

**CHAPTER 18.24**  
**REGIONAL COMMERCIAL**  
**(RC) DISTRICT**

**18.24.020 Permitted Uses**

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

1. Animal veterinary, including associated temporary indoor boarding; access to an arterial required.
2. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers or sale of used parts allowed.
3. Automotive services:
  - a. gas, outside pumps allowed
  - b. washing
  - c. body and engine repair shops (enclosed within a building)
4. Beauty or barber shops.
5. Bicycle repair shops.
6. Billiard or pool rooms.
7. Brew pubs.
8. Businesses that include a retail component in conjunction with their manufacturing operation and meeting this chapter's other performance standards. These businesses may manufacture, process, assemble and/or package the following: foods, including, but not limited to baked goods, beverages, candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (no slaughtering).
9. Bus stations.
10. Cabinet shops or carpenter shops employing less than five people.
11. Commercial laundries.
12. Commercial parking; provided it is:
  - a. located within a structure having substantial ground floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or
  - b. located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.
13. Computer software development and similar uses.
14. Convalescent and nursing homes for not more than 12 patients.
15. Convention facilities.
16. Daycare centers.
17. Dwelling - multi-family units on a lot that does not front on Tukwila International Boulevard South, subject to the HDR requirements of TMC Section 18.50.083, Maximum Building Length, and TMC Section 18.52.060, 2-4, Recreation Space Requirements.
18. Extended-stay hotel/motel.
19. Financial:
  - a. banking
  - b. mortgage
  - c. other services
20. Fix-it, radio or television repair shops/rental shops.
21. Fraternal organizations.
22. Frozen food lockers for individual or family use.
23. Greenhouses or nurseries (commercial).
24. Hotels.
25. Industries involved with etching, film processing, lithography, printing and publishing.
26. Laundries:
  - a. self-serve
  - b. dry-cleaning
  - c. tailor, dyeing
27. Libraries, museums or art galleries (public).

~~28. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust vibration or other external environmental impacts or pollution, including but not limited to manufacturing, processing, assembling, packaging and/or repairing of: Manufacturing, processing and/or packaging pharmaceuticals;~~

~~a. pharmaceuticals and related products, such as cosmetics and drugs;:-~~

~~29b. Manufacturing, processing and/or packaging previously prepared materials, including, but not limited to, 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;:-~~

~~30.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.~~

~~3129. Medical and dental laboratories.~~

~~3230. Mortician and funeral homes.~~

~~3331. Motels.~~

~~3432. Offices, including:~~

- ~~a. outpatient medical clinic~~
- ~~b. dental~~
- ~~c. government - excluding fire and police stations~~
- ~~d. professional~~
- ~~e. administrative~~
- ~~f. business, such as travel, real estate~~
- ~~g. commercial~~

~~3533. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.~~

~~3634. Planned shopping center (mall).~~

~~3735. Plumbing shops (no tin work or outside storage).~~

~~3836. Recreation facilities (commercial - indoor), athletic or health clubs.~~

~~3937. Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.~~

~~4038. Religious facility with an assembly area less than 750 square feet.~~

~~4139. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).~~

~~4240. Restaurants, including:~~

- ~~a. drive-through~~
- ~~b. sit down~~
- ~~c. cocktail lounges in conjunction with a restaurant~~

~~4342. Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.~~

~~4442. 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.~~

~~4543. Schools and studios for education or self-improvement.~~

~~4644. Self-storage facilities.~~

~~4745. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.~~

~~4846. Studios - art, photography, music, voice and dance.~~

~~4947. Taverns, nightclubs.~~

~~5048. Telephone exchanges.~~

~~5149. Theaters, excluding adult entertainment establishments, as defined by this code.~~

~~5250. Warehouse storage and/or wholesale distribution facilities.~~

~~5351. Other uses not specifically listed in this title, which the Director determines to be:~~

- ~~a. similar in nature to and compatible with other uses permitted outright within this district; and~~
- ~~b. consistent with the stated purpose of this district; and~~
- ~~c. consistent with the policies of the Tukwila Comprehensive Plan.~~

**CHAPTER 18.26**  
**REGIONAL COMMERCIAL MIXED-USE**  
**(RCM) DISTRICT**

**18.26.020 Permitted Uses**

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

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

- 
23. Greenhouses or nurseries (commercial).
  24. Hotels.
  25. Industries involved with etching, film processing, lithography, printing and publishing.
  26. Laundries:
    - a. self-serve
    - b. dry-cleaning
    - c. tailor, dyeing
  27. Libraries, museums or art galleries (public).
  28. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to manufacturing, processing, assembling, packaging and/or repairing of:
    - a. pharmaceuticals and related products, such as cosmetics and drugs;
    - ~~29b. 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;~~
    - 30.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.
    - ~~31.29.~~ Medical and dental laboratories.
    - ~~32.30.~~ Mortician and funeral homes.
    - ~~33.31.~~ Motels.
    - ~~34.32.~~ Offices, including:
      - a. outpatient medical clinic
      - b. dental
      - c. government - excluding fire and police stations
      - d. professional
      - e. administrative
      - f. business, such as travel, real estate
      - g. commercial
    - ~~35.33.~~ Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
    - ~~36.34.~~ Planned shopping center (mall).
    - ~~37.35.~~ Plumbing shops (no tin work or outside storage).
    - ~~38.36.~~ Recreation facilities (commercial - indoor), athletic or health clubs.
    - ~~39.37.~~ Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.
    - ~~40.38.~~ Religious facility with an assembly area less than 750 square feet.
    - ~~41.39.~~ Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
    - ~~42.40.~~ Restaurants, including:
      - a. drive-through
      - b. sit down
      - c. cocktail lounges in conjunction with a restaurant
    - ~~43.42.~~ Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
    - ~~44.43.~~ 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.
    - ~~45.44.~~ Schools and studios for education or self-improvement.
    - ~~46.45.~~ Self-storage facilities.
    - ~~47.46.~~ Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
    - ~~48.47.~~ Studios - art, photography, music, voice and dance.
    - ~~49.48.~~ Taverns, nightclubs.
    - ~~50.49.~~ Telephone exchanges.

