



## INFORMATIONAL MEMORANDUM

TO: Tukwila Planning Commission

FROM: Nora Gierloff, Community Development Director

BY: Neil Tabor, Senior Planner, DCD and Isaac Gloor, Senior Planner, DCD

DATE: February 27, 2025

SUBJECT: Middle Housing Code Discussion

### **ISSUE**

The City is required to update middle housing regulations by June 30<sup>th</sup>, 2025. Staff would like to discuss current proposed regulations and field any questions and feedback on the draft standards.

### **DISCUSSION**

#### **Code Amendments**

Below is a summary of anticipated code amendments as part of the Middle Housing update. Further visualizations and details are provided in the attached presentation.

#### ***Rezone***

Staff is proposing to rezone all land within the LDR and MDR zoning districts to Community Residential (CR). Consolidation of these two zones will streamline the middle housing adoption and eliminate unnecessary differentiation in zones.

#### ***Density & Housing Type Allowances***

Staff is proposing to:

- Establish a minimum lot size for the CR zoning district of 5,000 square feet
- Count accessory dwelling units toward the total density allowance
- Allow three units per lot (outside of ¼ mile transit buffer), with additional unit allowance per 1,500 square feet lot of additional lot area, up to 5 units per lot
- Allow four units per lot (within ¼ mile transit buffer), with additional unit allowance per 1,500 square feet lot of additional lot area, up to 5 units per lot
- Allow 8 of 9 middle housing types, only not allowing sixplexes

#### ***Parking***

Staff is proposing to require:

- 1 parking space per dwelling unit (outside of the ½ mile major transit stop buffer)
- No parking requirement within the ½ mile major transit stop buffer, per State law

#### ***Setbacks & Building Massing***

Staff is proposing to:

- Reduce the existing 20-foot LDR front setback to 15 feet in the CR zone, with additional encroachment allowances for porches and certain architectural features
- Reduce the existing 10-foot LDR rear setback to 5 feet in the CR zone
- Increase building height allowance to 35 feet
- Increase building lot coverage to 50%

***Road & Frontage Standards***

Staff is proposing to:

- Broaden allowances for use of more proportionately-sized roads
- Consolidate access points
- Require sidewalks and curbs for more types of development

***Design Review***

Staff is proposing to:

- Update design standards to ensure they comply with “clear and objective” criteria requirements
- Create a design checklist to provide clear options for residential developers

***Miscellaneous***

Anticipated miscellaneous updates include:

- Update code references to LDR and MDR zones and “single-family only” standards for consistency
- Update definitions to comply with state law
- Add graphics for clarity

**Anticipated Schedule**

Staff anticipates the following timeline for public hearings and City Council deliberations.

- Middle Housing Open House (Wednesday, March 5<sup>th</sup>, 4:30-7pm at the Sullivan Center)
- Middle Housing work continuation at Planning Commission (March 27<sup>th</sup>)
- Middle Housing Public Hearing at Planning Commission (April 27<sup>th</sup>)
- Middle Housing & Design Code Ordinances at Council (May-June)

Staff will forward the proposed revisions to the Washington Department of Commerce for their 60-day review prior to the Council vote, and will also conduct environmental review under the State Environmental Policy Act.

**ATTACHMENTS**

1. Middle Housing Presentation



# Middle Housing Discussion

Planning Commission

February 27, 2025



# Schedule 2025

---

- Wednesday March 5<sup>th</sup>, 4:30-7pm
  - Open House
- March 27<sup>th</sup> Planning Commission Meeting
  - Middle Housing continuation
- April 27<sup>th</sup> Planning Commission Meeting
  - Public Hearing on Draft Code Package
- May & June
  - Vote and adoption of Regulations by City Council



# Legislation Impacting Update

- HB 1110, Middle Housing
- HB 1337, Accessory Dwelling Units
- HB 1293, Objective Design Standards
- SB 5058, Definition of Multifamily
- SB 5258, Condos, Proportionate Impact Fees and Unit Lot Subdivisions
- SB 6015, Parking Considerations



