



INFORMATIONAL MEMORANDUM

TO: Planning and Community Development

FROM: Nora Gierloff, DCD Director

CC: Mayor Ekberg

DATE: August 10, 2021

SUBJECT: Zoning Code Updates to Address HB 1220 Requirements

ISSUE

The recently enacted State law HB 1220 requires cities to permit indoor emergency shelters and indoor emergency housing in any zones where hotels are allowed. Additionally, it requires permanent supportive housing and transitional housing to be permitted in all zones that allow residences or hotels.

BACKGROUND

The State legislature has passed House Bill 1220 which addresses additional housing analysis in comprehensive plan updates, homeless shelters, supportive housing, and easing accessory dwelling unit (ADU) regulations. We will address the comprehensive plan requirements when we begin our periodic update of our plan next year. We had begun discussion of updates to ADU regulations in 2019 but that was put on hold during the pandemic. When we restart that project we can review the suggested policies. The ordinance currently under review responds to the sections that state cities may not prohibit:

- Indoor emergency shelters and indoor emergency housing from locating in any zones where hotels are allowed as of September 30, 2021, or
- Transitional housing or permanent supportive housing from locating in any zone that allows hotels or dwellings as of July 25, 2021.

The zones where residential dwelling units or hotels are allowed encompass nearly every zone in Tukwila, see use table in Attachment A. The bill does allow cities to develop reasonable occupancy, spacing, and intensity of use requirements to protect public health and safety so long as the conditions do not prevent the siting of a sufficient number of facilities to accommodate the cities' projected needs. There is currently no guidance about how to calculate the number of facilities or residents served required to meet this need.

Here is the bill as passed by the legislature: - <http://lawfilesextra.leg.wa.gov/biennium/2021-22/Pdf/Bills/House%20Passed%20Legislature/1220-S2.PL.pdf?q=20210510101723>

The Planning and Community Development (PCD) Council Committee was briefed on these changes and potential local regulatory requirements on June 7, 2021. They forwarded the issue on to the Planning Commission to develop a recommendation. The Planning Commission held a public hearing, amended the draft ordinance language, and recommended the Zoning Code changes shown in Attachment B.

DISCUSSION

In addition to adding the new uses to our Zoning Code definitions and use table, the Planning Commission recommended that we adopt local regulations controlling occupancy, spacing, and intensity of use to proactively address potential concerns and conflicts with these uses.

Shelter Type

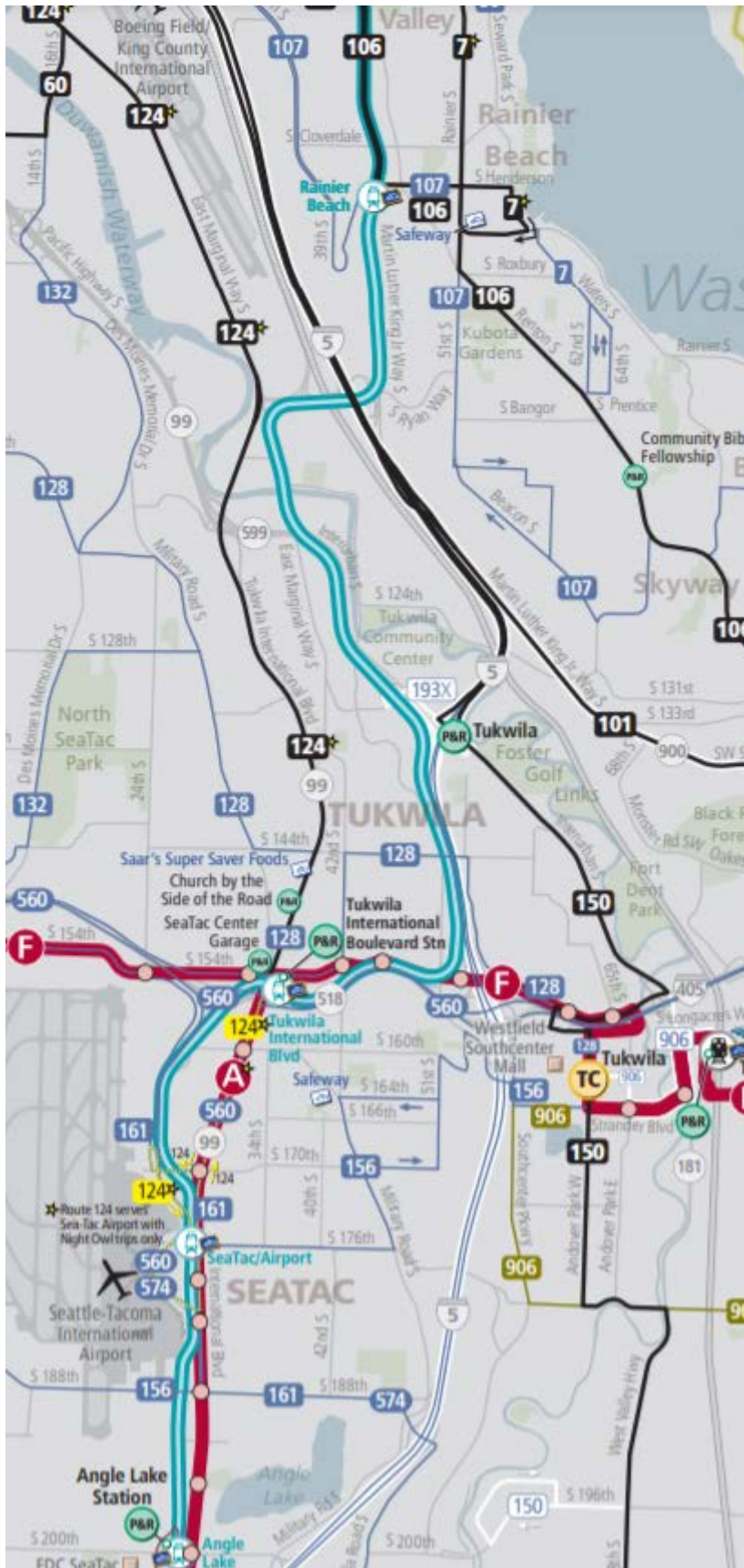
The PCD Committee supported the requirement for shelters to use a residential model where clients are screened, admitted and assigned a space for the duration of their stay rather than a day or night shelter model where people must leave with their belongings each day. On-site services would be limited to residents and not offered for drop in use. The stability offered by this model has better outcomes for the clients and fewer impacts on the surrounding neighborhood.