- 5150. Theaters, excluding adult entertainment establishments, as defined by this code.
- 5251. Warehouse storage and/or wholesale distribution facilities.
- 5352. Other uses not specifically listed in this title, which the Director determines to be:
  - a. similar in nature to and compatible with other uses permitted outright within this district;
  - b. consistent with the stated purpose of this district; and
  - c. consistent with the policies of the Tukwila Comprehensive Plan.

(Ord. 2287 §15, 2010; Ord. 2251 §35, 2009; Ord. 2021 §3, 2003;  
 Ord. 1986 §8, 2001; Ord. 1971 §11, 2001;  
 Ord. 1830 §17, 1998; Ord. 1814 §2, 1997;  
 Ord. 1758 §1 (part), 1995)  
 (Ord. 2287 §16, 2010; Ord. 2251 §37, 2009; Ord. 2135 §11, 2006; Ord. 1974 §4, 2001; Ord. 1865 §32, 1999; Ord. 1830 §18, 1998;  
 Ord. 1758 §1 (part), 1995)

## CHAPTER 18.28 TUKWILA URBAN CENTER (TUC) DISTRICT

### 18.28.020 Permitted Uses

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

1. Animal veterinary, including associated temporary indoor boarding; access to an arterial required.
2. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers nor sale of used parts allowed.
3. Automotive services:
  - a. gas, outside pumps allowed
  - b. washing
  - c. body and engine repair shops (enclosed within a building)
4. Beauty or barber shops.
5. Bicycle repair shops.
6. Billiard or pool rooms.
7. Brew pubs.
8. Bus stations.
9. Cabinet shops or carpenter shops employing less than five people.
10. Commercial laundries.
11. Commercial parking; 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.
12. Computer software development and similar uses.
13. Contractor storage yards.
14. Convalescent and nursing homes for not more than 12 patients.
15. Convention facilities.
16. Daycare centers.
17. Extended-stay hotel/motel.
18. Financial:
  - a. banking
  - b. mortgage

- 
- c. other services
  - 19. Fix-it, radio or television repair shops/rental shops.
  - 20. Fraternal organizations.
  - 21. Frozen food lockers for individual or family use.
  - 22. Greenhouses or nurseries (commercial).
  - 23. Heavy equipment repair and salvage.
  - 24. Hotels.
  - 25. Industries involved with etching, film processing, lithography, printing, and publishing.
  - 26. Internet data/telecommunication centers.
  - 27. Laundries:
    - a. self-serve
    - b. dry-cleaning
    - c. tailor, dyeing
  - 28. Libraries, museums or art galleries (public).
  - 29. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including, but not limited to manufacturing, processing, assembling, packaging and/or repairing of:
    - ~~a. processing and/or packaging of foods, including, but not limited to, baked goods, beverages (except fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (no slaughtering);~~
    - ~~30b. Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs;~~
    - ~~31c. 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.~~
    - ~~32d. 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.~~
    - ~~3330. Medical and dental laboratories.~~
    - ~~3431. Mortician and funeral homes.~~
    - ~~3532. Motels.~~
    - ~~3633. Offices, including:~~
      - a. outpatient medical clinic
      - b. dental
      - c. government - excluding fire and police stations
      - d. professional
      - e. administrative
      - f. business, such as travel, real estate
      - g. commercial
    - ~~3734. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.~~
    - ~~3835. Pawnbrokers~~
    - ~~3936. Planned shopping center (mall).~~
    - ~~4037. Plumbing shops (no tin work or outside storage).~~
    - ~~4138. Railroad tracks (including lead, spur, loading or storage).~~
    - ~~4239. Recreation facilities (commercial - indoor) athletic or health clubs.~~
    - ~~4340. Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.~~
    - ~~4441. Religious facility with an assembly area less than 750 square feet.~~
    - ~~4542. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).~~
    - ~~4643. Restaurants, including:~~
      - a. drive-through;
      - b. sit down;
      - c. cocktail lounges in conjunction with a restaurant.
    - ~~4744. Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.~~
-

4845. 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.

4946. Schools and studios for education or self improvement.

5047. Self-storage facilities.

5148. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.

5249. Studios - art, photography, music, voice and dance.

53-50 Taverns, nightclubs.

54.51 Telephone exchanges.

55-52 Theaters, excluding adult entertainment establishments, as defined by this code.

