



INFORMATIONAL MEMORANDUM

To: Community Development and Neighborhoods
From: Jack Pace, Director Community Development
By: Moira Carr Bradshaw, Senior Planner
Copy: Mayor Ekberg
Date: October 2, 2018
Subject: Proposed Zoning Code Amendment related to required “off-street parking”

Issue

Should the City change the Zoning Code as relates to the location of required off-street parking areas for municipal uses and police stations?

Background

The City is purchasing land for public parking for the Justice Center that is not adjacent to the building but across a public street. The parking would be a stand along use on the property and therefore not accessory to a building. There is discussion that the north parking lot could be programmed with uses in addition to parking, but the principle use of the site would be the required public parking for the Justice Center.

Discussion

The proposal is to modify the Zoning Code to allow off-premises parking as a conditional use for municipal uses and police stations and to clarify the location standards for required off-street parking.

1. Amend the Land Uses Allowed by District table (TMC Table 18-6) to allow as conditional uses in most zones off-premises parking areas for municipal uses and police stations.
2. Amend the off-street parking regulations Chapter (TMC 18.56) to clarify the standards for the locating parking areas.

Changes to the City’s development regulations are governed by the procedures of “Amendments to the Comprehensive Plan and Development Regulations” chapter of the Zoning Code (Tukwila Municipal Code (TMC) 18.80.) This proposed amendment was not on the City’s annual docket and is considered an emergency amendment that necessitates expeditious action because it would preserve the welfare of the public, support the economic well-being of the City, and address the absence of public facilities and services (TMC 18.80.020.)

This amendment was referred to the Planning Commission after the Community Development and Neighborhoods Committee’s public meeting on August 28, 2018. (Attachment A) The Planning Commission held a public hearing on September 27, 2018 on

the proposed amendment. The hearing was noticed in the Seattle Times and posted in the Legal Notice section of the City's web page. The Commission received no testimony and after deliberations forwards a recommendation of approval for the proposed amendment to the City Council. (Attachment B)

Financial Impact

None.

Recommendation

Forward the draft ordinance (Attachment C) to a public hearing at the October 22, 2018 Committee of the Whole meeting for discussion and the Special Meeting on October 22, 2018 for adoption.

Attachments

- A. Staff Report to Planning Commission
- B. Planning Commission Meeting DRAFT Minutes 9-27-2018
- C. Draft Ordinance with attachment



Staff Report to The Planning Commission Prepared September 19, 2018

- File Numbers: PL18-0060, L18-0070 Code Amendments
E18-0010 SEPA Checklist
- Request: Zoning Code amendment to modify the requirements for off-street parking. The Planning Commission will hold a public hearing on the proposed amendments and make recommendations to the City Council for review and adoption.
- Public Hearing: September 27, 2018. The Notice of Public Hearing was published in the Seattle Times and the City web site.
- SEPA: A Determination of Nonsignificance was issued on September 13, 2018 with a two week comment period that ends on September 27, 2018.
- Location: City-wide
- Staff: Moira Bradshaw
- Attachments:
- A. Land Use Table Figure 18-6
 - B. Off-Street Parking and Loading Regulations
 - C. Community Development and Neighborhoods Committee Minutes

Proposal

1. Amend the “Land Uses Allowed by District” table (Table 18-6) (Attachment A) to allow stand along parking areas for municipal offices and police stations.
2. Amend the Off-street Parking Regulations Chapter (Attachment B) to clarify the standards for the location of off-premises parking.

Process

This proposed change is considered an emergency per the Docket section of the Code (TMC 18.80.020 (A)) that necessitates expeditious action to support the economic well-being of the City and is needed to address the potential absence and availability of a public facility and services.

The City Council's Committee on Community Development and Neighborhoods held a public meeting on August 28, 2018 and after consideration, referred amendment of the development regulations to accommodate off-premises parking for the Justice Center to the Planning Commission for further review and then a recommendation to the City Council. (Attachment C)

Background

Amendments to the development regulations are governed by Chapter 18.80 of the Zoning Code (Tukwila Municipal Code (TMC) 18.) City staff is requesting modification to the Zoning Code to accommodate the proposed siting and design of the City's new Justice Center.

Per the Code, the following information is required to accompany any proposed amendments to the development regulations.

1. *What is proposed and why?*

The amendment is proposed because the City is purchasing land for a municipal facility referred to as the Justice Center that will be located on the north and south sides of S. 150th Street on the west side of Tukwila International Boulevard. The schematic design for the Center is to use place the facility and staff parking on the south side of S. 150th Street and the public/customer parking on the north side of the street. The building will provide a facility for the Department of Police, the Emergency Management Organization, and the Municipal Court and have conference rooms available to the public on weekends and evenings. (TMC 18.80.010 (1))

2. *What are the anticipated impacts?*

The anticipated impacts of locating public parking for municipal courts and police stations as a standalone use is limited as the proposed amendment only applies to municipal courts and police stations.

3. *Why are development regulations deficient?*

The existing regulations limit the development of stand-alone parking lots. Traditional stand-alone parking lots, such as Commercial Parking and Park n Ride facilities, are listed as permitted or conditional uses in specific zones. Otherwise all other off-street parking may only be located on a lot with a principal use.

4. *How does the proposal promote the goals of the Growth Management Act?*
The proposed amendment facilitates the siting of an essential public facility and therefore would be supported by the Growth Management Act.
5. *How does the proposed amendment comply with the applicable Countywide Planning Policies?*
The proposed amendment does not contradict the Countywide Planning Policies.
6. *What changes would be required in functional plans?*
No change is required in the City's functional plans due to this proposed amendment.
7. *What capital improvements would be needed to support the proposed change?*
No capital improvements are directly required by the proposed zoning code amendment.
8. *What other changes are required to other City codes to implement the amendment?*
No other change is required to other City codes, plans or regulations to implement the proposed change.

Discussion

The Council must consider (TMC 18.80.050(B)) the following in deciding what action to take on a proposed amendment:

1. *Is the issue already adequately addressed in the Comprehensive Plan?*

The proposal is an amendment to the development regulations and not the Comprehensive Plan.

2. *If the issue is not addressed in the Comprehensive Plan, is there a public need for the proposed change?*

The size requirements for the City's essential public facility are over 3.5 acres. The City's choice for the facility is in a neighborhood with relatively small lots (9 were purchased) thereby necessitating locating the facility over several blocks.

3. *Is the proposed change the best means for meeting the identified public need?*

The proposed changes limit the potential for stand-alone parking lots to municipal offices and police stations and require a conditional use. A conditional use process include public notice of surrounding property owners and residents and a public hearing before a Hearing Examiner. The five criteria for conditional uses address meeting the performance standards of the district in which the use will be located; be

compatible with the surroundings; be in keeping with the goals and policies of the Comp Plan; and include mitigating measures to minimize impacts.

4. Will the proposed change result in a net benefit to the community?

The proposed changes limit the potential for stand along parking lots to municipal office and police stations; requires a conditional use process before a stand-along parking lot may be approved; and will allow the design and the construction of the Justice Center to proceed on schedule.

Conclusions

Per the Committee's direction, staff was to limit the scope of the proposed changes.

Police stations are a conditional use in all zones except Tukwila Valley South. A conditional use requires a public hearing and consideration of impacts and compliance with performance criteria. Requiring a conditional use for the off-site parking would not delay the review process for the use and would incorporate the issue and consideration of off-site parking into the overall siting consideration for both the use and it's needed parking.

Attachment A and B are excerpts from the City's Zoning Code showing language additions and subtractions that would be required to implement changes that would allow the proposed municipal facility to move forward.

Requested Action

Recommend approval of the proposed amendments to the Zoning Code to the City Council.

Attachment A

Table 18-6: Land Uses Allowed by District

See Table 18-2 for uses allowed in TUC and Figure 18-1 for uses allowed in Shoreline.

For properties zoned LDR, MDR and HDR that are designated as Commercial Redevelopment Areas (see figure 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

P = Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use); C = Conditional (subject to TMC 18.64); U = Unclassified (subject to TMC 18.66); S = Special Permission (Administrative approval by the Director)	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
Adult day care	A	A	A	A	A			A	A								P
Adult entertainment (subject to location restrictions ¹)										P	P	P	P	P	P	P	
Airports, landing fields and heliports (except emergency sites)										U	U	U	U	U	U	U	
Amusement Parks								C	C	C	C	C			C		P
Animal rendering											U						P
Animal shelters and kennels, subject to additional State and local regulations (less than 4 cats/dogs = no permit)								C	C	C	C	C			C		
Animal Veterinary, including associated temporary indoor boarding; access to an arterial required	P	P	P	P		P	P	P	P	P					P		
Automobile, recreational vehicles or travel trailer or used car sales lots ²								P	P	P	P	P			P	P	
Automotive services, gas (outside pumps allowed), washing, body and engine repair shops (enclosed within a building), and alternate fueling station (not wholesale distribution facilities).							P	P	P	P	P	P	P	P	P	P	
Beauty or barber shops				P	P	P	P	P	P	P	P	P	C3	C4	P	P	
Bed and breakfast lodging for not more than twelve guests ⁵	C	C	C														
Bed and breakfast lodging (no size limit specified)				C													P
Bicycle repair shops				P	P	P	P	P	P	P	P	P	P	P	P	P	
Billiard or pool rooms				P			A	P	P	P	P	P			P	P	
Boarding Homes		C	C														
Brew Pubs				P	P	C	P	P	P	P	P	P	P	P	P	P	
Bus stations							P	P	P	P	P	P	P	P	P	P	
Cabinet shops or carpenter shops employing less than five people							P	P	P	P	P	P			P	P	
Cargo containers (*see also TMC 18.50.060)	A&S	A&S	A&S					A&S	A&S	A&S	P	P	P	P	P	P	
Cement manufacturing										U	U	U	U	U	U	U	
Cemeteries and crematories	C	C	C	C	C			C	C	C	C	C			C	C	