The Planning Commission added a requirement that buildings must have secure entrances staffed 24/7 with individual units only accessible through interior corridors.

Transit Access

The PCD Committee supported the requirement that shelters and housing be located within a half mile walking distance of a bus or rail transit stop so that these transit dependent populations can reach services and employment. The Planning Commission concurred.

Below is a transit system map showing the bus and rail service in Tukwila.

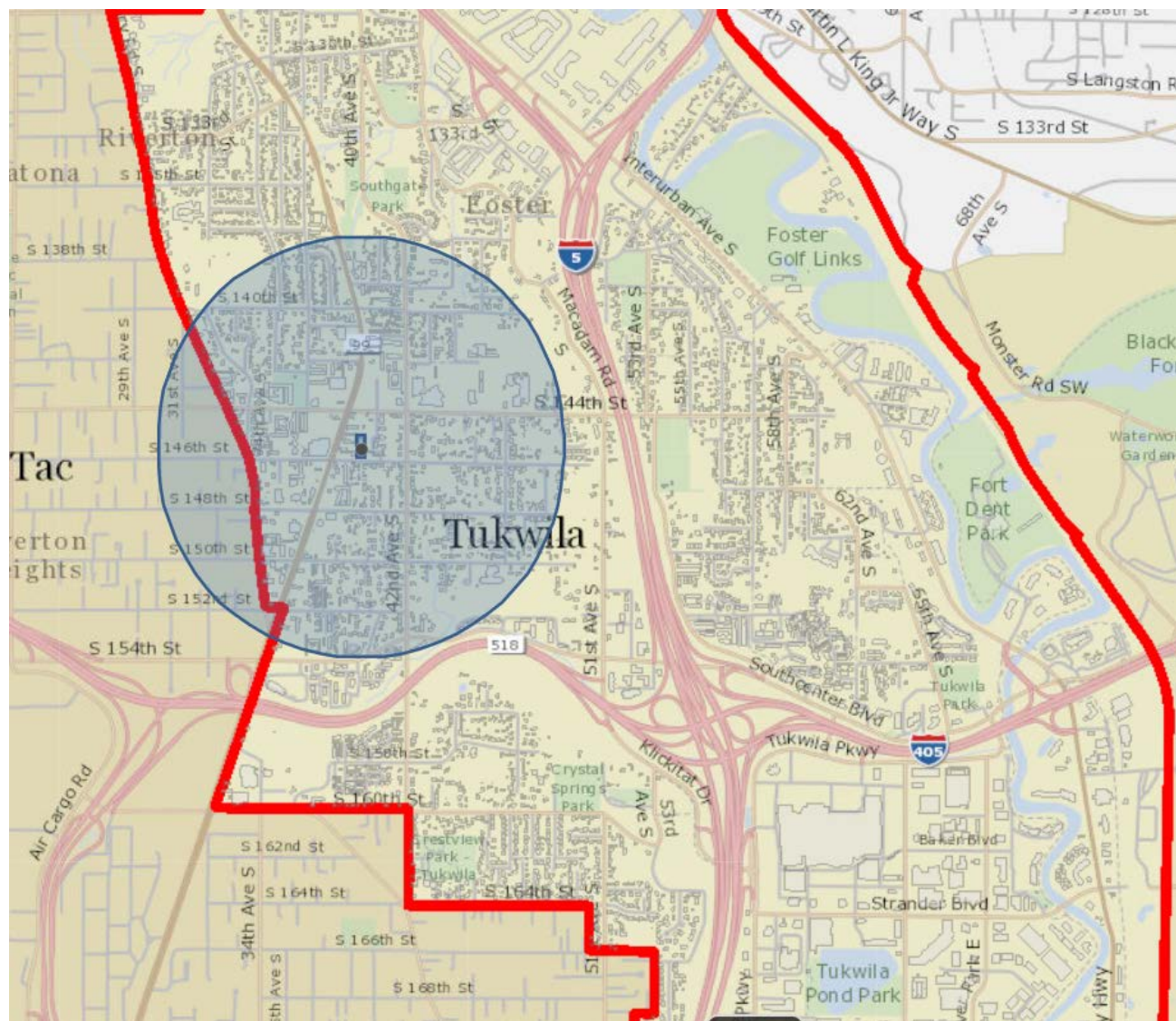


Facility Spacing

Staff recommended that, to avoid a concentration of uses, we require that shelters be at least a half mile from any other shelters, and supportive or transitional housing be at least a half mile from any other supportive or transitional housing. At PCD we discussed a one mile spacing but that would likely not allow an adequate number of sites in Tukwila.

