but not limited to, manufacturing, processing, assembling, packaging and/or repairing of:
 - a. Food, including, but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted);
 - b. Pharmaceuticals and related products, such as cosmetics and drugs;
 - c. Previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile and wood;
 - d. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices and recording equipment.
33. Marijuana processor
34. Marijuana producer
35. Marijuana retailer
36. Medical and dental laboratories.
37. Mortician and funeral homes.
38. Motels.
39. Offices, including:
 - a. outpatient medical clinic
 - b. dental
 - c. government - excluding fire and police stations
 - d. professional
 - e. administrative
 - f. business, such as travel, real estate
 - g. commercial
40. Pawnbrokers.
41. Planned shopping center (mall).
42. Plumbing shops (no tin work or outside storage).
43. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
44. Railroad tracks (including lead, spur, loading or storage).
45. Recreation facilities (commercial - indoor), athletic or health clubs.
46. Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.
47. Religious facility with an assembly area of less than 750 square feet.
48. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
49. Rental of commercial trucks and fleet rentals requiring a commercial driver's license.
50. Research and development facilities.
51. Restaurants, including:
 - a. drive-through;
 - b. sit down;
 - c. cocktail lounges in conjunction with a restaurant.
52. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items.
53. Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

54. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
55. Salvage and wrecking operations that are entirely enclosed within a building.
56. Schools and studios for education or self-improvement.
57. Self-storage facilities.
58. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
59. Studios - art, photography, music, voice and dance.
60. Taverns, nightclubs.
61. Telephone exchanges.
62. Theaters, excluding adult entertainment establishments, as defined by this code.
63. Tow truck operations, subject to all additional State and local regulations.
64. Truck terminals.
65. Warehouse storage and/or wholesale distribution facilities.
66. Other uses not specifically listed in this title, which the Director determines to be:
 - a. similar in nature to and compatible with other uses permitted outright within this district;
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2407 §9, 2013; Ord. 2368 §41, 2012; Ord. 2287 §30, 2010;
Ord. 2251 §54, 2009; Ord. 2235 §8, 2009; Ord. 2097 §17, 2005;
Ord. 2021 §10, 2003; Ord. 1986 §15, 2001; Ord. 1974 §11, 2001;
Ord. 1971 §17, 2001; Ord. 1830 §25, 1998; Ord. 1814 §2, 1997;
Ord. 1774 §5, 1996; Ord. 1758 §1 (part), 1995)*

18.40.030 Accessory Uses

Uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Tukwila Valley South District, as follows:

1. Accessory dwelling unit, provided:
 - a. minimum lot of 7,200 square feet;
 - b. accessory dwelling unit is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less;
 - c. one of the residences is the primary residence of a person who owns at least 50% of the property,
 - d. dwelling unit is incorporated into the primary detached single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time;
 - e. minimum of three parking spaces on the property with units less than 600 square feet, and a minimum of four spaces for units over 600 square feet; and
 - f. the units are not sold as condominiums.
2. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
3. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
4. Home occupations.
5. Parking areas.
6. Recreational area and facilities for employees.
7. Residences for security or maintenance personnel.
8. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 § 42, 2012; Ord. 2251 §55, 2009;
Ord. 1976 §59, 2001; Ord. 1758 §1 (part), 1995)*

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

18.40.040 Conditional Uses

The following uses may be allowed within the Tukwila Valley South District, subject to the requirements, procedures, and conditions established by the Conditional Use Permits chapter of this title.

1. Amusement parks.
2. Animal shelters and kennels, subject to all additional State and local regulations (less than 4 cats or dogs does not need a permit).
3. Cemeteries and crematories.
4. Colleges and universities.
5. Convalescent and nursing homes for more than 12 patients.
6. Drive-in theaters.
7. Dwelling - Multi-family units (Max. 22.0 units/acre except senior citizen housing which is allowed to 100 units/acre, as a mixed-use development that is non-industrial in nature); must be located on property adjacent to and not greater than 500 feet from the Green River, Tukwila Pond, or Minkler Pond.
8. Electrical substations -- distribution.
9. Fire and police stations.
10. Hospitals, sanitariums, or similar institutions.
11. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts, including, but not limited to, manufacturing, processing, assembly, packaging and repair of:
 - a. Electrical or mechanical equipment, vehicles and machines including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment;
 - b. Chemicals, light metals, plastics, solvents, soap, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering);
 - c. Previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining, and consumable electrode melting; and similar heavy industrial uses;
 - d. Previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging.
12. Park and ride lots.
13. Radio, television, microwave, or observation stations and towers.
14. Recreation facilities (public) including, but not limited to, sports fields, community centers, and golf courses.
15. Recreation facilities (commercial outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields.
16. Religious facility with an assembly area greater than 750 square feet and community center buildings.
17. Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work, and the assembly of products from the above materials.
18. Salvage and wrecking operations.
19. Schools, preschool, elementary, junior or high schools (public), and equivalent private schools.
20. Storage (outdoor) of materials is permitted up to a height of 20 feet with a front yard setback of 25 feet, and to a height of 50 feet with a front yard setback of 100 feet; security required.