Attachment A

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Colleges and universities				C	C		C	C	C	C	C	C	C6	C6	C6	P	
Commercial laundries								P	P	P	P	P	P		P		
Commercial Parking				P7	P7			P7	P7	P7	P8	P8			P8		
Computer software development and similar uses				P	P	P	P	P	P	P	P	P	P9 C10	P	P	P	
Contractor storage yards										P	P	P	P	P	P		
Continuing care retirement facility				C	C		C	C	C	C					C	P	
Convalescent & nursing homes & assisted living facility for not more than twelve patients		C	P	P	P	C	P	P	P	P					P	P	
Convalescent & nursing homes & assisted living facility for more than twelve patients				C	C		C	C	C	C					C	P	
Convention facilities								P	P	P	P	P			P	P	
Correctional institutes					U11						U	U		U			
Daycare Centers (not home-based)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Daycare Family Home (Family Child Care Home) ¹²	A	A	A	A	A	A	A	A	A						A	A	
Diversion facilities and diversion interim services facilities south of Strander Blvd										U							
Dormitory	C	C	C	A13	A13	A13	A13	A13	A13	A13	A13	A13			A13	A13	
Drive-in theatres								C	C	C	C	C			C		
Dwelling – Detached single family (Includes site built, modular home or new manufactured home). One detached single family dwelling per existing lot permitted in MUO, O, RCC, NCC, TVS.	P	P	P	P	P	P	P								P	P14	
Dwelling- Detached Zero-Lot Line Units		P															
Dwelling- Duplex, triplex or fourplex or townhouse up to four attached units		P															
Dwelling- Townhouses			P														
Dwelling –Multi-family			P					P15									P14
Dwelling – Multi-family units above office and retail uses				P		P	P		P						C16 22/ ac	P14	
Dwelling – Senior citizen housing, including assisted living facility for seniors *see purpose section of chapter, uses sections, and development standards		P meeting density and all other MDR standard	P 60/ac	P 60/ac			P 60/ ac	P 60/ac	P 60/ac						C16 100 /ac	P14	
Dwelling unit – Accessory ¹⁷	A	A	A														

Attachment A

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Electrical Substation – Distribution	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	P
Electrical Substation – Transmission/Switching												U		U	U	U	
Electric Vehicle Charging Station – Level 1 and Level 2	A	A	A	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Electric Vehicle Charging Station – Level 3, battery exchange stations, and rapid charging stations. (TMC 18.50.140)	A	A	A	A	A	A	P	P	P	P	P	P	P	P	P	P	P
Essential public facilities, except those uses listed separately in any of the other zones								U	U	U	U	U	U	U	U	U	
Extended-stay hotel/motel								P	P	P	P	P				P	P
Farming and farm-related activities																P	P
Financial, banking, mortgage, other services				P	P		P	P	P	P	P	P	P9/C3	C4	P	P	
Fire & Police Stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Fix-it, radio or television repair shops/rental shops						P	P	P	P	P	P	P			P	P	
Fraternal organizations				P	P	C	P	P	P	P	P	P			P	P	
Frozen food lockers for individual or family use							P	P	P	P	P	P			P	P	
Garage or carport (private) not exceeding 1,500 sq.ft. on same lot as residence and is subject to the regulations affecting the main building.	A	A															
Greenhouses (noncommercial) and storage sheds not exceeding 1,000	A	A	A	A													
Greenhouses or nurseries (commercial)						P	P	P	P	P	P	P			P	P	
Hazardous waste treatment and storage facilities (off-site) subject to compliance with state siting criteria (RCW Chapter 70.105) (See TMC 21.08)												C		C			
Heavy equipment repair and salvage										P	P	P	P	P	P		
Helipads, accessory																	C
Home Occupation *see definition and accessory use	A	A	A	A	A	A	A		A							A	A
Hospitals				C	C			C	C	C	C	C			C	P	
Hospitals, sanitariums, or similar institutes															C		
Hotels								P	P	P	P	P	C	C	P	P	
Hydroelectric and private utility power generating plants								U	U	U	U	U	U	U	U		
Industries involved with etching, film processing, lithography, printing and publishing								P	P	P	P	P	P	P	P	P	
Internet Data/Telecommunication Centers								C		P	P	P	P	P	P	P	
Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		
Laundries; self-serve, dry cleaning, tailor, dyeing				P	P	P	P	P	P	P	P	P	P	P	P	P	
Libraries, museums, or art galleries (public)	C	C	P	P	P	C	P	P	P	P	P	P	P	P	P	P	
Manuf./Mobile home park ¹⁸		C	P														

Attachment A

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<i>Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution:</i>																	
A) Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs							P19	P	P	P	P	P	P	P	P	P	
B) Manufacturing, processing and/or packaging 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							P19	P	P	P	P	P	P	P	P	P	
C) Manufacturing, processing, assembling, packaging and/or repairing electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment							P19	P	P	P	P	P	P	P	P	P	
D) Manufacturing, processing, packaging of foods, such as baked goods, beverages, candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods, and meats (no slaughtering)											P	P	P	P			
i) Fermenting and distilling included																	
ii) No fermenting and distilling							P19	P	P	P					P	P	
<i>Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts:</i>																	
A) Manufacturing, processing and/or assembling chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering)											C	C	P	C	P	C	
B) Manufacturing, processing and/or assembling of 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	C	P	C	P	C	
C) Manufacturing, processing and/or assembling of previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand forging								C	C	C	P	P	P	P	C		

Attachment A

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D) Manufacturing, processing, assembling and/or packaging 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										P	P	P	P	P	C		
E) Heavy metal processes such as smelting, blast furnaces, drop forging or drop hammering													C	P			
<i>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</i>												U		U	U	U	
Marijuana producers, processors, or retailers (with state issued license)												P			P	P20	
Mass transit facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Medical and dental laboratories				P	P			P	P	P	P	P			P	P	
Minor expansion of an existing warehouse ²¹																	S
Mortician and funeral homes								P	P	P	P	P			P	C	
Motels								P	P	P	P	P	C	C	P	P	
Movie theaters with three or fewer screens																	P
Movie theaters with more than 3 screens ²²																	S
Offices including: medical, dental, government (excluding fire & police stations), professional, administrative, business, e.g. travel, real estate & commercial				P23	P	P23	P24	P	P	P	P	P	P9 C10	P25 C26	P	P	
Office or sample room for wholesale or retail sales, with less than 50% storage or warehousing							P										
Outpatient and emergency medical and dental services													C3	C4			
Park & ride lots				C	C		C	C	C	C	C	C	C	C	C	C	C
Parking areas	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
<u>Parking areas (stand-alone) for government offices and police stations</u>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P
Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses, or commercial recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawnbroker								C	C	P	P	P			P	P	
Planned Shopping Center (mall)								P	P	P	P	P			P	P27	
Plumbing shops (no tin work or outside storage)							P	P	P	P	P	P			P	P	
Radio, television, microwave, or observation stations and towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Railroad freight or classification yards												U	U	U	U		
Railroad tracks (including lead, spur, loading or storage)										P	P	P	P	P	P		
Recreation facilities (commercial – indoor) – athletic or health clubs				P	P		P	P	P	P	P	P	C3	P	P	P	
Recreation facilities (commercial – indoor), including bowling alleys, skating rinks, shooting ranges							C	P	P	P	P				P	P	

Attachment A

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Recreation facilities (commercial – outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields										C	C	C			C		
Recreation facilities (public), including, but not limited to sports fields, community centers and golf courses	C	C	C	C	C		C	C	C	C	C	C	C	C	C		P
Recreational area and facilities for employees				A	A	A	A	A	A	A	A	A	A	A	A	A	
Religious facilities with an assembly area less than 750 sq.ft.				P	P	P	P	P	P	P	P	P			P	P	
Religious facilities with an assembly area greater than 750 sq.ft. and community center buildings				C	C	C	C	C	C	C	C	C			C	C	
Religious facility and community center buildings	C	C	C														
Removal and processing of sand, gravel, rock, peat, black soil and other natural deposits together with associated structures										U	U	U	U	U	U		
Rental of vehicles not requiring a commercial driver's license								P	P	P	P	P	P	P	P	P	
Rental of commercial trucks and fleet rentals requiring a commercial driver's license										P	P	P	P	P	P	P	
Research and development facilities																	P
Residences for security or maintenance personnel				A	A	A	A	A	A	A	A	A	A	A	A	A	A
Restaurants including drive through, sit down, cocktail lounges in conjunction with a restaurant								P	P	P	P	P	P	P	P	P	
Restaurants including cocktail lounges in conjunction with a restaurant				P	P	C	P										
Retail sales of furniture appliances, automobile parts and accessories, liquor, lumber/bldg. materials, lawn & garden supplies, farm supplies							P	P	P	P	P	P			P	P	
Retail sales, e.g. health/beauty aids/prescription drugs/food/hardware/notions/crafts/supplies/housewares/electronics/photo-equip/film processing/ books/magazines/stationery/clothing/shoes/flowers/plants/pets/jewelry/gifts/rec. equip/sporting goods, and similar items				P		P	P	P	P	P	P	P	C3	C4	P	P	
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)				P	P												
Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble works, and the assembly of products from the above materials										C	C	P	C	P	C	C	
Sales and rental of heavy machinery and equipment subject to landscaping requirements of TMC Chapter 18.52*										P	P	P	P	P	P	P	
Salvage and wrecking operations												P		P	C		
Salvage and wrecking operations which are entirely enclosed within a building										P	P		P		P		
Schools and studios for education or self-improvement				P	P	P	P	P	P	P	P	P	P9 C10	P28	P	P	