The map below shows a half mile radius from Pacific Court, Tukwila’s only permanent supportive housing. Tukwila does not currently have any emergency shelters or emergency housing. There are four Way Back Inn units (two single family homes and one duplex) that serve as domestic shelters but under the draft language they would not be subject to the proposed spacing requirements. The Conquest Center transitional housing has moved out of Tukwila. Group homes and adult family homes are regulated differently and would not be subject to the proposed regulations.

The Planning Commission discussed different spacing alternatives, such as using the rental housing inspection quadrants to limit the number of facilities, but ultimately retained the half mile spacing language.



Maximum Size

The number of residents in a facility would be required to comply with life safety regulations in the building and fire codes. In addition, the Planning Commission recommended a maximum facility size of 45 residents for shelters and a maximum size that varies by zone for transitional/supportive housing.

- 15 in LDR,
- 30 in MDR, and
- 45 in HDR or other zones.

These sizes are within the range of existing shelters and transitional/supportive housing developments in King County, see list of King County facilities in Attachment C. Pacific Court in Tukwila has 32 units with a maximum number of 50 residents.

Good Neighbor Agreement

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing be required to work with the City and adjacent residents and businesses to develop a set of standards covering quiet hours, smoking areas, security procedures, litter, landscaping, and screening. The Planning Commission concurred.

Code of Conduct

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing work with the City to develop a set of standards and expectations that residents must agree to follow. The Planning Commission concurred.

Parking Plan

Staff recommends that operators of shelters and supportive or transitional housing work with the City to develop a parking plan showing that the facility has adequate parking to meet the expected demand from residents, staff, service providers, and visitors. There are no parking requirements for these uses in the Zoning Code and as facility types and operations may vary it would be more accurate to set individualized requirements. Residents will not be allowed to park off site and all vehicles would have to be operational. The Planning Commission concurred.

Emergency Services

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing develop coordination plans with both the Police and Fire Departments including protocols for response to the facility and to facility residents throughout the City.

The Planning Commission added a cross reference to the thresholds for increased security measures contained in the Safety in Overnight Lodging Chapter 5.60.040-060 when calls for law enforcement services exceed a semi-annual per-room number. If calls for law enforcement services exceed the agreed upon threshold in any given quarter, the facility operator would work with the City to reduce calls below the threshold level.

Communication

The PCD Committee supported the requirement that operators of shelters and supportive or transitional housing provide regular reports to the Human Services Program Coordinator on how facilities are meeting performance metrics such as placement of residents into permanent housing or addiction treatment programs. The content and frequency of these reports would be specified in a Memorandum of Agreement between the City and operator. The Planning Commission concurred.

FINANCIAL IMPACT

Passage of the ordinance would not result in any direct costs to the City.

RECOMMENDATION

The Council is being asked to hold a hearing on this item at the September 13, 2021 Committee of the Whole meeting and approve the ordinance at the subsequent September 20, 2021 Regular Meeting.

ATTACHMENTS

- A. Excerpt of Zoning Code Use Table
- B. Draft Ordinance
- C. List of King County Shelters and Transitional/Supportive Housing

Exhibit 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

	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)																	
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														P14	
Dwelling- Townhouses			P													P14	
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 standards	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														
Hotels								P35	P	P	P	P	C	C	P	P	
Motels									P	P	P	P	C	C	P	P	
Shelter	P	P	P	P													

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING TUKWILA MUNICIPAL CODE (TMC) TITLE 18 TO COMPLY WITH ENGROSSED SECOND SUBSTITUTE HOUSE BILL 1220; ADDING DEFINITIONS, ALLOWED LOCATIONS, AND CRITERIA FOR VARIOUS TYPES OF EMERGENCY, SUPPORTIVE AND TRANSITIONAL HOUSING; AMENDING ORDINANCE NO. 1976, AS CODIFIED AT TMC CHAPTER 18.06; AMENDING TABLE 18-6, "LAND USES ALLOWED BY DISTRICT;" PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, in July 2021 the Washington State Legislature enacted House Bill 1220, supporting emergency shelters and housing through local planning and development regulations with an effective date of July 25, 2021; and

WHEREAS, Section 3 of HB 1220 contains the following preemption of local zoning authority:

A code city shall not prohibit transitional housing or permanent supportive housing in any zones in which residential dwelling units or hotels are allowed. Effective September 30, 2021, a code city shall not prohibit indoor emergency shelters and indoor emergency housing in any zones in which hotels are allowed, except in such cities that have adopted an ordinance authorizing indoor emergency shelters and indoor emergency housing in a majority of zones within a one-mile proximity to transit.; and

WHEREAS, the City of Tukwila's municipal code currently contains limited regulations related to the types of housing and shelter activities established in HB 1220; and

WHEREAS, the bill does permit cities to impose reasonable occupancy, spacing, and intensity of use requirements on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters to protect public health and safety; and

WHEREAS, the City Council desires to develop reasonable occupancy, spacing, and intensity of use requirements for these types of housing to protect public health and safety so long as the conditions do not prevent the siting of a sufficient number of facilities to accommodate the City's projected needs; and

WHEREAS, on July 6, 2021, the City's State Environmental Policy Act (SEPA) Responsible Official issued a Determination of Non-Significance on the proposed amendments; and

WHEREAS, no comments were received on the City's Determination of Non-Significance on the proposed amendments; and

WHEREAS, on July 22, 2021, the Tukwila Planning Commission, following adequate public notice, held a public hearing to receive testimony concerning amending the Tukwila Municipal Code and at that meeting adopted a motion recommending the proposed changes; and

WHEREAS, on July 29, 2021, 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 13, 2021, the Tukwila City Council, following adequate public notice, held a public hearing to receive testimony concerning the recommendations of the Planning Commission; and

WHEREAS, based on careful consideration of the facts and law including, without limitation, the public testimony received, the Planning Commission's recommendation dated July 22, 2021 and the Staff Report dated August 10, 2021, the City Council finds that the proposed amendments attached and incorporated herein should be approved as presented;

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

Section 1. Findings of Fact. The Tukwila City Council finds as follows:

A. The above recitals, set forth as "WHEREAS" clauses, are hereby adopted as Findings of Fact in support of the adoption of this ordinance.