56.53 Warehouse storage and/or wholesale distribution facilities.

5754. Other uses not specifically listed in this title, which the Director determines to be:

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

*(Ord. 2287 §17, 2010; Ord. 2251 §38, 2009;  
Ord. 2084 §2 (part), 2005)*

---

**CHAPTER 18.30**  
**COMMERCIAL/LIGHT INDUSTRIAL**  
**(C/LI) DISTRICT**

**18.30.020 Permitted Uses**

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

1. Adult entertainment establishments are permitted, subject to the following location restrictions:

a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:

(1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially-zoned property;

(2) In or within one-half mile of:

(a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools; and

(b) Care centers, preschools, nursery schools or other child care facilities;

(3) In or within 1,000 feet of:

(a) public park, trail or public recreational facility; or

(b) church, temple, synagogue or chapel; or

(c) public library.

b. The distances specified in TMC Section 18.30.020.1.a shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.

c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.

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

3. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers or sale of used parts allowed.

4. Automotive services:

a. gas, outside pumps allowed

b. washing

c. body and engine repair shops (enclosed within a building)

5. Beauty or barber shops.

6. Bicycle repair shops.

7. Billiard or pool rooms.

8. Brew pubs.

9. Bus stations.

10. Cabinet shops or carpenter shops employing less than five people.

11. Commercial laundries.

12. Commercial parking; provided it is:

a. located within a structure having substantial ground-floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or

b. located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.

13. Computer software development and similar uses.

14. Contractor storage yards.

15. Convention facilities.

16. Convalescent and nursing homes for not more than 12 patients.

17. Daycare centers.

18. Extended-stay hotel/motel.

19. Financial:



- a. banking
- b. mortgage
- c. other services
- 20. Fix-it, radio or television repair shops/rental shops.
- 21. Fraternal organizations.
- 22. Frozen food lockers for individual or family use.
- 23. Greenhouses or nurseries (commercial).
- 24. Heavy equipment repair and salvage.
- 25. Hotels.
- 26. Industries involved with etching, film processing, lithography, printing and publishing.
- 27. Internet data/telecommunication centers.
- 28. Laundries:
  - a. self-serve
  - b. dry-cleaning
  - c. tailor, dyeing
- 29. Libraries, museums or art galleries (public).

30. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to manufacturing, processing, assembling, packaging and/or repairing of:

a. processing and/or assembling 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.

31b. Manufacturing, processing and/or packaging of foods, including, but not limited to, baked goods, beverages (except fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (no slaughtering);-

32.c. Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs;-

33d. 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;-

34.e. 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.

31. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration and other external environmental impacts, including but not limited to manufacturing, processing, assembly, packaging and/or repair of :- a. electrical or mechanical equipment, vehicles and machines, including, BUT LIMITED ONLY to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment;

35.32. Medical and dental laboratories.

3633. Mortician and funeral homes.

3734. Motels.

3835. Offices, including:

- a. outpatient medical clinic
- b. dental
- c. government - excluding fire and police stations
- d. professional
- e. administrative
- f. business, such as travel, real estate
- g. commercial

3936. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.

4037. Pawnbrokers.

4138. Planned shopping center (mall).

4239. Plumbing shops (no tin work or outside storage).

4340. Railroad tracks (including lead, spur, loading or storage).

44.41. Recreation facilities (commercial - indoor) - athletic or health clubs.

- ~~4542.~~ Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.
- ~~4643.~~ Religious facility with an assembly area less than 750 square feet.
- ~~4744.~~ Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
- ~~4845.~~ Rental of commercial trucks and fleet rentals requiring a commercial driver's license.
- ~~4946.~~ Restaurants, including:
  - a. drive-through
  - b. sit down
  - c. cocktail lounges in conjunction with a restaurant
- ~~5047.~~ Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
- ~~5148.~~ 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.
- ~~5249.~~ Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- ~~5350.~~ Salvage and wrecking operations that are entirely enclosed within a building.
- ~~5451.~~ Schools and studios for education or self improvement.
- ~~5552.~~ Self-storage facilities.
- ~~5653.~~ Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- ~~5754.~~ Studios - art, photography, music, voice and dance.
- ~~5855.~~ Taverns, nightclubs.
- ~~5956.~~ Telephone exchanges.
- ~~6057.~~ Theaters, excluding adult entertainment establishments, as defined by this code.
- ~~6158.~~ Tow truck operations, subject to all additional State and local regulations.
- ~~6259.~~ Truck terminals.
- ~~6360.~~ Warehouse storage and/or wholesale distribution facilities.
- ~~6461.~~ Other uses not specifically listed in this title, which the Director determines to be:
  - a. similar in nature to and compatible with other uses permitted outright within this district;
  - b. consistent with the stated purpose of this district; and
  - c. consistent with the policies of the Tukwila Comprehensive Plan.

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

### 18.30.040 Conditional Uses

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

1. Amusement parks.
2. Animal shelters and kennels, subject to all additional State and local regulations (less than four cats or dogs does not need a permit).
3. Cemeteries and crematories.
4. Religious facility with an assembly area greater than 750 square feet and community center buildings.
5. Colleges and universities.
6. Convalescent and nursing homes for more than 12 patients.
7. Drive-in theaters.
8. Electrical substations - distribution.
9. Fire and police stations.
10. Hospitals.

11. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration and other external environmental impacts, including but not limited to manufacturing, processing, assembly, packaging and/or repair of :-

a. 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).

12.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.

13.c. Manufacturing, processing and/or assembling previously prepared metals, including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging.