Attachment A

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Schools, preschool, elementary, junior & senior high schools (public), and equivalent private schools	C	C	C	C	C	C	C	C	C						C	C	P (public only)
Secure community transition facility ²⁹														U			
Self-storage facilities								P	P	P	P	P	P	P	P	P	
Sewage lift station	U	U	U	U	U	U	U										P
Shelter	P	P	P	P	P												
Stable (private)	A30	A30	A30														P
Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to TMC Chapter 18.52								P	P	P	P	P	P	P	P	P	
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												P	P	P	C	C	
Storm water - neighborhood detention + treatment facilities	U	U	U	U	U	U	U										P
Storm water pump station	U	U	U	U	U	U	U										
Studios – Art, photography, music, voice and dance				P	P	P	P	P	P	P					P	P	
Taverns, nightclubs								P	P	P	P	P	P31	P31	P	P	
Telephone exchanges				P	P			P	P	P	P	P	P	P	P	P	
Theaters, except those theaters which constitute "adult entertainment establishments" as defined by this Zoning Code								P	P	P	P	P				P	P32
Tow-truck operations, subject to all additional State and local regulations										P	P	P	P	P	P	P	
Transfer stations (refuse and garbage) when operated by a public agency													U	U	U	U	
Truck terminals										P	P	P	P	P	P		
Utilities, regional																	C
Vehicle storage (no customers onsite, does not include park-and-fly operations)																	P
Warehouse storage and/or wholesale distribution facilities								P	P	P	P	P	P	P	P		
Water pump station	U	U	U	U	U	U	U										P
Water utility reservoir and related facilities	U	U	U	U	U	U	U										
Wireless Telecommunications Facilities (*see TMC Ch. 18.58)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Note: The Director of Community Development will make a determination for uses not specifically listed in the Zoning Code. The Director will consider whether the proposed use is:

- Similar in nature to and compatible with other uses permitted out right within a similar zone; and*
- Consistent with the stated purpose of the zone; and*
- Consistent with the policies of the Tukwila Comprehensive Plan.*

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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. No dismantling of cars or travel trailers or sale of used parts allowed.
3. 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.
4. 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.
5. 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.
6. Colleges and universities with primarily vocational curriculum if associated with an established aviation, manufacturing or industrial use.
7. 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

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- 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.
8. Commercial parking subject to TMC Chapter 18.56, Off-Street Parking and Loading Regulations.
9. 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.
10. 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.
11. Correctional institution operated by the City of Tukwila.
12. 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.
13. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
14. Allowed after residential design manual with criteria for approval is adopted by ordinance.
15. 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.
16. 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.
17. See TMC Section 18.50.220 for accessory dwelling unit standards.
18. 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.
19. NCC allows businesses that include a retail component in conjunction with their manufacturing operation and meeting other performance standards of Chapter 18.22. 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.

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20. Where the underlying zoning is HI or TVS.
21. 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.
22. 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.
23. Offices, when such offices occupy no more than the first two stories of the building or basement and floor above.
24. 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.
25. Offices; must be associated with another permitted use (e.g., administrative offices for a manufacturing company present within the MIC).
26. Offices not associated with other permitted uses and excluding medical/dental clinics, subject to the following location and size restrictions:
- New Office Developments:
 - 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.
 - 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.
 - 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.
27. Planned shopping center (mall) up to 500,000 square feet.
28. Schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use.
29. Secure community transition facility, subject to the following location restrictions:
- 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:
 - In or within 1,000 feet of any residential zone.
 - 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:

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- (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.
30. 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.
31. No night clubs.
32. Theaters for live performances only, not including adult entertainment establishments.

CHAPTER 18.56
OFF-STREET PARKING AND
LOADING REGULATIONS

Sections:

- 18.56.010 Purpose
- 18.56.020 Chapter Application
- 18.56.030 Reduction of Existing Parking Spaces
- 18.56.040 General Requirements
- 18.56.050 Required Number of Parking Spaces
- 18.56.060 Loading Space Requirements
- 18.56.065 Residential Parking Requirements
- 18.56.070 Cooperative Parking Facility
- 18.56.080 Parking for the Handicapped
- 18.56.090 Compact Car Allowance
- 18.56.100 Uses Not Specified
- 18.56.110 Landscaping and Screening
- 18.56.120 Filing of Plans
- 18.56.130 Development Standards for Bicycle Parking
- 18.56.135 Electric Vehicle Charging Station Spaces
- 18.56.140 Administrative Variance from Parking Standards

18.56.010 Purpose

It is the purpose of this chapter to provide for adequate, convenient, and safe off-street parking and loading areas for the different land uses described in this title.

(Ord. 1795 §3 (part), 1997; Ord. 1758 §1 (part), 1995)

18.56.020 Chapter Application

Off-street parking and loading spaces shall be provided as an accessory use in all zones in accordance with the requirements of this chapter, at the time any building or structure is erected, enlarged or at the time there is a change in its principal use.

(Ord. 1795 §3 (part), 1997; Ord. 1758 §1 (part), 1995)

18.56.030 Reduction of Existing Parking Spaces

Any off-street parking area already in use or established hereafter shall not be reduced below the limits required by this chapter by the construction of any addition to a building or structure, nor by the erection of an additional building or structure on the property. Any change of principal and/or secondary use must meet the parking requirements of the new use.

(Ord. 1795 §3 (part), 1997; Ord. 1758 §1 (part), 1995)

18.56.040 General Requirements

Any required off-street parking and loading facilities shall be developed in accordance with the following standards:

1. ~~4.~~ **LOCATION.**

Any on-premises parking area that contains parking stalls located more than 1,000 feet from the principal use shall require Hearing Examiner approval for the entire parking lot.

a. Any required off-street parking shall be accessory to a primary use unless as allowed by the Land Use Tables 18-2 and 18-6; Additionally, any required off-street parking area that is located off-premises shall be -subject to compliance with the- Covenant parking standards in the Cooperative Parking Facility section.

2. *PARKING DIMENSIONS.* Minimum parking area dimensions for surface and structured parking facilities shall be as provided in Figure 18-6. Standard and compact parking stalls shall be allowed a two-foot landscaping overhang to count towards the stall length.

3. *TANDEM PARKING SPACES.* In the MDR and HDR zones, tandem spaces (where one car is parked directly behind another) will be allowed for each three bedroom and 1/3 of all two bedroom units. No more than 1/3 of all project parking spaces may be tandem and all tandem parking spaces will be designed for full size rather than compact size vehicles based on the dimensions in Figure 18-6.

4. *PARKING AREA AND PARKING AREA ENTRANCE AND EXIT SLOPES.* The slope of off-street parking spaces shall not exceed 5%. The slope of entrance and exit driveways providing access for off-street parking areas and internal driveway aisles without parking stalls shall not exceed 15%.

5. *DRIVEWAYS AND MANEUVERABILITY.*

a. Adequate ingress to and egress from each parking space shall be provided without moving another vehicle and without backing more than 50 feet.

b. Turning and maneuvering space shall be located entirely on private property unless specifically approved by the Public Works Director.

c. All parking spaces shall be internally accessible to one another without reentering adjoining public streets. This standard does not apply to single family, duplex, triplex, fourplex or townhouse uses or where cooperative parking is approved-

d. When off-street parking is provided in the rear of a building and a driveway or lane alongside the building provides access to rear parking area, such driveway shall require a minimum width of twelve feet and a sidewalk of at least a three-foot section, adjoining the building, curbed or raised six inches above the driveway surface. This standard does not apply to single family, duplex, triplex, fourplex or townhouse uses.

e. Ingress and egress to any off-street parking lot shall not be located closer than 20 feet from point of tangent to an intersection.

f. The Public Works Director or the Community Development Director may require ingress separate from an egress for smoother and safer flow of traffic.

6. The Director may require areas not designed or approved for parking to be appropriately marked and/or signed to prevent parking.

7. *SURFACE.*

a. The surface of any required off-street parking or loading facility shall be paved with permeable pavement, which is the preferred material, or asphalt, concrete or other similar approved material(s) that maintains a durable uniform surface and shall be graded and drained as to dispose of all surface water, but not across sidewalks.

b. Any parking stalls provided in excess of the required minimum shall use permeable pavement where technically feasible in accordance with the Surface Water Design Manual, adopted in accordance with TMC Chapter 14.30.

c. All traffic-control devices, such as parking stripes designating car stalls, directional arrows or signs, bull rails, curbs and other developments shall be installed and completed as shown on the approved plans.

d. Paved parking areas shall use paint or similar devices to delineate car stalls and direction of traffic.

e. Where pedestrian walks are used in parking lots for the use of foot traffic only, they shall be curbed or raised six inches above the lot surface.

f. Wheel stops shall be required on the periphery of parking lots so cars will not protrude into the public right-of-way, walkways, off the parking lot or strike buildings. Wheel stops shall be two feet from the end of the stall of head-in parking.

8. *PARALLEL PARKING STALLS.* Parallel parking stalls shall be designed so that doors of vehicles do not open onto the public right-of-way.