# Middle Housing Code Update

- The Middle Housing code update will contain several areas of amendments:
  - Zoning changes
  - Density & use allowances
  - Changes to development standards
  - Updated road standards
  - Design review changes
  - Definitions & consistency



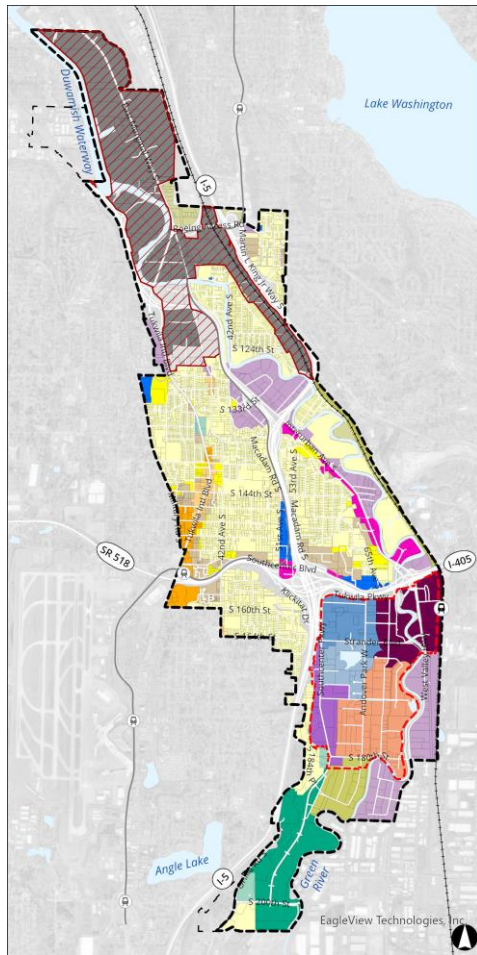
# Staff Intent

---

- Expand opportunities for housing types, which provide for more options for the community
- Create more affordable homeownership options than new single-family units
- Ensure new infill development is high quality
- Make new standards easy for developers to understand and staff to administer
- Comply with state requirements