B. The amendments that are established below comply with the requirements of the Washington State Growth Management Act and the City of Tukwila's Municipal Code.

Section 2. TMC Section Adopted. A new section is hereby added to Tukwila Municipal Code (TMC) Chapter 18.06, "Definitions," as follows:

Emergency Housing

"Emergency housing" shall have the meaning listed in RCW 36.70A.030.

Section 3. TMC Section Adopted. A new section is hereby added to TMC Chapter 18.06, "Definitions," as follows:

Emergency Shelter

"Emergency shelter" shall have the meaning listed in RCW 36.70A.030.

Section 4. TMC Section Adopted. A new section is hereby added to TMC Chapter 18.06, "Definitions," as follows:

Permanent Supportive Housing

"Permanent supportive housing" shall have the meaning listed in RCW 36.70A.030.

Section 5. TMC Section Adopted. A new section is hereby added to TMC Chapter 18.06, "Definitions," as follows:

Transitional Housing

"Transitional housing" means a facility that provides housing, case management, and supportive services to homeless persons or families and that has as its purpose facilitating the movement of homeless persons and families into independent living.

Section 6. TMC Chapter 18.06, "Definitions," Amended. Ordinance No. 1976 §16, as currently codified at TMC Section 18.06.743, "Shelter," or as hereafter re-numbered, is hereby amended to read as follows:

18.06.743 Domestic Shelter

"Domestic Shelter" means a one- or two-unit residential building ~~or use~~ providing ~~residential~~ housing on a short-term basis for victims of abuse and their dependents, ~~or a residential facility for runaway minors~~ (children under the age of 18).

Section 7. Regulations Established. TMC Section 18.50.250, "Emergency Housing and Emergency Shelter Criteria," is hereby established to read as follows:

18.50.250 Emergency Housing and Emergency Shelter Criteria

Emergency housing and emergency shelter facilities are allowed subject to the following criteria:

1. It must be a 24-hour-a-day facility where beds or rooms are assigned to specific residents for the duration of their stay.

2. On-site services such as laundry, hygiene, meals, case management, and social programs are limited to the residents of the facility and not available for drop-in use by non-residents.

3. The facility must be located within a half mile walking distance of a bus or rail transit stop.

4. Facilities must be at least a half mile from any other emergency housing or emergency shelter, calculated as a radius from the property lines of the site. This distance may be reduced upon the applicant submitting documentation that there is a barrier such as a river or freeway preventing access between the facilities, and the path of travel between them on public roads or trails is at least half a mile.

5. The maximum number of residents in a facility is limited to the general capacity of the building but in no case more than 45.

6. Buildings must have secure entrances staffed 24/7, with individual units only accessible through interior corridors.

Section 8. Regulations Established. TMC Section 18.50.260, "Permanent Supportive Housing and Transitional Housing Criteria," is hereby established to read as follows:

18.50.260 Permanent Supportive Housing and Transitional Housing Criteria

Permanent supportive housing and transitional housing facilities are allowed subject to the following criteria:

1. On-site services such as laundry, hygiene, meals, case management, and social programs are limited to the residents of the facility and not available for drop-in use by non-residents.

2. The facility must be located within a half mile walking distance of a bus or rail transit stop.

3. Facilities must be at least a half mile from any other permanent supportive housing or transitional housing, calculated as a radius from the property lines of the site. This distance may be reduced upon the applicant submitting documentation that there is a barrier such as a river or freeway preventing access between the facilities, and the path of travel between them on public roads or trails is at least half a mile.

4. The maximum number of residents in a facility is limited to the general capacity of the building but in no case more than 15 in LDR, 30 in MDR, and 45 in HDR or other zones.

5. Buildings must have secure entrances staffed 24/7, with individual units only accessible through interior corridors.

Section 9. Regulations Established. TMC Section 18.50.270, "Memorandum of Agreement for Emergency Housing, Emergency Shelter, Permanent Supportive Housing or Transitional Housing," is hereby established to read as follows:

18.50.270 Memorandum of Agreement for Emergency Housing, Emergency Shelter, Permanent Supportive Housing or Transitional Housing

Prior to the start of operation, the City and facility operator shall develop and execute a Memorandum of Agreement containing, at a minimum, the following items:

1. A Good Neighbor Agreement addressing the following items:
 - a. Quiet hours,
 - b. Smoking areas,
 - c. Security procedures,
 - d. Litter, and
 - e. Adequacy of landscaping and screening.
2. A Code of Conduct establishing a set of standards and expectations that residents must agree to follow.
3. A parking plan approved by the City showing that the facility has adequate parking to meet the expected demand from residents, staff, service providers and visitors. Residents may not park off-site and all vehicles must be operational.
4. A coordination plan with both the Police and Fire Departments, including protocols for response to the facility and to facility residents throughout the City and a maximum number of responses threshold for law enforcement services as established by calls for services in TMC Sections 5.60.040 through 5.60.060. If calls for law enforcement services exceed the agreed upon threshold in any given quarter, the facility operator will work with the City to reduce calls below the threshold level.
5. A requirement to provide regular reports to the City's Human Services Program Coordinator on how facilities are meeting performance metrics such as placement of residents into permanent housing or addiction treatment programs.