9. *OBSTRUCTIONS.* No obstruction that would restrict car door opening shall be permitted within five feet of the centerline of a parking space.

10. *LIGHTING.* Any lighting on a parking lot shall illuminate only the parking lot, designed to avoid undue glare or reflection on adjoining premises.

11. *CURB-CUTS.* All parking areas shall have specific entrance and/or exit areas to the street. The width of access roads and curb-cuts shall be determined by the Public Works Director. The edge of the curb-cut or access

road shall be as required by the Public Works Director for safe movement of vehicles or pedestrians. Curb-cuts in single-family districts shall be limited to a maximum of 20 feet in width and the location shall be approved by the Public Works Director.

12. **PARKING STALL.** Parking stalls shall not be used for permanent or semi-permanent parking or storage of trucks or materials.

*(Ord. 2518 §13, 2016; Ord. 2500 §24, 2016; Ord. 2368 §54, 2012;
Ord. 2251 §66, 2009; Ord. 1795 §3 (part), 1997;
Ord. 1758 §1 (part), 1995)*

18.56.050 Required Number of Parking Spaces

The minimum number of off-street parking spaces for the listed uses shall be as shown in **Figure 18-7**. Minimum parking requirements shall be maintained over the life of the original or primary use. Any additional uses, either secondary or accessory in nature, must have parking available that does not impact the minimum parking of the original or primary use. This extends to parking spaces used for park-and-fly lots or use of parking for storage or outdoor displays. **NOTE:** Automobile parking requirements for TUC-RC, TUC-TOD and TUC-Pond Districts are listed in TMC Section 18.28.260.

*(Ord. 2442 §3, 2014; Ord. 2368 §55, 2012; Ord. 2251 §67, 2009;
Ord. 1795 §3 (part), 1997; Ord. 1758 §1 (part), 1995)*

18.56.060 Loading Space Requirements

Off-street space for standing, loading and unloading services shall be provided in such a manner as not to obstruct freedom of traffic movement on streets or alleys. For all office, commercial, and industrial uses, each loading space shall consist of at least a 10-foot by 30-foot loading space with 14-foot height clearance for small trucks such as pickup trucks, or a 12-foot by 65-foot loading space with 14-foot height clearance for large trucks, including tractor-trailer. These requirements may be modified as a Type 1 decision, where the Community Development Director finds that such reduction will not result in injury to neighboring property, or obstruction of fire lanes/traffic, and will be in harmony with the purposes and intent of this chapter.

*(Ord. 2368 §56, 2012; Ord. 1795 §2 (part), 1997;
Ord. 1770 §33, 1996; Ord. 1758 §1 (part), 1995)*

18.56.065 Residential Parking and Storage Requirements

A. Parking and vehicle storage limitations on properties devoted to single-family residential use shall be as follows:

1. Motor vehicles on property devoted to single-family residential use shall be parked on an approved durable uniform surface that is designed to retain surface water on-site and without causing impacts. If necessary, surface water may drain to street if no other design is feasible. Motor vehicles, other than those specified in TMC Section 18.56.065.A.2, shall not be parked in setbacks except in front or secondary front-yard setbacks from streets, when in a driveway that provides access to an approved parking location, and is in conformance with TMC Title 18, as that title currently exists or as it may be subsequently amended. Parking in the rear setback for a single-family home is permitted where the parking is connected to a rear alley.

2. Recreational vehicles, boats or trailers shall be parked, kept or stored on an approved durable uniform surface and shall not be parked, kept or stored in required front yard setbacks, except for a driveway. Recreational vehicle parking in the side or rear yard setbacks is allowed, provided no recreational vehicle is parked so as to prevent access by emergency responders to all sides of a structure.

3. No more than 50% of the front yard or 800 square feet, whichever is smaller, may be approved durable uniform surface. An approved durable uniform surface exceeding this requirement prior to August 25, 2004 may be maintained, but shall not be expanded. The Director of Community Development may approve exceptions to this requirement for an access driveway, particularly on pie-shaped or other odd shaped lots where it is infeasible to meet this requirement.

4. Single-family properties on pre-existing, legal lots of record containing less than 6,500 square feet are exempt from the percentages noted in TMC Section 18.56.065.A.3.

5. No more than six motor vehicles shall be parked on a single-family residential property of 13,000 square feet or less outside of a carport or enclosed garage for a period of more than 48 hours. For purposes of this section, "single-family residential property" means any parcel containing a single-family residence or multiple parcels combined containing one single-family residence, typically identified by a single address located in the LDR zone. The parking limitations in this subsection shall apply to all motor vehicles as defined by state law with the exception of motorcycles and mopeds.

B. Each unit in a townhouse development shall have an attached garage with parking for at least one vehicle or a parking space in an underground garage.

C. **Waiver from the requirement for number of required stalls.** The Director shall have the discretion to waive the requirement to construct a portion of the off-street parking requirement if, based on a parking demand study, the property owner establishes that the dwelling will be used primarily to house residents who do not and will not drive due to a factor other than age. Such a study shall ensure that ample parking is provided for residents who can drive, guests, caregivers and other persons who work at the residence. If such a waiver is granted, the property owner shall provide a site plan, which demonstrates that in the event of a change of use that eliminates the reason for the waiver, there is ample room on the site to provide the number of off-street parking spaces required by this Code. In the event that a change of use or type of occupant is proposed that would alter the potential number of drivers living or working at the dwelling, the application for change of use shall be conditioned on construction of any additional off-street parking spaces required to meet the standards of this Code.

(Ord. 2518 §14, 2016; Ord. 2368 §57, 2012; Ord. 2199 §19, 2008; Ord. 1976 §62, 2001)

18.56.070 Cooperative Parking Facility

A. *SHARED PARKING:* When two or more property owners agree to enter into a shared parking agreement, the setbacks and landscaping requirements on their common property line(s) may be waived with that land used for parking, driveway and/or building.

B. *COVENANT PARKING:* When off-site premises parking is provided on a lot other than the lot of the use to which it is accessory, the following conditions shall apply:

1. Off-street parking that is required for a principal use may be located off premises on a lot not adjacent to the principal use when that parking supply is required to meet the minimum number of off-street parking spaces (TMC 18.56.050); and provided it is accessory to a primary use (not a stand-alone parking area) unless allowed by the Land Use Tables 18-2 and 18-6.

~~2.~~ 4.—A covenant between the owner or operator of the principal use that the covenant parking will serve, the owner of the parking spaces, and the City stating the responsibilities of the parties shall be executed. This covenant and accompanying legal descriptions of the principal use and the lot upon which the spaces are to be located shall be recorded with King County, and a copy with the recording number and parking layouts shall be submitted as part of any permit application for development.

~~2.3.~~ 2.—The covenant lot must be within 800 feet of the primary commercial use or a shuttle service to the use must be provided with its route, service and operations approved by the Director.

C. When any Shared or Covenant parking agreement between parties, as referenced above, is modified or terminated, the owner of the parking spaces shall be responsible for notifying the Director. In this event, all affected parties shall provide documentation that a minimum of 50% of the required minimum parking will be available within 90 days following termination of the agreement, with the remainder to be available 365 days following termination of the original agreement. If a variance is sought, the application must be submitted within 14 days of the signed agreement to terminate and the reduction in parking spaces will only be allowed if the variance is approved.

D. *COMPLEMENTARY PARKING:* A complementary use is a portion of the development that functions differently than the primary use but is designed to serve or enhance the primary land use without creating additional parking needs for the primary traffic generator. Up to 10% of the usable floor area of a building or facility may be occupied by a complementary use without providing parking spaces in addition to the number of spaces for the principal use. Examples of complementary uses include pharmacies in hospitals or medical offices, food courts or restaurants in a shopping center or retail establishments.

E. Applications for shared, covenant or complementary parking shall be processed as Type 2 decisions, pursuant to TMC 18.108.020.

(Ord. 1795 §2 (part), 1997; Ord. 1758 §1 (part), 1995)

18.56.080 Parking for the Handicapped

All parking provided for the handicapped, or others meeting definitions of the 1991 Americans with Disabilities Act (ADA), shall meet requirements of the Chapter 11 of the 1994 Uniform Building Code, as amended by Washington Administrative Code, section 51.30, et seq. *(See Figure 18-8.)*

(Ord. 1795 §2 (part), 1997; Ord. 1758 §1 (part), 1995)

18.56.090 Compact Car Allowance

- A. A maximum of 30% of the total off-street parking stalls may be permitted and designated for compact cars.
- B. Each compact stall shall be designated as such, with the word COMPACT printed onto the stall, in a minimum of eight -inch letters and maintained as such over the life of the use of both the space and the adjacent structure it serves.
- C. Dimensions of compact parking stalls shall conform to the standards as depicted in Figure 18-6 of this chapter.
- D. Compact spaces shall be reasonably dispersed throughout the parking lot.

(Ord. 1795 §2 (part), 1997; Ord. 1758 §1 (part), 1995)

18.56.100 Uses Not Specified

In the case of a use not specifically mentioned in this chapter, the requirements for off-street parking facilities shall be determined by the Director. Such determination shall be based upon the requirements for the most comparable use specified in this chapter.

(Ord. 1795 §2 (part), 1997; Ord. 1758 §1 (part), 1995)

18.56.110 Landscaping and Screening

Landscaping and screening requirements shall be as provided in the Landscape, Recreation, Recycling/ Solid Waste Space Requirements chapter of this title.