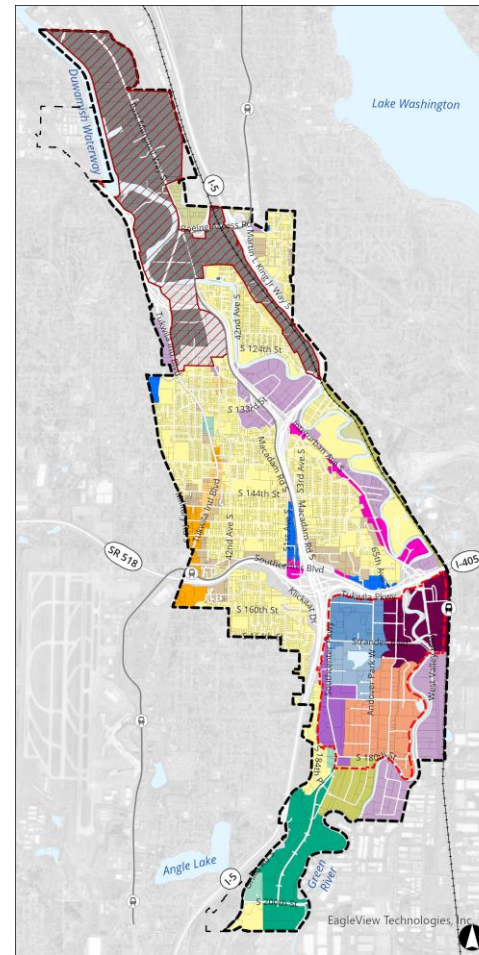


# Rezone



## Zoning

- LDR - Low Density Res.
- MDR - Medium Density Res.
- HDR - High Density Res.
- MUO - Mixed Use Office
- O - Office
- RCC - Residential Com. Center
- NCC - Neighborhood Com. Center
- RC - Regional Com. District
- RCM - Regional Com. Mixed-Use
- C/LI - Com. / Light Ind.
- HI - Heavy Ind.
- LI - Light Ind.
- MIC/L - Manufacturing Ind. Center (Light)
- MIC/H - Manufacturing Ind. Center (Heavy)
- TVS - Tukwila Valley South
- TUC - Pond
- TUC - Regional Center
- TUC - Commercial Corridor
- TUC - Workplace
- TUC - TOD
- Tukwila Urban Center North Tukwila
- Manufacturing Industrial Center
- Link Light Rail
- Sounder Commuter Rail
- City Limits
- Potential Annexation Area



## Future Land Use

- CR - Community Residential
- HDR - High Density Res.
- MUO - Mixed Use Office
- O - Office
- RCC - Residential Com. Center
- NCC - Neighborhood Com. Center
- RC - Regional Com. District
- RCM - Regional Com. Mixed-Use
- C/LI - Com. / Light Ind.
- HI - Heavy Ind.
- LI - Light Ind.
- MIC/L - Manufacturing Ind. Center (Light)
- MIC/H - Manufacturing Ind. Center (Heavy)
- TVS - Tukwila Valley South
- TUC - Pond
- TUC - Regional Center
- TUC - Commercial Corridor
- TUC - Workplace
- TUC - TOD
- Tukwila Urban Center North Tukwila
- Manufacturing Industrial Center
- Link Light Rail
- Sounder Commuter Rail
- City Limits
- Potential Annexation Area





# Housing Type Allowances

	<i>LDR (existing)</i>	<i>MDR (existing)</i>	<b>Community Residential (replacing LDR &amp; MDR)</b>
<b>Detached house</b>	<b>P</b>	<b>P</b>	<b>P</b>
<b>Cottage (small-lot)</b>			<b>P</b>
<b>Stacked Flats</b>			<b>P</b>
<b>Duplex</b>		<b>P</b>	<b>P</b>
<b>Triplex</b>		<b>P</b>	<b>P</b>
<b>Fourplex</b>		<b>P</b>	<b>P</b>
<b>Fiveplex</b>			<b>P</b>
<b>Sixplex</b>			
<b>Townhouses</b>		<b>(up to four)</b>	<b>P</b>
<b>Courtyard Apts.</b>		<b>(up to four)</b>	<b>P</b>

**Middle Housing Types**



# Density

---

- Establish minimum lot size of CR at 5,000 square feet
  - LDR currently 6,500 sqft
  - MDR currently 8,000 sqft
- Baseline density allowance of 3 units per lot (ADUs) count toward total units
  - Additional unit allowance for each additional 1,500 sqft of lot area, up to 5 units
  - 8,000 sqft parcel can have 5 units
  - Bonus density for site with at least 1 affordable unit (60% AMI rental, 80% AMI ownership) & within ¼ mile from transit



# Massing

---

- Reducing minimum lot width from 50' to 40'
- Increasing maximum height from 30' (LDR & MDR) to 35'
- Increasing building footprint allowance from ~35% to 50%
- Maintaining 75% development area coverage
- Eliminating upper story stepbacks



# Setbacks

---

- Reducing the front setback from 20' to 15', with additional encroachment allowances for porches, bay windows, balconies, and other features up to 7'
- Reducing the rear setback from 10' to 5'



# Site Requirements

---

- 1 parking space per middle housing unit, outside of the ½ mile buffers in which parking cannot be required
  - Developers may elect to provide additional parking on-site, especially in certain housing types
- No parking requirements for accessory dwelling units
- 250 square foot open space requirement per unit



# Tree Standards

---

- Existing tree standards for LDR will be used for the Community Residential Zone
- Staff will reevaluate overall tree and landscaping regulations in the near future
- A summary of the removal allowances and replacement rates can be found on the following slide



# Tree Standards

**TABLE A –  
Single Family Tree Removal without Replacement Limits**

Trees (DBH)	# of Trees in 36 month period that can be removed without replacement <sup>(1)</sup>
>6-8"	4
>8-18"	2
>18"	1 and no other trees

<sup>(1)</sup> A combination of trees of different sizes may be removed without replacement so long as the total number of trees removed does not exceed the number allowed for the largest tree removed in a 36-month period. See Tree Permit Application for additional details.