Section 10. Table 18-6, "Land Uses Allowed by District," Amended. "Table 18-6: Land Uses Allowed by District," as codified in Tukwila Municipal Code Title 18, is hereby amended to add four additional uses and modify the name of one existing use ("Shelter") as set forth below. The amended Table 18-6 is attached as Exhibit A.

Exhibit 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
---	-----	-----	-----	-----	---	-----	-----	----	-----	------	----	----	-------	-------	-----	-----	-----

<u>Domestic Shelter</u>	P	P	P	P	P												
<u>Emergency Housing</u>								P38	P38	P38	P38	P38	P38	P38	P38	P38	
<u>Emergency Shelter</u>								P38	P38	P38	P38	P38	P38	P38	P38	P38	
<u>Permanent Supportive Housing</u>	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	
<u>Transitional Housing</u>	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	

38. Subject to the criteria and conditions at TMC Sections 18.50.250 and 18.50.270.

39. Subject to the criteria and conditions at TMC Sections 18.50.260 and 18.50.270.

Section 11. 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 12. 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 13. 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 _____, 2021.

ATTEST/AUTHENTICATED:

Christy O'Flaherty, MMC, City Clerk

Allan Ekberg, Mayor

APPROVED AS TO FORM BY:

Filed with the City Clerk: _____

Passed by the City Council: _____

Published: _____

Effective Date: _____

Ordinance Number: _____

Office of the City Attorney

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

Exhibit 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

	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					
Animal Veterinary, including associated temporary indoor boarding; access to an arterial required	P	P	P	P		P	P	P	P	P							
Automobile, recreational vehicles or travel trailer or used car sales lots ²								P33	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).							P34	P34	P	P	P	P	P	P	P	P	
Beauty or barber shops								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	

	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)																	
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 (Commercial parking is a use of land or structure for the parking of motor vehicles as a commercial enterprise for which hourly, daily, or weekly fees are charged. TMC Section 18.06.613)				P7	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							
<u>Domestic Shelter</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</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, P14, 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	P													P14	
Dwelling – Multi-family			P					P15								P14	
Dwelling – Multi-family units above office and retail uses				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 standards	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 ¹⁷	A	A	A														

	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	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	
<u>Emergency Housing</u>								<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>
<u>Emergency Shelter</u>								<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>	<u>P38</u>
Essential public facilities, except those uses listed separately in any of the other zones								U	U	U	U	U	U	U	U	U	U
Extended-stay hotel								P35	P	P	P	P			P	P	
Farming and farm-related activities															P	P	
Financial, banking, mortgage, other services				P	P		P36	P36	P	P	P	P	P9/ C3	C4	P	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 Greenhouses or nurseries (commercial)	A	A	A	A					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	P	
Helipads, accessory																	C
Home Occupation *see definition and accessory use	A	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																	
Hydroelectric and private utility power generating plants								P35	P	P	P	P	C	C	P	P	
Industries involved with etching, film processing, lithography, printing and publishing								U	U	U	U	U	U	U	U	U	
Internet Data/Telecommunication Centers																	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				P	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	P

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Manuf./Mobile home park ¹⁸	C	P															
<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	C	C	P	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	P	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	P	P	P	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	
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	
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	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								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	
Parking areas, for municipal uses and police stations	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/Payday lender									C	P	P	P			P	P	
Permanent Supportive Housing	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	
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	
Railroad freight or classification yards												U	U	U	U		
Railroad tracks (including lead, spur, loading or storage)										P	P	P	P	P	P	P	
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							C	P	P	P	P				P	P	

	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
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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								P37	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	P
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								P36	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	P36	P36	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	P	P		
Schools and studios for education or self-improvement				P	P	P	P	P	P	P	P	P	P9	P28	P	P	
													C10				

	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TMS	TSO	PRO
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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
Secure community transition facility ²⁹														U			
Self-storage facilities	U	U	U	U	U	U	U	P	P	P	P	P	P	P	P	P	
Sewage lift station																	
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 2.5 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	P	
Theaters, except those theaters which constitute “adult entertainment establishments” as defined by this Zoning Code							P	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	U	
Transitional Housing	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	P39	
Truck terminals										P	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	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.

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 either:
 - a. a structured parking facility 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. a surface parking facility 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 on those lands located in the TSO with underlying zoning of LDR, which immediately adjoin lands located in the City of SeaTac to the east of Interstate 5. Allowed on all other lands in the TSO after a 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:
- 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.

(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.

33. Automotive sales must have an enclosed showroom with no outdoor storage of vehicles. Pre-existing legally established uses in the TIB Study Area, as set forth in Figure 18-60, on December 15, 2020, are exempt from the enclosed showroom requirement, provided the use is limited to the existing parcel(s) currently occupied on that date. Pre-existing legally established automotive sales where existing parking lots abut the public frontage must provide effective visual screening of the parking lot from sidewalks (or street if no sidewalk currently exists) using Type II landscaping when any of the following occurs: an expansion or alteration of the structure, a change of ownership, or when the business is vacated or abandoned for more than 24 consecutive months and a new business is proposed.