*(Ord. 2368 §43, 2012; Ord. 2251 §56, 2009; Ord. 2135 §18, 2006;
Ord. 1865 §46, 1999; Ord. 1830 §26, 1998;
Ord. 1758 §1 (part), 1995)*

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

18.40.050 Unclassified Uses

The following uses may be allowed within the Tukwila Valley South district, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits.

1. Airports, landing fields and heliports (except emergency sites).
2. Cement manufacturing.
3. Electrical substation - transmission/switching.
4. Essential public facilities, except those uses listed separately in any of the districts established by this title.
5. Hydroelectric and private utility power generating plants.
6. Landfills and excavations the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions.
7. Manufacturing, refining, or storing highly volatile noxious or explosive products (less than tank car lots) such as acids, petroleum products, oil or gas, matches, fertilizer or insecticides, except for accessory storage of such materials.
8. Railroad freight or classification yards.
9. Removal and processing of sand, gravel, rock, peat, black soil, and other natural deposits, together with associated structures.
10. Transfer stations (refuse and garbage) when operated by a public agency.
11. Mass transit facilities.

*(Ord. 2235 §9, 2009; Ord. 1991 §10, 2002;
Ord. 1976 §61, 2001; Ord. 1865 §47, 1999;
Ord. 1758 §1 (part), 1995)*

TUKWILA SOUTH OVERLAY (TSO) DISTRICT

18.41.020 Permitted Uses

The following uses are permitted outright within the Tukwila South Overlay District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code:

1. Adult daycare.
2. Adult entertainment establishments are permitted, subject to the following location restrictions:
 - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
 - (1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially-zoned property;
 - (2) In or within one-half mile of:
 - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools; and
 - (b) Care centers, preschools, nursery schools or other child care facilities;
 - (3) In or within 1,000 feet of:
 - (a) public park, trail or public recreational facility; or
 - (b) church, temple, synagogue or chapel, or
 - (c) public library.
 - b. The distances specified in TMC Section 18.41.020.2.a. shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
 - c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
3. Amusement parks.
4. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers or sale of used parts allowed.
5. Automotive services:

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

- a. gas, outside pumps allowed
- b. washing
- c. body and engine repair shops (enclosed within a building)
6. Beauty or barber shops.
7. Bed and breakfast lodging.
8. Bicycle repair shops.
9. Billiard or pool rooms.
10. Brew pubs.
11. Bus stations.
12. Cabinet shops or carpenter shops employing less than five people.
13. Colleges and universities.
14. Computer software development and similar uses.
15. Continuing care retirement facility.
16. Convalescent and nursing homes.
17. Convention facilities.
18. Daycare centers.
19. Dwelling (allowed after residential design manual with criteria for approval is adopted by ordinance):
 - a. one detached single-family unit per lot
 - b. multi-family
 - c. multi-family units above office and retail space
 - d. senior citizen housing
20. Electrical substation and distribution.
21. Extended-stay hotel/motel.
22. Farming and farm-related activities.
23. Financial:
 - a. banking
 - b. mortgage
 - c. other services
24. Fire and police stations.
25. Fix-it, radio or television repair shops/rental shops.
26. Fraternal organizations.
27. Frozen food lockers for individual or family use.
28. Greenhouses or nurseries (commercial).
29. Hospitals.
30. Hotels.
31. Industries involved with etching, film processing, lithography, printing and publishing.
32. Internet data/telecommunication centers.
33. Laundries:
 - a. self-serve
 - b. dry-cleaning
 - c. tailor, dyeing
 - d. commercial
34. Libraries, museums or art galleries (public).
35. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to, manufacturing, processing, assembling, packaging and/or repairing of:
 - a. Food, including, but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and by products, frozen foods, instant foods and meats (provided that no slaughtering is permitted);
 - b. Pharmaceuticals and related products, such as cosmetics and drugs.
 - c. Previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile and wood;