~~14~~12. Park-and-ride lots.

~~15~~13. Radio, television, microwave or observation stations, and towers.

~~16~~14. Recreation facilities (commercial - outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields.

17. Recreation facilities (public), including, but not limited to, sports fields, community centers and golf courses.

18. Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work and the assembly of products from the above materials.

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

## **CHAPTER 18.32 LIGHT INDUSTRIAL (LI) DISTRICT**

### **18.32.020 Permitted Uses**

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

1. Adult entertainment establishments are permitted, subject to the following location restrictions:

a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:

(1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially zoned property;

(2) In or within one-half mile of:

(a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools, and

(b) Care centers, preschools, nursery schools or other child care facilities;

(3) In or within 1,000 feet of:

(a) public park, trail or public recreational facility; or

(b) church, temple, synagogue or chapel; or

(c) public library.

b. The distances specified in TMC Section 18.32.020.1.a. shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.

c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.

2. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers or sale of used parts allowed.

3. Automotive services:

a. gas, outside pumps allowed

b. washing

c. body and engine repair shops (enclosed within a building)

4. Beauty or barber shops.
5. Bicycle repair shops.
6. Billiard or pool rooms.
7. Brew pubs.
8. Bus stations.
9. Cabinet shops or carpenter shops employing less than five people.
10. Commercial laundries.
11. Commercial parking subject to TMC Chapter 18.56, Off-Street Parking and Loading Regulations.
12. Computer software development and similar uses.
13. Contractor storage yards.
14. Convention facilities.
15. Daycare centers.
16. Extended-stay hotel/motel.
17. Financial:
  - a. banking
  - b. mortgage
  - c. other services
18. Fix-it, radio or television repair shops/rental shops.
19. Fraternal organizations.
20. Frozen food lockers for individual or family use.
21. Greenhouses or nurseries (commercial).
22. Heavy equipment repair and salvage.
23. Hotels.
24. Industries involved with etching, film processing, lithography, printing and publishing.
25. Internet data/telecommunication centers.
26. Laundries:
  - a. self-serve
  - b. dry-cleaning
  - c. tailor, dyeing
27. Libraries, museums or art galleries (public).

28. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, Manufacturing, processing and/or assembling previously prepared metals, including, but not limited to manufacturing, processing, repairing, packaging and/or assembly of:

- 28.a. previously prepared metals, including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging;
- 28.b. Manufacturing, processing and/or assembling 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.
- 28.c. Manufacturing, processing and/or packaging of food, including, but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted);
- 28.d. Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs;
- 28.e. 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, tiles and woods;
- 28.f. 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.

29. Manufacturing, 29. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts, including BUT LIMITED ONLY to manufacturing, processing or assembling:

- 29.a. Electrical or mechanical equipment, vehicles, and machines, including but not limited to, heavy and light machinery, tools, airplanes, boats and other transportation vehicles and equipment;
- 29.30. Medical and dental laboratories.

- 3531. Mortician and funeral homes.
- 3632. Motels.
- 3733. Offices, including:
  - a. outpatient medical clinic
  - b. dental
  - c. government - excluding fire and police stations
  - d. professional
  - e. administrative
  - f. business, such as travel, real estate
  - g. commercial
- 3834. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
- 3935. Pawnbrokers.
- 4036. Planned shopping center (Mall).
- 4137. Plumbing shops (no tin work or outside storage).
- 4238. Railroad tracks (including lead, spur, loading or storage).
- 4339. Recreation facilities (commercial - indoor) - athletic or health clubs.
- 4440. Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.
- 4541. Religious facility with an assembly area less than 750 square feet.
- 4642. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
- 4743. Rental of commercial trucks and fleet rentals requiring a commercial driver's license.
- 4844. Restaurants, including:
  - a. drive-through
  - b. sit down
  - c. cocktail lounges in conjunction with a restaurant
- 4945. 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.
- 5046. Retail sales of furniture, appliances, and automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
- 5147. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- 5248. Salvage and wrecking operations that are entirely enclosed within a building.
- 5349. Schools and studios for education or self improvement.
- 5450. Self-storage facilities.
- 5551. Storage (outdoors) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- 5652. Taverns, nightclubs.
- 5753. Telephone exchanges.
- 5854. Theaters, excluding adult entertainment establishments, as defined by this code.
- 5955. Tow truck operations, subject to all additional State and local regulations.
- 6056. Truck terminals.
- 6157. Warehouse storage and/or wholesale distribution facilities.
- 6258. Other uses not specifically listed in this title, which the Director determines to be:
  - a. similar in nature to and compatible with other uses permitted outright within this district; and
  - b. consistent with the stated purpose of this district; and
  - c. consistent with the policies of the Tukwila Comprehensive Plan.