34. Allowed; however, if in the TIB Study Area, as set forth in Figure 18-60, the following conditions apply: Outdoor storage of vehicles, tires, or other materials used for service is not permitted. Gas stations are permitted if the pumps and parking are located behind the building, the pumps meet the setback requirements, and the pumps comply with building and fire codes. Queuing lanes are not permitted between buildings and back of sidewalk. Wholesale distribution and storage of fuel (e.g. natural gas, propane, gasoline) are not permitted in the TIB Study Area. Pre-existing legally established automotive service uses with outdoor storage or parking abutting the public frontage must provide effective visual screening of the parking and outdoor stored materials from sidewalks (or street if no sidewalk currently exists) using Type II landscaping when any of the following occurs: an expansion or alteration of the structure, a change of ownership, or when the business is vacated or abandoned for more than 24 consecutive months and a new business is proposed.

35. Allowed if the following are provided: a full-service restaurant and a Class A liquor license, 24-hour staffed reception, all rooms accessed off interior hallways or lobby, and a minimum 90 rooms.

- 36. Allowed, however if in the TIB Study area, as set forth in Figure 18-60, the following conditions apply: Drive-through facilities are permitted when located behind a building. Queuing lanes are not permitted between buildings and public frontage sidewalks. Where the use is located on a corner or with access to an alley, drive-throughs must exit to a side street or an alley that connects to a side street, where feasible.
- 37. Automotive rentals must have an enclosed showroom with no outdoor storage of vehicles. Pre-existing legally established uses in the TIB Study Area, as set forth in Figure 18-60, on December 15, 2020, are exempt from the enclosed showroom requirement, provided the use is limited to the existing parcel(s) currently occupied on that date.

| [38. Subject to the criteria and conditions at TMC 18.50.250 and 18.50.270.](#)

| [39. Subject to the criteria and conditions at TMC 18.50.260 and 18.50.270.](#)

APPENDIX 5: PROJECTS INCLUDED IN THE SEATTLE/KING COUNTY ANALYSIS

Emergency Shelter		
Organization Name	Project Name	Beds/Units
Auburn Youth Resources	Arcadia Shelter	6 beds (youth)
Catholic Community Services (CCS)	ARISE (Renton)	25 beds; 2 overflow beds
Catholic Community Services (CCS)	HOME for Women (Kent)	12 overflow beds
Catholic Community Services (CCS)	HOME Program (Kent)	25 beds; 1 overflow bed
Catholic Community Services (CCS)	Reach Out (Federal Way)	40 seasonal beds
Congregations for the Homeless	Congregations for the Homeless Shelter	30 beds
Congregations for the Homeless	Eastside Winter Response Shelter - Men	50 seasonal beds
DAWN	Confidential Shelter	7 units; 2 beds
Downtown Emergency Service Center (DESC)	Crisis Respite	20 beds
Friends of Youth	The Landing	20 beds (14 youth); 5 seasonal beds
Hopelink	Avondale Park	8 units
Hospitality House	Hospitality House (Burien)	9 beds
Multiservice Center (MSC)	MSC Family Shelter (Kent)	15 units
The Sophia Way	Eastside Winter Response Shelter - Women & Children	30 seasonal beds
The Sophia Way	The Sophia Way	21 beds
YWCA Seattle - King - Snohomish	YWC34.621 Auburn Emergency	7 units
YWCA Seattle - King - Snohomish	YWCA14.623 East Cherry Emergency	12 units
City of Seattle Funded Emergency Shelter		
Abused Deaf Women Advocacy Services (ADWAS)	A Place of Our Own - ES - C	3 beds; 6 units
Archdiocesan Housing Authority (AHA)	Noel House / St. Mark's - C	72 beds
Catholic Community Services (CCS)	Sacred Heart - C	9 units; 4 overflow beds
Compass Housing Alliance	FASC / Operation NightWatch - C	80 beds; 1 overflow bed
Compass Housing Alliance	First United Methodist Church - C	60 beds
Compass Housing Alliance	Hammond House - C	40 beds; 1 overflow bed
Compass Housing Alliance	Roy Street - C	40 beds; 1 overflow bed

Catholic Community Services (CCS)	St. Martin de Porres - C	212 beds; 34 seasonal beds
Downtown Emergency Service Center (DESC)	Main Shelter - C	184 beds; 14 overflow beds
Downtown Emergency Service Center (DESC)	Kerner Scott Women's Shelter - C	25 beds
Immanuel Community Services	Recovery Program / Transitional Housing - C	15 beds
Mary's Place	Bianca's Place - C	22 units
New Beginnings	Emergency Shelter - C	5 units; 3 beds
Salvation Army	City of Seattle Winter Response Shelter - C	76 beds; 3 overflow beds
Salvation Army	King County Admin Building - Winter Response - C	50 seasonal beds
Salvation Army	Pike Street - C	20 beds; 7 overflow beds
Salvation Army	William Booth (lower level) - C	91 beds; 16 overflow beds
Salvation Army	Catherine Booth House - C	9 units; 3 beds
Shalom Zone Nonprofit Association	ROOTS Young Adult Shelter - C	45 beds (youth)
SHARE	All SHARE shelters - C	258 beds; 25 overflow beds
Solid Ground	Family Shelter - C	14 units
Solid Ground	Broadview Shelter - C	10 units
YouthCare	Orion Shelter - C	15 beds (youth); 5 overflow beds
YWCA Seattle - King - Snohomish	SIS Late Night Shelter - C	44 overflow beds
YWCA Seattle - King - Snohomish	YWC13.120 Angeline's Enhanced Night Shelter - C	80 beds; 5 overflow beds
YWCA Seattle - King - Snohomish	YWC14.621 Downtown Emergency - C	12 units; 14 beds
YWCA Seattle - King - Snohomish	YWC14.625 Willow Street Enhanced Emergency - C	35 units; 11 overflow beds
Transitional Housing		
Organization Name	Project Name	Beds/Units
Archdiocesan Housing Authority (AHA)	Spruce Park Apartments	4 units
Archdiocesan Housing Authority (AHA)	Traugott Terrace TH	12 beds
Auburn Youth Resources	Severson House	11 beds (youth)
Catholic Community Services (CCS)	Alder Crest	8 units
Catholic Community Services (CCS)	FUSION	16 units