(Ord. 1795 §2 (part), 1997; Ord. 1758 §1 (part), 1995)

18.56.120 Filing of Plans

Detailed plans of off-street parking areas, indicating the proposed development including the location, size, shape, design, curb-cuts, adjacent streets, circulation of traffic, ingress and egress to parking lots and other features and appurtenances of the proposed parking facility, shall be filed with and reviewed by the Community Development Director. The parking area shall be developed and completed to the required standards before an occupancy permit for the building may be issued. The parking lot layout shall be reviewed as part of the underlying land use or the construction permit. If the proposal includes only reconfiguring of the parking lot such as adding/deleting parking spaces, making changes to the interior parking lot landscaping, or altering fire lanes, but no other land use permit or other construction permit is required, then the restriping proposal shall be reviewed as a Type 2 decision process as outlined in TMC Section 18.108.020.

*(Ord. 2368 §58, 2012; Ord. 1795 §2 (part), 1997;
Ord. 1758 §1 (part), 1995)*

18.56.130 Development Standards for Bicycle Parking

- A. *Required number of bicycle parking spaces:* The required number of parking spaces for bicycles are included in TMC 18.56.050, Figure 18-7.
- B. *Location:*
 - 1. Required bicycle parking must be located within 50 feet of an entrance to the building or use
 - 2. Bicycle parking may be provided within a building, but the location must be accessible for bicycles
- C. *Safety and Security:*
 - 1. Legitimate bicycle spaces are individual units within ribbon racks, inverted 'U' racks, locking wheel racks, lockers, or other similar permanent structures.
 - 2. If bicycle lockers are used, windows and/or view holes must be included to discourage improper uses.

3. If bicycle parking is not visible from the street, a sign must be posted indicating the location of the bicycle parking spaces.

4. All bicycle parking must be separated from motor vehicle traffic by a barrier, curb, post, bollard or other similar device.

D. *Process:* Upon application to and review by the Community Development Director, subject to a Type 1 decision process as outlined in TMC Section 18.108.020, the bicycle parking requirements may be modified or waived, where appropriate.

(Ord. 2368 §59, 2012; Ord. 1795 §2 (part), 1997)

18.56.135 Electric Vehicle Charging Station Spaces

A. *Applicability.* Regulations are applicable to all parking lots or garages, except those that include restricted electric vehicle charging stations.

B. *Number of stations.* No minimum number of charging station spaces is required.

C. *Minimum Parking Requirements.* An electric vehicle charging station space may be included in the calculation for minimum required parking spaces that are required pursuant to other sections of this chapter.

D. *Location and Design Criteria.* The provision of electric vehicle parking will vary based on the design and use of the primary parking lot. The following required and additional locational and design criteria are provided in recognition of the various parking lot layout options.

1. Where provided, parking for electric vehicle charging purposes is required to include the following:

a. *Signage.* Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operation shall be included if time limits or tow away provisions are to be enforced. Refer to the Manual on Uniform Traffic Control Devices for electric vehicle and parking signs.

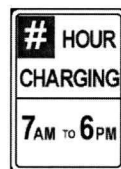
Electric Vehicle Parking Sign Examples:



12" x 12"



12" x 18"



12" x 18"

b. *Maintenance.* Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A telephone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or when other problems are encountered.

c. *Accessibility.* Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.

d. *Lighting.* Where charging station equipment is installed, adequate site lighting shall exist, unless charging is allowed during daytime hours only.

2. Charging station spaces for electric vehicles should also consider the following signage information:

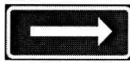
a. Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information.

b. Installation of directional signs at the parking lot entrance and at appropriate decision points to effectively guide motorists to the charging station space(s). Refer to the Manual on Uniform Traffic Control Devices for electric vehicle and directional signs.

Directional Sign Examples:



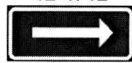
12" x 12"



12" x 6"



12" x 12"



12" x 6"

(Ord. 2324 §13, 2011)

18.56.140 Administrative Variance from Parking Standards

A. General:

1. A request for an administrative variance from required parking standards must be received prior to any issuance of building or engineering permits. Administrative variances are only eligible for requests for reductions of required parking between 1% and 10%. Requests for reductions from minimum parking standards in excess of 10% must be made to the Hearing Examiner.

2. The project developer shall present all findings to the Director prior to any final approvals, including design review, conditional use permit review, building review or any other permit reviews required by the Director.

B. Criteria:

1. All requests for reductions in parking shall be reviewed under the criteria established in this section.

2. In addition to the following requirements, the Director may require specific measures not listed to ensure that all impacts with reduced parking are mitigated. Any spillover parking which cannot be mitigated to the satisfaction of the Director will serve as the basis for denial. A reduction may be allowed, pursuant to either an administrative variance or requests to the Hearing Examiner, after:

a. All shared parking strategies are explored.

b. On-site park and ride opportunities are fully explored.

c. The site is in compliance with the City's commute trip reduction ordinance or, if not an affected employer as defined by the City's ordinance, agrees to become affected.

d. The site is at least 300 feet away from a single-family residential zone.

e. A report is submitted providing a basis for less parking and mitigation necessary to offset any negative effects.

C. Process:

1. An applicant shall submit evidence that decreased parking will not have a negative impact on surrounding properties or potential future uses. This may take the form of a brief report for administrative variances. Decreases in excess of 10% must be made to the Hearing Examiner. The Director may require additional studies to ensure that negative impacts are properly mitigated. A complete and detailed Parking Demand Study is required for requests reviewed by the Hearing Examiner.

2. All site characteristics should be described in the report, including:

a. Site accessibility for transit.

b. Site proximity to transit, with 15- to 30-minute headways.

c. Shared use of on-site parking.

d. Shared use of off-site parking.

e. Combined on-site parking.

f. Employee density.

g. Adjacent land uses.

D. *Review:* Applications for administrative variances for reductions below minimum parking requirements between 1% and 10% shall be processed as Type 2 decisions, pursuant to TMC Section 18.108.020. Applications for reductions from minimum parking requirements in excess of 10% shall be processed as Type 3 decisions, pursuant to TMC Section 18.108.030, including a hearing before the Hearing Examiner.

(Ord. 2368 §60, 2012; Ord. 1795 §2 (part), 1997)



COMMUNITY DEVELOPMENT & NEIGHBORHOODS COMMITTEE

Meeting Minutes

August 28, 2018 – 5:30 p.m. – Hazelnut Conference Room, City Hall

Councilmembers: Kate Kruller, Chair; Kathy Hougardy, Zak Idan

Staff: David Cline, Brandon Miles, Moira Bradshaw, Rick Still, Craig Zellerhoff, Gail Labanara, Tracy Gallaway, Vicky Carlsen, Laurel Humphrey

CALL TO ORDER: Chair Kruller called the meeting to order at 5:30 p.m.

I. BUSINESS AGENDA

Motion was made, seconded and carried, to move the presentation to the end of the agenda.

A. Off-Street Parking Amendment



The proposed Justice Center design includes a parking area that is across South 150th Street from the main building. This would be a standalone use, not accessory to the building, and therefore not allowed per the Zoning Code. Staff is seeking Committee direction on whether or not to forward the item to the Planning Commission to make a recommendation on modifying regulations for required off-street parking areas to allow the City to use the parcels for the Justice Center parking. A map of the proposed Justice Center layout was distributed. **FORWARD TO PLANNING COMMISSION.**

B. Proposed 2019-2020 Biennial Budget

Staff presented proposed 2019-2020 budgets for the following departments and funds:

Parks and Recreation

To help balance the City's budget, the department is proposing reductions in the areas of extra labor staffing, supplies, and professional services. Proposals include the elimination of the Fourth of July event and No School Day camps and reduced service levels for Camp Tukwila, senior events, adult basketball, and cooking classes.

Land Acquisition and Park Fund (Fund 301)

King County park levy funding is currently the main source for this fund, with three projects scheduled in 2019/2020: Parks and Recreation Open Space Plan update, development of a potential park, and final paving of Fort Dent parking lot.

Committee members asked clarifying questions about the proposed budgets. Chair Kruller asked staff to make the formatting of the programs associated with Priority Based Budgeting consistent across departments where possible. **FORWARD TO SEPTEMBER 10, 2018 COMMITTEE OF THE WHOLE.**

II. PRESENTATION

Chair Kruller shared information and photographs of the Pybus Public Market located in Wenatchee, Washington, which is a public market and community space funded by public-private partnership open since 2013. It holds over 20 restaurants, shops and specialty stores as well as farmers market vendors on the grounds outside. Chair Kruller noted that Pybus and similar market projects in Olympia and Bellingham offer good examples to Tukwila leadership to keep in mind for the Tukwila International Boulevard district. The Committee requested that the presentation be given to the Committee of the Whole in the near future.

III. MISCELLANEOUS

Adjourned 6:41 p.m.

 Committee Chair Approval
Minutes by LH



PLANNING COMMISSION (PC) MINUTES

Date: September 27, 2018
Time: 7:40 PM
Location: Council Chambers

Present: Chair, Nhan Nguyen; Commissioners, Sharon Mann, Mike Hansen, Louise Strander and Heidi Watters

Absent: Vice Chair, Dennis Martinez and Commissioner Miguel Maestas

Staff: Minnie Dhaliwal, Planning Supervisor; Moira Bradshaw, Senior Planner and Wynetta Bivens, Planning Commission Secretary

Chair Nguyen opened the public hearing and swore in those wishing to provide testimony.

Commissioner Strander disclosed due to the subject of the stand-alone parking lots and off-street parking, and her family owns a stand-alone parking lot in the City. She recused herself and left the courtroom at 7:45 PM.