(Ord. 2287 §23, 2010; Ord. 2251 §44, 2009; Ord. 2021 §6, 2003;  
 Ord. 1986 §11, 2001; Ord. 1974 ¶17, 2001;  
 Ord. 1971 §14, 2001; Ord. 1814 §2, 1997;  
 Ord. 1774 §1, 1996; Ord. 1758 §1(part), 1995)

---

### 18.32.040 Conditional Uses

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

1. Amusement parks.
2. Animal shelters and kennels, subject to all additional State and local regulations (less than four cats or dogs does not need a permit).
3. Cemeteries and crematories.
4. Religious facility with an assembly area greater than 750 square feet and community center buildings.
5. Colleges and universities.
6. Drive-in theaters.
7. Electrical substations - distribution.
8. Fire and police stations.
9. Hospitals.
10. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts, including but not limited to manufacturing, processing or assembling:
  - ~~a. 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).
  - ~~11b. 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.
  - ~~1211.~~ Park-and-ride lots.
  - ~~1312.~~ Radio, television, microwave or observation stations and towers.
  - ~~1413.~~ Recreation facilities (commercial - outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields.
  - ~~1514.~~ Recreation facilities (public), including, but not limited to, sports fields, community centers and golf courses.
  - ~~1615.~~ Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work, and the assembly of products from the above materials.

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

---

**CHAPTER 18.34**  
**HEAVY INDUSTRIAL**  
**(HI) DISTRICT**

**18.34.020 Permitted Uses**

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

1. Adult entertainment establishments are permitted, subject to the following location restrictions:

a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:

(1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially-zoned property;

(2) In or within one-half mile of:

(a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools; and

(b) Care centers, preschools, nursery schools or other child care facilities;

(3) In or within 1,000 feet of:

(a) public park, trail or public recreational facility; or

(b) church, temple, synagogue or chapel, or

(c) public library.

b. The distances specified in TMC Section 18.34.020.1.a. shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.

c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.

2. Automobile, recreational vehicles or travel trailer sales rooms and travel trailer or used car sales lots. No dismantling of cars or travel trailers or sale of used parts allowed.

3. Automotive services:

a. gas, outside pumps allowed

b. washing

c. body and engine repair shops (enclosed within a building)

4. Beauty or barber shops.

5. Bicycle repair shops.

6. Billiard or pool rooms.

7. Brew pubs.

8. Bus stations.

9. Cabinet shops or carpenter shops employing less than five people.

10. Commercial laundries.

11. Commercial parking subject to TMC Chapter 18.56, Off-Street Parking and Loading Regulations.

12. Computer software development and similar uses.

13. Contractor storage yards.

14. Convention facilities.

15. Daycare centers.

16. Extended-stay hotel/motel.

17. Financial:

a. banking

b. mortgage

c. other services

18. Fix-it, radio or television repair shops/rental shops.

19. Fraternal organizations.

20. Frozen food lockers for individual or family use.

21. Greenhouses or nurseries (commercial).
22. Heavy equipment repair and salvage.
23. Hotels.
24. Industries involved with etching, film processing, lithography, printing, and publishing.
25. Internet data/telecommunication centers.
26. Laundries:
  - a. self-serve
  - b. dry-cleaning
  - c. tailor, dyeing
27. Libraries, museums or art galleries (public).

28. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to manufacturing, processing, repairing, packaging and/or assembly of:

a. previously prepared metals, including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging;

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);

29. Manufacturing, processing and/or assembling 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.

30. 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.

31. Manufacturing, processing and/or assembling previously prepared metals, including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging.

32e. Manufacturing, processing and/or packaging of

b. food, including, but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted);

33c. Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs.

34.d. 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.

35e. 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.

29. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration and other external environmental impacts including but not limited to manufacturing, processing, assembling, packaging and/or repairing of:

a. 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;

b. chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering);

c. 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;

~~36~~30. Medical and dental laboratories.

~~37~~31. Mortician and funeral homes.

~~38~~32. Motels.

~~39~~33. Offices, including:

- a. outpatient medical clinic
- b. dental
- c. government - excluding fire and police stations
- d. professional
- e. administrative
- f. business, such as travel, real estate
- g. commercial



4034. Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
- 41-35. Pawnbrokers.
4236. Planned shopping center (mall).
- 43-37. Plumbing shops (no tin work or outside storage).
4438. Railroad tracks (including lead, spur, loading or storage).
4539. Recreation facilities (commercial - indoor), athletic or health clubs.
4640. Religious facility with an assembly area less than 750 square feet.
4741. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
4842. Rental of commercial trucks and fleet rentals requiring a commercial driver's license.
4943. Restaurants, including:
- drive-through
  - sit down
  - cocktail lounges in conjunction with a restaurant.
5044. 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.
5145. Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
5246. Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work, and the assembly of products from the above materials.
5347. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
5448. Salvage and wrecking operations.
5549. Schools and studios for education or self-improvement.
5650. Self-storage facilities.
5751. 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.
- 58-52. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
5953. Taverns, nightclubs.
6054. Telephone exchanges.
6455. Theaters, excluding adult entertainment establishments, as defined by this code.
6256. Tow truck operations, subject to all additional State and local regulations.
- 63-57. Truck terminals.
6458. Warehouse storage and/or wholesale distribution facilities.
6559. Other uses not specifically listed in this title, which the Director determines to be:
- similar in nature to and compatible with other uses permitted outright within this district; and
  - consistent with the stated purpose of this district; and
  - consistent with the policies of the Tukwila Comprehensive Plan.

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

## **CHAPTER 18.36**

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

#### **Sections:**

18.36.010 Purpose

- 
- 18.36.020 Permitted Uses
  - 18.36.030 Accessory Uses
  - 18.36.040 Conditional Uses
  - 18.36.050 Unclassified Uses
  - 18.36.060 Parking Regulations
- 

### 18.36.010 Purpose

This district implements the Manufacturing Industrial Center/Light Industrial Comprehensive Plan designation. It is intended to provide a major employment area containing distributive light manufacturing and industrial uses and other uses that support those industries. This district's uses and standards are intended to enhance the redevelopment of the Duwamish Corridor.