Catholic Community Services (CCS)	GPD Michael's Place	18 beds
Catholic Community Services (CCS)	Harrington House (Bellevue)	8 units
Catholic Community Services (CCS)	Katherine's House	6 beds
Catholic Community Services (CCS)	Rita's House (Auburn)	6 beds
Community Psychiatric Clinic (CPC)	El Rey	16 beds
Community Psychiatric Clinic (CPC)	The Willows	15 units
Community Psychiatric Clinic (CPC)	Cedar House	8 beds (youth)
Compass Housing Alliance	GPD - Renton Regional Veteran's Program	10 units; 26 beds
Compass Housing Alliance	GPD - Veterans Program (Shoreline)	25 beds
Compass Housing Alliance	Othello House	4 beds
Elizabeth Gregory Home	Elizabeth Gregory Home at Maple Leaf House	7 beds
Friends of Youth	New Ground Avondale Park	24 units
Friends of Youth	New Ground Bothell	14 units (youth)
Friends of Youth	New Ground Kirkland	9 beds (youth)
Hopelink	Avondale Park II (Redmond)	27 units
Hopelink	Heritage Park/ Alpine Ridge (Bothell)	15 units
Hopelink	Hopelink Place	20 units
Kent Youth and Family Services	Watson Manor (Kent)	7 units (youth); 2 child only beds
KITH	Petter Court Transitional	4 units
Low Income Housing Institute (LIHI)	Cate Apartments / GPD-Cate Apartments	11 units
Low Income Housing Institute (LIHI)	Columbia Court	13 units
Low Income Housing Institute (LIHI)	Denny Park	8 units
Low Income Housing Institute (LIHI)	GPD - Arion Court	16 beds
Low Income Housing Institute (LIHI)	Martin Court	13 units; 28 beds
Low Income Housing Institute (LIHI)	Meadowbrook View	15 units
Low Income Housing Institute (LIHI)	Tyree Scott - TH	6 units
Multiservice Center (MSC)	Family Transitional Program - S. King county	6 units

Multiservice Center (MSC)	Men's Transitional Housing (Federal Way)	11 beds
Multiservice Center (MSC)	Titusville Station	15 beds
Pioneer Human Services	GPD - Mark Cooper House	38 beds
Salvation Army	GPD - Veterans Transitional Program	30 beds
Salvation Army	William Booth Center (upper floor)	48 beds
Solid Ground	Bethlehem House	1 unit
Solid Ground	Rent Assistance at SandPoint	18 beds
Solid Ground	SandPoint Family Program	26 units
St Stephen Housing Association	City Park Townhouses Transitional Housing (Auburn)	11 units
St Stephen Housing Association	Nike Manor Transitional Housing	8 units
The Sophia Way	The Sophia Way Transitional Housing	7 beds
Valley Cities Counseling and Consultation	Valley Cities Transitional Housing	3 units
Vietnam Veterans Leadership Program (VVLP) / Compass Housing Alliance	Bennett House	6 beds
Vietnam Veterans Leadership Program (VVLP) / Compass Housing Alliance	Burien	6 beds
YMCA	YMCA Shared Homes	24 beds (youth)
YouthCare	Straley House	12 beds (youth)
YWCA Seattle - King - Snohomish	Auburn Transitional Housing	12 units
YWCA Seattle - King - Snohomish	Central Area Transitional Housing	42 units
YWCA Seattle - King - Snohomish	Family Village - Case Managed Units	5 units
YWCA Seattle - King - Snohomish	Family Village (Redmond)	20 units
Catholic Community Services (CCS)	Aloha Inn - CS	66 beds
City of Seattle Funded Transitional Housing		
Compass Housing Alliance	Cascade Women's Transitional - CS	32 beds
Compass Housing Alliance	Pioneer Square Men's Program - CS	78 beds
Compass Housing Alliance	Scattered Sites (Bryant, Cedar, Evanston, Phinney) - CS	22 beds (5 youth)
Compass Housing Alliance	HomeStep / Transitions / Transitions 2 - CS	14 units
Compass Housing Alliance	Cesar Chavez House - CS	5 beds
Compass Housing Alliance	Magnolia House - CS	5 beds
Compass Housing Alliance	Mary Witt / Rosa Parks House - CS	10 beds

Compass Housing Alliance	Miracle Manor - CS	6 beds
El Centro de la Raza	Transitional Housing Program Ferdinand/Shelton Houses - CS	2 units
First Place School	Housing Stabilization Program - CS	6 units
Friends of Youth	New Ground - SandPoint (Harmony House) - CS	6 units (youth)
Muslim Housing Services	Muslim Housing Services Transitional Housing - CS	15 units
Salvation Army	Bridges to Housing - CS	11 units; 30 beds
Solid Ground	Santos Place - CS	42 beds
United Indians of all Tribes	United Indians Youth Home - CS	25 beds (youth)
Urban League of Seattle	MJ Harder House - CS	7 beds (youth)
YMCA	Young Adults in Transition - CS	20 beds (youth)
YouthCare	Home of Hope - CS	18 beds (youth)
YouthCare	Passages (Sand Point) - CS	8 beds (youth)
YouthCare	Ravenna House - CS	10 beds (youth)