CASE NUMBER: L18-0070
APPLICANT: City of Tukwila
REQUEST: Zoning Code Amendment modifying the location requirements for off-street parking as it relates to government offices and police stations
LOCATION: City Wide

Moira Bradshaw, Senior Planner, Department of Community Development gave the presentation for staff. The proposal is for Zoning Code Amendments to the 1) Landuse Table that lists the various uses allowed in the City; 2) Off-street parking regulations, and to clarify the locational standards for off-street parking

Staff handed out an aerial of the property acquired by the City for the Justice Center that provided some background on what generated the request and proposal.

PROPOSAL:

Add a new category in the Landuse Table for parking areas that are stand-alone for municipal offices and police stations. To be permitted as conditional use, in all zones where police stations currently are also conditional use, for a stand-alone parking lot and police station.

Staff noted the following:

- The anticipated impacts for the proposal are minimum for a very targeted code amendment.
- Business parking is currently required to be located on the lot with the business.
- The proposal would be supportive of the Growth Management Act.
- Four questions in the Tukwila Municipal Code (TMC 18.80.050(b)) will be used as the criteria to address this issue.

RECOMMENDATION:

Staff is recommending approval of the proposed amendments to the Zoning Code be forwarded to the City Council.

There were no public comments.

The public hearing was closed.

DELIBERATION:

Commissioner Mann discussed using the parking lot for farmer's market. Commissioner Watters stated that existing structure that is not part of the site should help screen the parking lot. Commissioner Hansen asked what type of notice was provided for this code amendment. Staff clarified that the public hearing notice was published in the Seattle Times and posted on the City's website. Also, Justice Center is subject to design review and the Board of Architectural Review will be making a decision on the design of the Justice Center at a future date. Additionally, public notice for the conditional use permit and design review will include notification of the surrounding property owners and tenants. The Planning Commission were in consensus on forwarding the proposed amendment as proposed by staff to the City Council for their consideration.

MOTION:

Commissioner Hansen made a motion to approve Case Number PL18-0060 and L18-0070 Code Amendments and forward them to the City Council for their approval. Commissioner Watters seconded the motion. The motion passed unanimously.

Submitted by: Wynetta Bivens
Planning Commission Secretary

DRAFT

DRAFT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING VARIOUS ORDINANCES AND TABLE 18-6, "LAND USES ALLOWED BY DISTRICT," AS CODIFIED IN TITLE 18, "ZONING," OF THE TUKWILA MUNICIPAL CODE, AND AMENDING OFF-STREET PARKING REGULATIONS AS CODIFIED IN TUKWILA MUNICIPAL CODE CHAPTER 18.56; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of Tukwila's Zoning Code, codified at Tukwila Municipal Code Title 18, contains provisions pertaining to off-street parking regulations; and

WHEREAS, the City Council desires to update the Zoning Code to make amendments to the City's regulations for off-street parking; and

WHEREAS, the City wishes to address the need for off-premises parking for the Justice Center project; and

WHEREAS, the Zoning Code currently states that required off-street parking be an accessory use on a lot; and

WHEREAS, the City believes the requirements for a secure and safe public criminal justice facility requires the separation of certain uses; and

WHEREAS, the Department of Community Development has determined that the proposed amendments for the location of required off-street parking areas for municipal uses and police stations is an emergency that needs immediate consideration; and

WHEREAS, the proposed amendments will support the economic well-being of the City; and

WHEREAS, the City finds that clarification on the location of required off-street parking is needed; and

WHEREAS, on September 13, 2018, the City’s State Environmental Policy Act (SEPA) Responsible Official issued a Determination of Non-Significance on these proposed amendments; and

WHEREAS, on September 19, 2018, the City was informed by the Washington State Department of Commerce that it had met the Growth Management Act notice requirements under RCW 36.70A.106; and

WHEREAS, on September 27, 2018, the Tukwila Planning Commission, following adequate public notice, held a public hearing to receive testimony concerning amending the Tukwila Municipal Code as described herein and recommended approval of the amendments; and

WHEREAS, on October 22, 2018 the Tukwila City Council, following adequate public notice, held a public hearing to receive testimony concerning the recommendations of the Planning Commission; and

WHEREAS, the City Council finds that the proposed amendments serve to further implement the planning goals of the adopted Comprehensive Plan and the Growth Management Act; bear a substantial relation to the public health, safety or welfare; and promote the best long-term interests of the Tukwila community;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Table 18-6, “Land Uses Allowed by District.” Ordinance No. 2500 §3, as codified in Tukwila Municipal Code (TMC) Chapter 18.09, is hereby amended to modify Table 18-6: “Land Uses Allowed by District,” as codified in TMC Title 18, to add a new parking use as set forth below. The amended Table 18-6 is attached as Exhibit A.

P = Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use) ; C = Conditional (subject to TMC 18.64); U = Unclassified (subject to TMC 18.66); S=Special Permission (Administrative approval by the Director)	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>P</u>

Section 2. TMC Section 18.56.040 Amended. Ordinance Nos. 2518 §13, 2500 §24, 2368 §54, 2251 §66, 1795 §3 (part) and 1758 §1 (part), as codified at TMC Section 18.56.040, “General Requirements,” are hereby amended to read as follows:

18.56.040 General Requirements

Any required off-street parking and loading facilities shall be developed in accordance with the following standards:

1. *LOCATION.* ~~Any on-premises parking area that contains parking stalls located more than 1,000 feet from the principal use shall require Hearing Examiner approval for the entire parking lot.~~

a. Any required off-street parking shall be accessory to a primary use except as allowed by the Land Use Tables 18-2 and 18-6;

b. Additionally, off-premises parking areas shall be subject to compliance with the covenant parking standards in TMC Section 18.56.070, "Cooperative Parking Facility."

2. *PARKING DIMENSIONS.* Minimum parking area dimensions for surface and structured parking facilities shall be as provided in Figure 18-6. Standard and compact parking stalls shall be allowed a two-foot landscaping overhang to count towards the stall length.

3. *TANDEM PARKING SPACES.* In the MDR and HDR zones, tandem spaces (where one car is parked directly behind another) will be allowed for each three bedroom and 1/3 of all two bedroom units. No more than 1/3 of all project parking spaces may be tandem and all tandem parking spaces will be designed for full size rather than compact size vehicles based on the dimensions in Figure 18-6.

4. *PARKING AREA AND PARKING AREA ENTRANCE AND EXIT SLOPES.* The slope of off-street parking spaces shall not exceed 5%. The slope of entrance and exit driveways providing access for off-street parking areas and internal driveway aisles without parking stalls shall not exceed 15%.

5. *DRIVEWAYS AND MANEUVERABILITY.*

a. Adequate ingress to and egress from each parking space shall be provided without moving another vehicle and without backing more than 50 feet.

b. Turning and maneuvering space shall be located entirely on private property unless specifically approved by the Public Works Director.

c. All parking spaces shall be internally accessible to one another without reentering adjoining public streets. This standard does not apply to single family, duplex, triplex, fourplex or townhouse uses: or where cooperative parking is approved.

d. When off-street parking is provided in the rear of a building and a driveway or lane alongside the building provides access to rear parking area, such driveway shall require a minimum width of twelve feet and a sidewalk of at least a three-foot section, adjoining the building, curbed or raised six inches above the driveway surface. This standard does not apply to single family, duplex, triplex, fourplex or townhouse uses.

e. Ingress and egress to any off-street parking lot shall not be located closer than 20 feet from point of tangent to an intersection.

f. The Public Works Director or the Community Development Director may require ingress separate from an egress for smoother and safer flow of traffic.

6. The Director may require areas not designed or approved for parking to be appropriately marked and/or signed to prevent parking.

7. *SURFACE.*

a. The surface of any required off-street parking or loading facility shall be paved with permeable pavement, which is the preferred material, or asphalt, concrete or other similar approved material(s) that maintains a durable uniform surface and shall be graded and drained as to dispose of all surface water, but not across sidewalks.

b. Any parking stalls provided in excess of the required minimum shall use permeable pavement where technically feasible in accordance with the Surface Water Design Manual, adopted in accordance with TMC Chapter 14.30.

c. All traffic-control devices, such as parking stripes designating car stalls, directional arrows or signs, bull rails, curbs and other developments shall be installed and completed as shown on the approved plans.

d. Paved parking areas shall use paint or similar devices to delineate car stalls and direction of traffic.

e. Where pedestrian walks are used in parking lots for the use of foot traffic only, they shall be curbed or raised six inches above the lot surface.

f. Wheel stops shall be required on the periphery of parking lots so cars will not protrude into the public right-of-way, walkways, off the parking lot or strike buildings. Wheel stops shall be two feet from the end of the stall of head-in parking.

8. *PARALLEL PARKING STALLS.* Parallel parking stalls shall be designed so that doors of vehicles do not open onto the public right-of-way.

9. *OBSTRUCTIONS.* No obstruction that would restrict car door opening shall be permitted within five feet of the centerline of a parking space.

10. *LIGHTING.* Any lighting on a parking lot shall illuminate only the parking lot, designed to avoid undue glare or reflection on adjoining premises.

11. *CURB-CUTS.* All parking areas shall have specific entrance and/or exit areas to the street. The width of access roads and curb-cuts shall be determined by the Public Works Director. The edge of the curb-cut or access road shall be as required by the Public Works Director for safe movement of vehicles or pedestrians. Curb-cuts in single-family districts shall be limited to a maximum of 20 feet in width and the location shall be approved by the Public Works Director.