*(Ord. 1758 §1 (part), 1995)*

### 18.36.020 Permitted Uses

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

1. Adult entertainment establishments are permitted, subject to the following location restrictions:
  - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
    - (1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially-zoned property;
    - (2) In or within 1/2 mile of:
      - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools, and
      - (b) Care centers, preschools, nursery schools or other child care facilities;
    - (3) In or within 1,000 feet of:
      - (a) public library;
      - (b) public park, trail, or public recreational facility; or
      - (c) religious facility.
  - b. The distances specified in TMC Section 18.36.020.1.a. shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
  - c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
2. Automotive services:
  - a. gas, outside pumps allowed;
  - b. washing;
  - c. body and engine repair shops (enclosed within a building).
3. Bicycle repair shops.
4. Brew pubs.
5. Bus stations.
6. Commercial laundries.
7. Contractor storage yards.
8. Day care centers.
9. Heavy equipment repair and salvage.
10. Industries involved with etching, film processing, lithography, printing, and publishing.
11. Internet data/telecommunication centers.
12. Laundries:
  - a. self-serve;
  - b. dry cleaning;
  - c. tailor, dyeing.
13. Libraries, museums or art galleries (public).

14. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to manufacturing, processing, assembling, packaging and/or repairing of:~~a. 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;~~

~~ba.~~ Previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging;

~~eb.~~ Food, including but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted);

~~ec.~~ Pharmaceuticals and related products, such as cosmetics and drugs;

~~ed.~~ Previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile, and wood; and

~~fe.~~ Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment;

15. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including BUT LIMITED ONLY to manufacturing, processing, assembling, packaging and/or repairing of:

a. Electrical or mechanical equipment, vehicles and machines including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment;

1616. 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.

1617. Parks, trails, picnic areas and playgrounds (public) but not including amusement parks, golf courses, or commercial recreation.

1718. Railroad tracks, (including lead, spur, loading or storage).

1819. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).

1920. Rental of commercial trucks and fleet rentals requiring a commercial driver's license.

2021. Restaurants, including:

a. drive-through;

b. sit down;

c. cocktail lounges in conjunction with a restaurant.

2122. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.

2223. Salvage and wrecking operations that are entirely enclosed within a building.

2324. Self-storage facilities.

2425. 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.

2526. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter, and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.

2627. Taverns.

2728. Telephone exchanges.

2829. Tow truck operations, subject to all additional State and local regulations.

2930. Truck terminals.

3031. Warehouse storage and/or wholesale distribution facilities.

3132. Other uses not specifically listed in this title, which the Director determines to be:

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

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

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

(ORD. 2335 §2, 2011; ORD. 2287 §27, 2010;  
ORD. 2251 §50, 2009; ORD. 2235 §6 (PART), 2009;  
ORD. 2021 §8, 2003; ORD. 1986 §13, 2001;  
ORD. 1974 §9, 2001; ORD. 1954 §2, 2001;  
ORD. 1814 §2, 1997; ORD. 1774 §3, 1996;

---

**CHAPTER 18.38**  
**MANUFACTURING/INDUSTRIAL CENTER - HEAVY (MIC/H) DISTRICT**

**Sections:**

- 18.38.010 Purpose
  - 18.38.020 Permitted Uses
  - 18.38.030 Accessory Uses
  - 18.38.040 Conditional Uses
  - 18.38.050 Unclassified Uses
  - 18.38.060 On-Site Hazardous Substances
  - 18.38.070 Design Review
  - 18.38.080 Basic Development Standards
- 

**18.38.010 Purpose**

This district implements the Manufacturing Industrial Center/Heavy Industrial Comprehensive Plan designation. It is intended to provide a major employment area containing heavy or bulk manufacturing and industrial uses, distributive and light manufacturing and industrial uses, and other uses that support those industries. This district's uses and standards are intended to enhance the redevelopment of the Duwamish Corridor.

*(Ord. 1758 §1 (part), 1995)*

**18.38.020 Permitted Uses**

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

1. Adult entertainment establishments are permitted, subject to the following location restrictions:
  - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
    - (1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially zoned property;
    - (2) In or within 1/2 mile of:
      - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools, and
      - (b) Care centers, preschools, nursery schools or other child care facilities;
    - (3) In or within 1,000 feet of:
      - (a) public library;
      - (b) public park, trail, or public recreational facility; or
      - (c) religious facility.
  - b. The distances specified in TMC Section 18.38.020.1.a. shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
  - c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
2. Automotive services:
  - a. gas, outside pumps allowed;
  - b. washing;
  - c. body and engine repair shops (enclosed within a building).
3. Bicycle repair shops.
4. Brew pubs.
5. Bus stations.
6. Computer software development and similar uses.
7. Contractor storage yards.

- 
8. Day care centers.
  9. Heavy equipment repair and salvage.
  10. Industries involved with etching, film processing, lithography, printing, and publishing.
  11. Internet data/telecommunication centers.
  12. Laundries:
    - a. self-serve;
    - b. dry cleaning;
    - c. tailor, dyeing.
  13. Libraries, museums or art galleries (public).

14. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to, manufacturing, processing, assembling, packaging and/or repairing of:

- a. Previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging.
- b. Food, including but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted).
- c. Pharmaceuticals and related products, such as cosmetics and drugs.
- d. Previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile, and wood.
- e. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.

1415. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts, including, but not limited to:

- a. Heavy metal processes such as smelting, blast furnaces, drop forging or drop hammering;
- b. Manufacturing, processing, assembly, packaging and repair of:
  - (1) Chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering); and
  - (2) Previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining, and consumable electrode melting; and similar heavy industrial uses.
- b.(3) Electrical or mechanical equipment, vehicles and machines including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment.

~~15. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution, including but not limited to, manufacturing, processing, assembling, packaging and/or repairing of:~~

- ~~a. Previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging.~~
- ~~b. Electrical or mechanical equipment, vehicles and machines including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment.~~
- ~~c. Food, including but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted).~~
- ~~d. Pharmaceuticals and related products, such as cosmetics and drugs.~~
- ~~e. 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.~~
- ~~f. Electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment.~~

16. Offices; must be associated with another permitted uses (e.g., administrative offices for a manufacturing company present within the MIC).

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

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

- 
19. Recreation facilities (commercial - indoor), athletic or health clubs.
  20. Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
  21. Rental of commercial trucks and fleet rentals requiring a commercial driver's license.
  22. Restaurants, including:
    - a. drive-through;
    - b. sit down;
    - c. cocktail lounges in conjunction with a restaurant.
  23. Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work, and the assembly of products from the above materials.
  24. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
  25. Salvage and wrecking operations.
  26. Schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use.
  27. Self-storage facilities.
  28. Storage (outdoor) of materials is permitted up to a height of 20 feet with a front yard setback of 25 feet, and to a height of 50 feet with a front yard setback of 100 feet; security required.
  29. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter, and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
  30. Taverns.
  31. Telephone exchanges.
  32. Tow truck operations, subject to all additional State and local regulations.
  33. Truck terminals.
  34. Warehouse storage and/or wholesale distribution facilities.
  35. Other uses not specifically listed in this title, pursuant to TMC Section 18.104.010(2), which the Director determines to be:
    - a. similar in nature to and compatible with other uses permitted outright within this district; and
    - b. consistent with the stated purpose of this district; and
    - c. consistent with the policies of the Tukwila Comprehensive Plan.

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

---

**CHAPTER 18.40**  
**TUKWILA VALLEY SOUTH**  
**(TVS) DISTRICT**

**18.40.020 Permitted Uses**

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

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



- c. other services
- 22. Fix-it, radio or television repair shops/rental shops.
- 23. Fraternal organizations.
- 24. Frozen food lockers for individual or family use.
- 25. Greenhouses or nurseries (commercial).
- 26. Heavy equipment repair and salvage.
- 27. Hotels.
- 28. Industries involved with etching, film processing, lithography, printing and publishing.
- 29. Internet data/telecommunication centers.
- 30. Laundries:
  - a. self-serve
  - b. dry-cleaning
  - c. tailor, dyeing
- 31. Libraries, museums or art galleries (public).

32. Manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts of pollution, including but not limited to manufacturing, processing, assembling, packaging and/or repairing of:

a. Manufacturing, processing and/or packaging of food, including, but not limited to, baked goods, beverages (including fermenting and distilling), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods and meats (provided that no slaughtering is permitted);-

33.b. Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs.

34.c. 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;-

35. d. 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.

36.33. Medical and dental laboratories.

37.34. Mortician and funeral homes.

38.35. Motels.

39.36. Offices, including:

- a. outpatient medical clinic
- b. dental
- c. government - excluding fire and police stations
- d. professional
- e. administrative
- f. business, such as travel, real estate
- g. commercial

40.37. Pawnbrokers.

41.38 Planned shopping center (mall).

42.39 Plumbing shops (no tin work or outside storage).

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

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

45.42 Recreation facilities (commercial - indoor), athletic or health clubs.

46.43. Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.

47.44. Religious facility with an assembly area of less than 750 square feet.

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

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

50.47. Research and development facilities.

51.48. Restaurants, including:

- a. drive-through;
- b. sit down;



c. cocktail lounges in conjunction with a restaurant.

~~5249~~. 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.

~~5350~~. Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.

~~5451~~. Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.

~~5552~~. Salvage and wrecking operations that are entirely enclosed within a building.

~~5653~~. Schools and studios for education or self-improvement.

~~5754~~. Self-storage facilities.

~~5855~~. Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.

~~5956~~. Studios - art, photography, music, voice and dance.

~~6057~~. Taverns, nightclubs.

~~6458~~. Telephone exchanges.

~~62-59~~ Theaters, excluding adult entertainment establishments, as defined by this code.

~~63-60~~ Tow truck operations, subject to all additional State and local regulations.

~~6461~~. Truck terminals.

~~6562~~. Warehouse storage and/or wholesale distribution facilities.