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

- d. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.
- 36. Marijuana processor where the underlying zoning is HI or TVS.
- 37. Marijuana producer where the underlying zoning is HI or TVS.
- 38. Marijuana retailer where the underlying zoning is HI or TVS.
- 39. Medical and dental laboratories.
- 40. Motels.
- 41. Movie theaters with three or fewer screens.
- 42. Neighborhood stormwater detention and treatment facilities.
- 43. Offices, including:
 - a. outpatient medical clinic
 - b. dental
 - c. government – excluding fire and police stations
 - d. professional
 - e. administrative
 - f. business, such as travel, real estate
 - g. commercial
- 44. Pawnbrokers.
- 45. Planned shopping center (mall) up to 500,000 square feet.
- 46. Plumbing shops (no tin work or outside storage).
- 47. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
- 48. Private stable.
- 49. Recreation facilities (commercial - indoor), athletic or health clubs.
- 50. Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.
- 51. Religious facility with an assembly area of less than 750 square feet.
- 52. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, minivans, recreational vehicles, cargo vans and certain trucks).
- 53. Rental of commercial trucks and fleet rentals requiring a commercial driver's license.
- 54. Research and development facilities.
- 55. Restaurants, including:
 - a. drive-through
 - b. sit down
 - c. cocktail lounges in conjunction with a restaurant
- 56. Retail sales of health and beauty aids, prescription drugs, food, hardware, notions, crafts and craft supplies, housewares, consumer electronics, photo equipment and film processing, books, magazines, stationery, clothing, shoes, flowers, plants, pets, jewelry, gifts, recreation equipment and sporting goods, and similar items.
- 57. Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
- 58. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- 59. Schools and studios for education or self improvement.
- 60. Self-storage facilities.
- 61. Sewage lift stations.
- 62. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter, and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- 63. Studios – art, photography, music, voice and dance.
- 64. Taverns, nightclubs.
- 65. Telephone exchanges.
- 66. Theaters for live performances only, not including adult entertainment establishments.
- 67. Tow truck operations, subject to all additional State and local regulations.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

68. Water pump station.
69. Vehicle storage (no customers onsite, does not include park-and-fly operations).
70. Other uses not specifically listed in this title, which the Director determines to be:
 - a. similar in nature to and compatible with other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2479 §7, 2015; Ord. 2368 §45, 2012; Ord. 2287 §31, 2010;
Ord. 2251 §57, 2009; Ord. 2235 §10 (part), 2009)*

18.41.030 Accessory Uses

Uses and structures customarily appurtenant to a permitted use, and clearly incidental to such permitted use, are allowed within the Tukwila South Overlay district as follows:

1. Accessory dwelling unit, provided:
 - a. minimum lot of 7,200 square feet;
 - b. accessory dwelling unit is no more than 33% of the square footage of the primary residence and a maximum of 1,000 square feet, whichever is less;
 - c. one of the residences is the primary residence of a person who owns at least 50% of the property;
 - d. dwelling unit is incorporated into the primary detached single-family residence, not a separate unit, so that both units appear to be of the same design as if constructed at the same time;
 - e. minimum of three parking spaces on the property with units less than 600 square feet, and a minimum of four spaces for units over 600 square feet; and
 - f. the units are not sold as condominiums.
2. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
3. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
4. Home occupations.
5. Parking areas.
6. Recreational area and facilities for employees.
7. Residences for security or maintenance personnel.
8. Other uses not specifically listed in this title, which the Director determines to be:
 - a. uses customarily accessory to other uses permitted outright within this district; and
 - b. consistent with the stated purpose of this district; and
 - c. consistent with the policies of the Tukwila Comprehensive Plan.

*(Ord. 2368 § 46, 2012; Ord. 2251 §58, 2009;
Ord. 2235 §10 (part), 2009)*

18.41.040 Conditional Uses

The following uses may be allowed within the Tukwila South Overlay district, subject to the requirements, procedures, and conditions established by the Conditional Use Permits chapter of this title and subject to a determination that the use is consistent with and furthers the vision and principles established by the Tukwila South Master Plan.