12. *PARKING STALL.* Parking stalls shall not be used for permanent or semi-permanent parking or storage of trucks or materials.

Section 3. TMC Section 18.56.070 Amended. Ordinance Nos. 1795 §2 (part) and 1758 §1 (part), as codified at TMC Section 18.56.070, "Cooperative Parking Facility," are hereby amended to read as follows:

18.56.070 Cooperative Parking Facility

A. *SHARED PARKING*: When two or more property owners agree to enter into a shared parking agreement, the setbacks and landscaping requirements on their common property line(s) may be waived with that land used for parking, driveway and/or building.

B. *COVENANT PARKING*: When off-~~site-premises~~ parking is provided on a lot other than the lot of the use to which it is accessory, the following conditions shall apply:

1. Required off-street parking may be located off-premises when that parking supply is required to meet the minimum number of off-street parking spaces (TMC Section 18.56.050) and is provided as secondary to a principal use, except as allowed by the Land Use Tables 18-2 and 18-6.

2. A covenant shall be executed between the owner or operator of the principal use that the covenant parking will serve, the owner of the parking spaces, and the City stating the responsibilities of the parties ~~shall be executed~~. This covenant and accompanying legal descriptions of the principal use and the lot upon which the spaces are to be located shall be recorded with King County, and a copy with the recording number and parking layouts shall be submitted as part of any permit application for development.

3. The covenant lot must be within 800 feet of the primary commercial use or a shuttle service to the use must be provided with its route, service and operations approved by the Director.

C. When any Shared or Covenant parking agreement between parties, as referenced above, is modified or terminated, the owner of the parking spaces shall be responsible for notifying the Director. In this event, all affected parties shall provide documentation that a minimum of 50% of the required minimum parking will be available within 90 days following termination of the agreement, with the remainder to be available 365 days following termination of the original agreement. If a variance is sought, the application must be submitted within 14 days of the signed agreement to terminate and the reduction in parking spaces will only be allowed if the variance is approved.

D. *COMPLEMENTARY PARKING*: A complementary use is a portion of the development that functions differently than the primary use but is designed to serve or enhance the primary land use without creating additional parking needs for the primary traffic generator. Up to 10% of the usable floor area of a building or facility may be occupied by a complementary use without providing parking spaces in addition to the number of spaces for the principal use. Examples of complementary uses include pharmacies in hospitals or medical offices, food courts or restaurants in a shopping center or retail establishments.

E. Applications for shared, covenant or complementary parking shall be processed as Type 2 decisions, pursuant to TMC Section 18.108.020.

Section 4. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

Section 5. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 6. Effective Date. This ordinance or a summary thereof shall be published in the official newspaper of the City and shall take effect and be in full force five days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this _____ day of _____, 2018.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

Allan Ekberg, Mayor

APPROVED AS TO FORM BY:

Rachel B. Turpin, City Attorney

Filed with the City Clerk: _____
Passed by the City Council: _____
Published: _____
Effective Date: _____
Ordinance Number: _____

Attachment: Exhibit A, Table 18-6: Land Uses Allowed by District

Table 18-6: Land Uses Allowed by District

See Table 18-2 for uses allowed in TUC and Figure 18-1 for uses allowed in Shoreline.

For properties zoned LDR, MDR and HDR that are designated as Commercial Redevelopment Areas (see figure 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

	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
P = Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use) ;																	
C = Conditional (subject to TMC 18.64); U = Unclassified (subject to TMC 18.66); S = Special Permission (Administrative approval by the Director)																	
Adult day care	A	A	A	A	A			A	A							P	
Adult entertainment (subject to location restrictions ¹)										P	P	P	P	P	P	P	
Airports, landing fields and heliports (except emergency sites)										U	U	U	U	U	U	U	
Amusement Parks								C	C	C	C	C			C	P	
Animal rendering											U					P	
Animal shelters and kennels, subject to additional State and local regulations (less than 4 cats/dogs = no permit)								C	C	C	C	C			C		
Animal Veterinary, including associated temporary indoor boarding; access to an arterial required	P	P	P	P	P	P	P	P	P	P					P		
Automobile, recreational vehicles or travel trailer or used car sales lots ²								P	P	P	P	P			P	P	
Automotive services, gas (outside pumps allowed), washing, body and engine repair shops (enclosed within a building), and alternate fueling station (not wholesale distribution facilities).						P		P	P	P	P	P	P	P	P	P	
Beauty or barber shops					P	P		P	P	P	P	P	C3	C4	P	P	
Bed and breakfast lodging for not more than twelve guests ⁵	C	C	C														
Bed and breakfast lodging (no size limit specified)				C												P	
Bicycle repair shops				P	P	P		P	P	P	P	P	P	P	P	P	
Billiard or pool rooms				P		A		P	P	P	P	P			P	P	
Boarding Homes		C	C														
Brew Pubs				P	P	C		P	P	P	P	P	P	P	P	P	
Bus stations								P	P	P	P	P	P	P	P	P	
Cabinet shops or carpenter shops employing less than five people								P	P	P	P	P			P	P	
Cargo containers (* see also TMC 18.50.060)	A&S	A&S	A&S					A&S	A&S	A&S	P	P	P	P	P	P	
Cement manufacturing										U	U	U	U	U	U	U	
Cemeteries and crematories	C	C	C	C	C			C	C	C	C	C			C	C	

OD

Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use);

C = Conditional (subject to TMC.18.64); U = Unclassified (subject to TMC.18.66); S = Special Permission (Administrative approval by the Director)

	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
Colleges and universities				C	C		C	C	C	C	C	C	C6	C6	C6	P	
Commercial laundries								P	P	P	P	P	P		P		
Commercial Parking				P7	P7			P7	P7	P7	P8	P8			P8		
Computer software development and similar uses				P	P	P	P	P	P	P	P	P	P9 C10	P	P	P	
Contractor storage yards										P	P	P	P	P	P		
Continuing care retirement facility				C	C		C	C	C	C					C	P	
Convalescent & nursing homes & assisted living facility for not more than twelve patients		C	P	P	P	C	P	P	P	P					P	P	
Convalescent & nursing homes & assisted living facility for more than twelve patients				C	C		C	C	C	C					C	P	
Convention facilities								P	P	P	P	P			P	P	
Correctional institutes					U11						U	U		U			
Daycare Centers (not home-based)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Daycare Family Home (Family Child Care Home) ¹²	A	A	A	A	A	A	A	A	A	A					A	A	
Diversion facilities and diversion interim services facilities south of Strander Blvd										U							
Dormitory	C	C	C	A13	A13	A13	A13	A13	A13	A13	A13	A13	A13	A13	A13	A13	
Drive-in theatres								C	C	C	C	C			C		
Dwelling – Detached single family (Includes site built, modular home or new manufactured home). One detached single family dwelling per existing lot permitted in MUO, O, RCC, NCC, TVS.	P	P	P	P	P	P	P								P	P14	
Dwelling- Detached Zero-Lot Line Units		P															
Dwelling- Duplex, triplex or fourplex or townhouse up to four attached units		P															
Dwelling- Townhouses			P														
Dwelling –Multi-family			P					P15								P14	
Dwelling – Multi-family units above office and retail uses				P	P	P	P	P	P						C16 22/ ac	P14	
Dwelling – Senior citizen housing, including assisted living facility for seniors *see purpose section of chapter, uses sections, and development standards		P meeting density and all other MDR standard	P 60/ac	P 60/ac	P 60/ac	P 60/ac	P 60/ac	P 60/ac	P 60/ac						C16 100 /ac	P14	
Dwelling unit – Accessory	A	A	A														

17

	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
P = Permitted outright; A = Accessory (customarily appurtenant and incidental to a permitted use); C = Conditional (subject to TMC 18.64); U = Unclassified (subject to TMC 18.66); S = Special Permission (Administrative approval by the Director)																	
Electrical Substation – Distribution	C	C	C	C	C		C	C	C	C	C	C	C	C	C	P	
Electrical Substation – Transmission/Switching												U		U	U	U	
Electric Vehicle Charging Station – Level 1 and Level 2	A	A	A	P	P	P	P	P	P	P	P	P	P	P	P	P	
Electric Vehicle Charging Station – Level 3, battery exchange stations, and rapid charging stations. (TMC 18.50.140)	A	A	A	A	A	A	P	P	P	P	P	P	P	P	P	P	
Essential public facilities, except those uses listed separately in any of the other zones								U	U	U	U	U	U	U	U	U	
Extended-stay hotel/motel								P	P	P	P	P			P	P	
Farming and farm-related activities															P	P	
Financial, banking, mortgage, other services													P9/ C3	C4	P	P	
Fire & Police Stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Fix-it, radio or television repair shops/rental shops								P	P	P	P	P			P	P	
Fraternal organizations								P	P	P	P	P			P	P	
Frozen food lockers for individual or family use								P	P	P	P	P			P	P	
Garage or carport (private) not exceeding 1,500 sq.ft. on same lot as residence and is subject to the regulations affecting the main building.	A	A															
Greenhouses (noncommercial) and storage sheds not exceeding 1,000	A	A	A	A													
Greenhouses or nurseries (commercial)								P	P	P	P	P			P	P	
Hazardous waste treatment and storage facilities (off-site) subject to compliance with state siting criteria (RCW Chapter 70.105) (See TMC 21.08)												C		C			
Heavy equipment repair and salvage										P	P	P	P	P	P		
Helipads, accessory																	C
Home Occupation *see definition and accessory use	A	A	A	A	A	A	A	A	A	A	A	A			A	A	
Hospitals								C	C	C	C	C			C	P	
Hospitals, sanitariums, or similar institutes															C		
Hotels								P	P	P	P	P	C	C	P	P	
Hydroelectric and private utility power generating plants								U	U	U	U	U	U	U	U		
Industries involved with etching, film processing, lithography, printing and publishing																	
Internet Data/Telecommunication Centers										P	P	P	P	P	P	P	
Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
Laundries; self-serve, dry cleaning, tailor, dyeing																	
Libraries, museums, or art galleries (public)	C	C	P	P	P	C	P	P	P	P	P	P	P	P	P	P	
Manuf./Mobile home park ¹⁸		C	P														