Permanent Supportive Housing		
Organization Name	Project Name	Beds/Units
Archdiocesan Housing Authority (AHA)	Frederic Ozanam House (Westlake 2)	56 beds
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Sta. Teresita del Nino Jesus	25 units
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Parke Studios (at the Josephinum)	15 beds
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Westlake	53 beds
Archdiocesan Housing Authority (AHA)	Bakhita Gardens	70 beds
Archdiocesan Housing Authority (AHA)	Dorothy Day	41 beds
Asian Counseling and Referral Services (ACRS)	HOPES	15 beds
Asian Counseling and Referral Services (ACRS)	The Beacon	6 beds
Catholic Community Services (CCS)	Palo Studios	17 beds
Catholic Community Services (CCS)	The Cedars	10 beds
Catholic Community Services (King County)	Monica's Place	5 beds
Community Housing Mental Health	Leighton Apartments	15 beds

Congregations for the Homeless	Congregations -Permanent Housing Program	69 beds
Downtown Emergency Service Center (DESC)	Aurora Supportive Housing	87 beds
Downtown Emergency Service Center (DESC)	Evans (415 10th)	75 beds
Downtown Emergency Service Center (DESC)	Kerner Scott - OPH	15 beds
Downtown Emergency Service Center (DESC)	Lyon Building	64 beds
Downtown Emergency Service Center (DESC)	Morrison Hotel	190 beds
Downtown Emergency Service Center (DESC)	Rainier Supportive Housing	50 beds
Downtown Emergency Service Center (DESC)	Scattered Site for MI Adults	60 beds
Downtown Emergency Service Center (DESC)	Union Hotel	52 beds
Downtown Emergency Service Center (DESC)	1811 Eastlake	75 beds
Downtown Emergency Service Center (DESC)	Cottage Grove Apartments	20 beds
Evergreen Treatment Services	REACH Respite Case Management	40 beds
Friends of Youth	FOY Permanent Housing with Supports	16 units
Hopelink	Duvall Place	8 units
Imagine Housing	Francis Village	15 units
Imagine Housing	Johnson Hill / Chalet Apartments	12 units
Imagine Housing	Rose Crest Apartments	8 units
Imagine Housing	Velocity Housing Stability Program	12 units
Plymouth Housing Group (PHG)	Shelter Plus Care \ Shelter Plus Care HIV	74 units; 706 beds
Low Income Housing Institute (LIHI)	Frye Hotel	48 beds
Low Income Housing Institute (LIHI)	Glen Hotel	37 beds
Low Income Housing Institute (LIHI)	Greenwood House	9 beds
Low Income Housing Institute (LIHI)	Broadway House	7 beds
Low Income Housing Institute (LIHI)	White River Gardens	8 beds
Plymouth Housing Group (PHG)	Gatewood	74 beds
Plymouth Housing Group (PHG)	Humphrey	81 beds
Plymouth Housing Group (PHG)	Pacific Hotel \ Pacific Hotel HIV	74 beds
Plymouth Housing Group (PHG)	Plymouth on Stewart	84 beds
Plymouth Housing Group (PHG)	Plymouth Place	70 beds

Plymouth Housing Group (PHG)	Scargo	45 beds
Plymouth Housing Group (PHG)	Simons Building (3rd and Blanchard)	92 beds
Plymouth Housing Group (PHG)	St. Charles	61 beds
Plymouth Housing Group (PHG)	Williams Apartments	81 beds
Solid Ground	Brettler Place	51 units
Solid Ground	P.G. Kenney Place	15 beds
Sound Mental Health	Homestead Family Housing	25 units
Sound Mental Health	Kasota	45 beds
Sound Mental Health	Kenyon Housing	18 beds
Sound Mental Health	Pacific Court	48 beds
Sound Mental Health	South County Pilot	50 beds
Sound Mental Health / Low Income Housing Institute	Ernestine Anderson Place	45 beds
Sound Mental Health / Low Income Housing Institute	Gossett Place	9 units; 27 beds
Sound Mental Health / Low Income Housing Institute	McDermott Place / VASH McDermott Place	75 beds
The Sophia Way	Sophia's Home	29 beds
Transitional Resources	Avalon Place	15 beds
Valley Cities Counseling and Consultation	Coming Up	22 beds
Valley Cities Counseling and Consultation	Families First	24 units
Valley Cities Counseling and Consultation	Homeless Services Enhancement Program	12 units; 8 beds
Valley Cities Counseling and Consultation	Pathways First	14 units
Valley Cities Counseling and Consultation	Valley Cities Landing	24 beds
YMCA	Home At Last	8 units; 7 beds
YWCA Seattle - King - Snohomish	Family Village Issaquah-Project Based	26 beds
YWCA Seattle - King - Snohomish	Opportunity Place	29 beds
YWCA Seattle - King - Snohomish	Summerfield Apartments	13 beds
YMCA	YMCA Permanent Housing	9 units; 4 beds
City of Seattle Funded Permanent Supportive Housing		
Archdiocesan Housing Authority (AHA) / Catholic Community Services (CCS)	Wintonia - C	92 beds
Compass Housing Alliance	Nyer Urness House - C	75 beds
Downtown Emergency Service Center (DESC)	Canaday House - C	83 beds

Rapid Rehousing		
Organization Name	Project Name	Beds/Units
Catholic Community Services (CCS)	CCS RRH Pilot	15 units
City of Seattle Funded Rapid Rehousing		
El Centro de la Raza	El Centro Rapid Rehousing - C	3 units
Wellspring Family Services	Wellspring RRH Pilot - C	6 units
YWCA Seattle - King - Snohomish	YWCA Rapid Rehousing - C	2 units
Solid Ground	SGO RRH Programs - C	27 units