1. Cemeteries and crematories.
2. Helipads, accessory.
3. Utilities, regional.
4. Mortician and funeral homes.
5. Park-and-ride lots.
6. Radios, television, microwave, cellular or observation stations and towers.
7. Religious facility with an assembly area greater than 750 square feet and community center buildings.
8. Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work, and the assembly of products from the above materials.
9. Schools, preschool, elementary, junior or high schools (public), and equivalent private schools.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

10. Storage (outdoor) of materials is permitted up to a height of 20 feet with a front yard setback of 25 feet, and to a height of 50 feet with a front yard setback of 100 feet; security required.

11. Other uses not specifically listed in this title, which the Director determines to be:
- similar in nature to and compatible with other conditional uses permitted within this district; and
 - consistent with the stated purpose of this district; and
 - consistent with the policies of the Tukwila Comprehensive Plan.

(Ord. 2251 §59, 2009; Ord. 2235 §10 (part), 2009)

18.41.050 Unclassified Uses

The following uses may be allowed within the Tukwila South Overlay district, subject to the requirements, procedures and conditions established by TMC Chapter 18.66, Unclassified Use Permits.

- Airports, landing fields and heliports (except emergency sites).
- Electrical substation - transmission/ switching.
- Essential public facilities, except those uses listed separately in any of the districts established by this title.
- Mass transit facilities.
- Manufacturing, refining, or storing highly volatile noxious or explosive products (less than tank car lots) such as acids, petroleum products, oil or gas, matches, fertilizer or insecticides, except for accessory storage of such materials.

(Ord. 2235 §10 (part), 2009)

18.41.060 Special permission Uses

The following uses may be allowed within the Tukwila South Overlay district as a Type 3 Special Permission Decision.

- Movie theaters with more than three screens if the following criteria are met:
 - The applicant must demonstrate through an economic analysis that the theater will not have a significant financial impact on any other theater in Tukwila;
 - The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;
 - The proposed theater must demonstrate substantial conformance with the goals and policies of the Comprehensive Land Use Policy Plan and the Tukwila South Master Plan;
 - All measures have been taken to minimize the possible adverse impacts the proposed theater may have on the area in which it is located.
- Minor expansion of an existing warehouse if the following criteria are met:
 - The area of the proposed expansion may not exceed 5% of the floor area of the existing warehouse;
 - The proposed expansion will not increase any building dimension that is legally non-conforming;
 - Only one minor expansion may be permitted per warehouse in existence as of the date of adoption of the Tukwila South Project Development Agreement;
 - The proposed expansion must be constructed within two years of the date of approval;
 - The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;
 - All measures have been taken to minimize the possible adverse impacts the proposed expansion may have on the area in which it is located.

(Ord. 2235 §10 (part), 2009)

PUBLIC RECREATION OVERLAY DISTRICT

18.42.020 Permitted Uses

The following uses are permitted outright within the PRO District, subject to compliance with all other applicable requirements of the Tukwila Municipal Code.

- Public parks, trails, picnic areas and playgrounds, but not including amusement parks, golf courses, or commercial recreation.

ATTACHMENT B

EXISTING LIST OF USES TO BE REPLACED BY A MATRIX

2. Recreation facilities (public) including, but not limited to, sports fields, community centers, and golf courses.
3. Schools, preschools, elementary, junior, and senior high schools (public).

(Ord. 1758 §1 (part), 1995)

URBAN RENEWAL OVERLAY DISTRICT

18.43.020 Principally Permitted Uses

The Urban Renewal Overlay District is an overlay zone which allows the uses permitted in the underlying zoning district, while being consistent with all additional requirements of this chapter. In addition, larger scale multi-family buildings are permitted in the LDR and MDR districts within the Urban Renewal Overlay District.

(Ord. 2257 §9 (part), 2009)

18.43.030 Accessory Uses

The Urban Renewal Overlay District is an overlay zone which allows the accessory uses permitted in the underlying zone district, while being consistent with all additional requirements of this chapter.

(Ord. 2257 §9 (part), 2009)

Commented [MD1]: Keep this highlighted section as is in the code. Do not delete.