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<i>Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution:</i>																	
A) Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs							P19	P	P	P	P	P	P	P	P	P	
B) Manufacturing, processing and/or packaging 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							P19	P	P	P	P	P	P	P	P	P	
C) Manufacturing, processing, assembling, packaging and/or repairing electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment							P19	P	P	P	P	P	P	P	P	P	
D) Manufacturing, processing, packaging of foods, such as baked goods, beverages, candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods, and meats (no slaughtering) i) Fermenting and distilling included ii) No fermenting and distilling							P19	P	P	P	P	P	P	P	P	P	
<i>Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts:</i>																	
A) Manufacturing, processing and/or assembling chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering)										C	C	C	C	C	C	C	
B) Manufacturing, processing and/or assembling of 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	C	C	C	C	C	C	
C) Manufacturing, processing and/or assembling of previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand forging								C	C	C	C	C	C	C	C	C	

	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
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D) Manufacturing, processing, assembling and/or packaging 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										P	P	P	P	P	C		
E) Heavy metal processes such as smelting, blast furnaces, drop forging or drop hammering													C	P			
<i>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</i>											U	U	U	U	U	U	
Marijuana producers, processors, or retailers (with state issued license)	U	U	U	U	U	U	U	U	U	U	U	U	U	U	P	P20	
Mass transit facilities				P	P												
Medical and dental laboratories																	
Minor expansion of an existing warehouse ²¹																	S
Mortician and funeral homes								P	P	P	P	P					C
Motels								P	P	P	P	P	C	C	P	P	
Movie theaters with three or fewer screens ²²																	P
Movie theaters with more than 3 screens																	S
Offices including: medical, dental, government (excluding fire & police stations), professional, administrative, business, e.g. travel, real estate & commercial				P23	P	P23	P24	P	P	P	P	P	P9 C10	P25 C26	P	P	
Office or sample room for wholesale or retail sales, with less than 50% storage or warehousing																	
Outpatient and emergency medical and dental services																	
Park & ride lots				C	C	C	C	C	C	C	C	C	C	C	C	C	
Parking areas	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
<u>Parking areas for municipal uses and police stations</u>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses, or commercial recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawnbroker								C	C	C	C	C					
Planned Shopping Center (mall)																	
Plumbing shops (no tin work or outside storage)																	
Radio, television, microwave, or observation stations and towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Railroad freight or classification yards																	
Railroad tracks (including lead, spur, loading or storage)																	
Recreation facilities (commercial – indoor) – athletic or health clubs				P	P	P	P	P	P	P	P	P	C3	P	P	P	
Recreation facilities (commercial – indoor), including bowling alleys, skating rinks, shooting ranges																	

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Recreation facilities (commercial – outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields										C	C	C			C		
Recreation facilities (public), including, but not limited to sports fields, community centers and golf courses	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		P
Recreational area and facilities for employees				A	A	A	A	A	A	A	A	A	A	A	A	A	
Religious facilities with an assembly area less than 750 sq.ft.				P	P	P	P	P	P	P	P	P			P	P	
Religious facilities with an assembly area greater than 750 sq.ft. and community center buildings				C	C	C	C	C	C	C	C	C			C	C	
Religious facility and community center buildings	C	C	C														
Removal and processing of sand, gravel, rock, peat, black soil and other natural deposits together with associated structures										U	U	U	U	U	U		
Rental of vehicles not requiring a commercial driver's license								P	P	P	P	P	P	P	P	P	
Rental of commercial trucks and fleet rentals requiring a commercial driver's license										P	P	P	P	P	P	P	
Research and development facilities																	
Residences for security or maintenance personnel				A	A	A	A	A	A	A	A	A	A	A	A	A	
Restaurants including drive through, sit down, cocktail lounges in conjunction with a restaurant								P	P	P	P	P	P	P	P	P	
Restaurants including cocktail lounges in conjunction with a restaurant				P	P	C	P										
Retail sales of furniture appliances, automobile parts and accessories, liquor, lumber/bldg. materials, lawn & garden supplies, farm supplies							P	P	P	P	P	P			P	P	
Retail sales, e.g. health/beauty aids/prescription drugs/food/hardware/notions/crafts/supplies/housewares/electronics/photo-equip/film processing/books/magazines/stationery/clothing/shoes/flowers/plants/pets/jewelry/gifts/rec. equip/sporting goods, and similar items				P	P	P	P	P	P	P	P	P	C3	C4	P	P	
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)				P	P												
Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble works, and the assembly of products from the above materials										C	C	C	C	P	C	C	
Sales and rental of heavy machinery and equipment subject to landscaping requirements of TMC Chapter 18.52*										P	P	P	P	P	P	P	
Salvage and wrecking operations												P		P	C		
Salvage and wrecking operations which are entirely enclosed within a building										P	P		P		P		
Schools and studios for education or self-improvement				P	P	P	P	P	P	P	P	P	P9	P28	P	P	
													C10				

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Schools, preschool, elementary, junior & senior high schools (public), and equivalent private schools	C	C	C	C	C	C	C	C	C						C	C	P (public only)
Secure community transition facility ²⁹														U			
Self-storage facilities	U	U	U	U	U	U		P	P	P	P	P	P	P	P	P	
Sewage lift station	P	P	P	P													
Shelter																	
Stable (private)	A30	A30	A30													P	
Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to TMC Chapter 18.52								P	P	P	P	P	P	P	P	P	
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																	
Storm water - neighborhood detention + treatment facilities	U	U	U	U	U	U											P
Storm water pump station	U	U	U	U	U	U											
Studios – Art, photography, music, voice and dance				P	P	P		P	P	P						P	P
Taverns, nightclubs																	
Telephone exchanges					P			P	P	P	P	P	P31	P31	P	P	
Theaters, except those theaters which constitute "adult entertainment establishments" as defined by this Zoning Code								P	P	P	P	P			P	P32	
Tow-truck operations, subject to all additional State and local regulations										P	P	P	P	P	P	P	
Transfer stations (refuse and garbage) when operated by a public agency																	
Truck terminals																	
Utilities, regional																	
Vehicle storage (no customers onsite, does not include park-and-fly operations)																	
Warehouse storage and/or wholesale distribution facilities								P	P	P	P	P	P	P	P	P	
Water pump station	U	U	U	U	U	U											
Water utility reservoir and related facilities	U	U	U	U	U	U											
Wireless Telecommunications Facilities (*see TMC Ch. 18.58)	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P

Note: The Director of Community Development will make a determination for uses not specifically listed in the Zoning Code. The Director will consider whether the proposed use is:

- Similar in nature to and compatible with other uses permitted out right within a similar zone; and
- Consistent with the stated purpose of the zone; and
- Consistent with the policies of the Tukwila Comprehensive Plan.

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. No dismantling of cars or travel trailers or sale of used parts allowed.
 3. 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.
 4. 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.
 5. 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.
 6. Colleges and universities with primarily vocational curriculum if associated with an established aviation, manufacturing or industrial use.

7. 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.
8. Commercial parking subject to TMC Chapter 18.56, Off-Street Parking and Loading Regulations.
9. 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.
10. 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.
11. Correctional institution operated by the City of Tukwila.
12. 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.
13. Dormitory as an accessory use to other uses that are otherwise permitted or approved conditional uses such as churches, universities, colleges or schools.
14. Allowed after residential design manual with criteria for approval is adopted by ordinance.
15. 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.
16. 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.
17. See TMC Section 18.50.220 for accessory dwelling unit standards.
18. 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.
19. NCC allows businesses that include a retail component in conjunction with their manufacturing operation and meeting other performance standards of Chapter 18.22. 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.
20. Where the underlying zoning is HI or TVS.
21. Minor expansion of an existing warehouse if the following criteria are met:
- a. The area of the proposed expansion may not exceed 5% of the floor area of the existing warehouse;
 - b. The proposed expansion will not increase any building dimension that is legally non-conforming;
 - c. Only one minor expansion may be permitted per warehouse in existence as of the date of adoption of the Tukwila South Project Development Agreement;
 - d. The proposed expansion must be constructed within two years of the date of approval;
 - e. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;
 - f. All measures have been taken to minimize the possible adverse impacts the proposed expansion may have on the area in which it is located.
22. Movie theaters with more than three screens if the following criteria are met:
- a. The applicant must demonstrate through an economic analysis that the theater will not have a significant financial impact on any other theater in Tukwila;
 - b. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;
 - c. 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;
 - d. All measures have been taken to minimize the possible adverse impacts the proposed theater may have on the area in which it is located.
23. Offices, when such offices occupy no more than the first two stories of the building or basement and floor above.
24. 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.
25. Offices; must be associated with another permitted use (e.g., administrative offices for a manufacturing company present within the MIC).
26. 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.
27. Planned shopping center (mall) up to 500,000 square feet.

28. Schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use.
29. 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.
30. 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.
31. No night clubs.
32. Theaters for live performances only, not including adult entertainment establishments.