~~6663~~. Other uses not specifically listed in this title, which the Director determines to be:

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

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

#### 18.40.040 Conditional Uses

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

1. Amusement parks.
2. Animals shelters and kennels, subject to all additional State and local regulations (less than 4 cats or dogs does not need a permit).
3. Cemeteries and crematories.
4. Colleges and universities.
5. Convalescent and nursing homes for more than twelve patients.
6. Drive-in theaters.
7. Dwelling - Multi-family units (Max. 22.0 units/acre except senior citizen housing which is allowed to 100 units/acre, as a mixed-use development that is non-industrial in nature); must be located on property adjacent to and not greater than 500 feet from the Green River, Tukwila Pond, or Minkler Pond.
8. Electrical substations -- distribution.
9. Fire and police stations.
10. Hospitals, sanitariums, or similar institutions.
11. Manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts, including, but not limited to manufacturing, processing, assembly, packaging and repair of:

~~a. Manufacturing, processing and/or assembling 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;:-~~

~~12b. Manufacturing, processing and/or assembling chemicals, light metals, plastics, solvents, soap, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering);:-~~

~~13.c 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;:-~~

~~14d. Manufacturing, processing and/or assembling previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand-forging.~~

~~15.12.~~ Park and ride lots.

~~1613.~~ Radio, television, microwave, or observation stations and towers.

~~1714.~~ Recreation facilities (public) including, but not limited to, sports fields, community centers, and golf courses.

~~1815.~~ Recreation facilities (commercial outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields.

~~1916.~~ Religious facility with an assembly area greater than 750 square feet and community center buildings.

~~2017.~~ Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble work, and the assembly of products from the above materials.

~~2118.~~ Salvage and wrecking operations.

~~2219.~~ Schools, preschool, elementary, junior or high schools (public), and equivalent private schools.

~~2320.~~ Storage (outdoor) of materials is permitted up to a height of 20 feet with a front yard setback of 25 feet, and to a height of 50 feet with a front yard setback of 100 feet; security required.

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

## CHAPTER 18.41

### TUKWILA SOUTH OVERLAY (TSO) DISTRICT

#### 18.41.020 Permitted Uses

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

1. Adult daycare.

2. Adult entertainment establishments are permitted, subject to the following location restrictions:

a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:

(1) In or within 1,000 feet of any LDR, MDR, HDR, MUO, O, NCC, RC, RCC, RCM or TUC zone districts or any other residentially zoned property;

(2) In or within 1/2 mile of:

(a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools; and

(b) Care centers, preschools, nursery schools or other child care facilities;

(3) In or within 1,000 feet of:

(a) public park, trail or public recreational facility; or

(b) church, temple, synagogue or chapel; or

(c) public library.

b. The distances specified in TMC Section 18.41.020.2.a. shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.

c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.

3. Amusement parks.

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

- ~~36.b. Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs.~~
- ~~37.c. 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;:-~~
- ~~38.d. 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.~~
- ~~3936.~~ Medical and dental laboratories.
- ~~4037.~~ Motels.
- ~~4138.~~ Movie theaters with three or fewer screens.
- ~~4239.~~ Neighborhood stormwater detention and treatment facilities.
- ~~4340.~~ Offices, including:
- ~~a.~~ outpatient medical clinic
  - ~~b.~~ dental
  - ~~c.~~ government - excluding fire and police stations
  - ~~d.~~ professional
  - ~~e.~~ administrative
  - ~~f.~~ business, such as travel, real estate
  - ~~g.~~ commercial
- ~~44.41.~~ Pawnbrokers.
- ~~4542.~~ Planned shopping center (mall) up to 500,000 square feet.
- ~~4643.~~ Plumbing shops (no tin work or outside storage).
- ~~4744.~~ Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses or commercial recreation.
- ~~4845.~~ Private stable.
- ~~4946.~~ Recreation facilities (commercial - indoor), athletic or health clubs.
- ~~5047.~~ Recreation facilities (commercial - indoor), including bowling alleys, skating rinks, shooting ranges.
- ~~5148.~~ Religious facility with an assembly area of less than 750 square feet.
- ~~52.49.~~ Rental of vehicles not requiring a commercial driver's license (including automobiles, sport utility vehicles, mini-vans, recreational vehicles, cargo vans and certain trucks).
- ~~5350.~~ Rental of commercial trucks and fleet rentals requiring a commercial driver's license.
- ~~5451.~~ Research and development facilities.
- ~~5552.~~ Restaurants, including:
- ~~a.~~ drive-through
  - ~~b.~~ sit down
  - ~~c.~~ cocktail lounges in conjunction with a restaurant
- ~~5653.~~ 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.
- ~~5754.~~ Retail sales of furniture, appliances, automobile parts and accessories, liquor, lumber/building materials, lawn and garden supplies, farm supplies.
- ~~58.55.~~ Sales and rental of heavy machinery and equipment subject to landscaping requirements of the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- ~~5956.~~ Schools and studios for education or self-improvement.
- ~~60.57.~~ Self-storage facilities.
- ~~61.58.~~ Sewage lift stations.
- ~~6259.~~ Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter, and screened pursuant to the Landscape, Recreation, Recycling/Solid Waste Space Requirements chapter of this title.
- ~~6360.~~ Studios - art, photography, music, voice and dance.
- ~~6461.~~ Taverns, nightclubs.
- ~~6562.~~ Telephone exchanges.
- ~~66.63.~~ Theaters for live performances only, not including adult entertainment establishments.
- ~~6764.~~ Tow truck operations, subject to all additional State and local regulations.
- ~~6865.~~ Water pump station.