**TABLE B – Tree Replacement Requirements**

Trees (DBH)	Replacement ratio for trees that are subject to replacement
6-8"	1:1
>8-18"	1:2
>18"	1:3



# Design

---

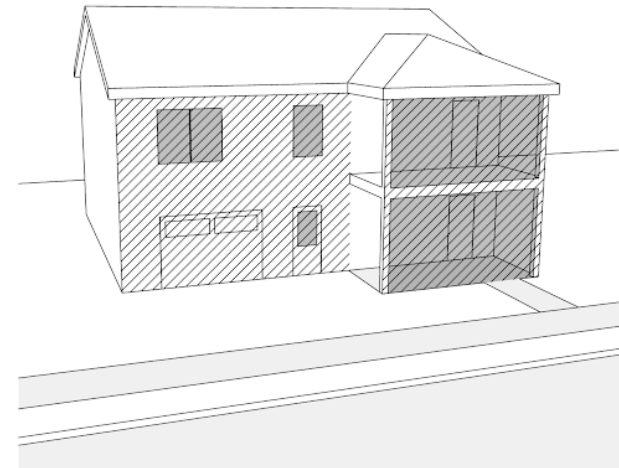
- To ensure high quality design and support integration of new development into areas largely developed as single-family, a design checklist will be required for new single-family and middle housing development
- Standards are a mix of minimum requirements, such as percentage of windows along a façade and flexible options, such as including dormers





# Design

- Example of minimum percentage of windows, porch area or other qualifying open areas



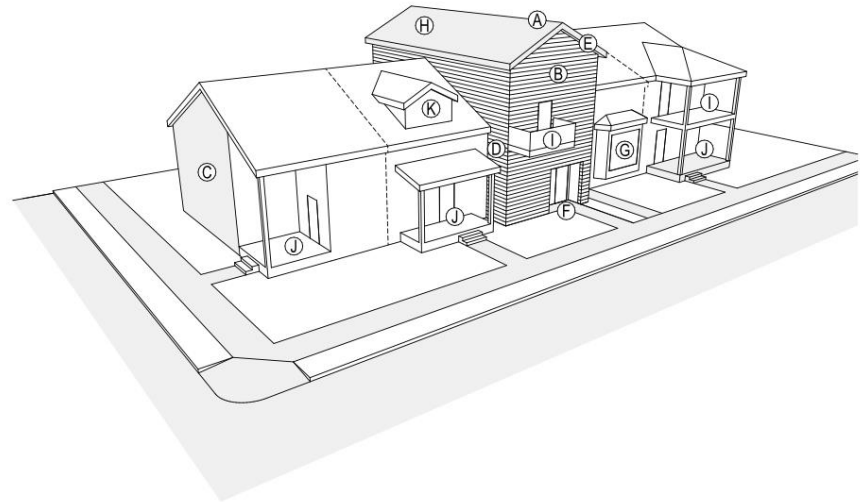
 TOTAL STREET FACING FACADE AREA

 CONTRIBUTING AREA



# Design

- Example of flexible design options to include as elements of the overall design



- Ⓐ Varied building heights
- Ⓑ Use of different materials
- Ⓒ Different colors
- Ⓓ Building perimeter offsets minimum of 4'
- Ⓔ Projecting roofs (minimum of twelve inches)
- Ⓕ Recesses, minimum of 3'
- Ⓖ Bay windows. May project as much as 2', up to 35% of the facade
- Ⓗ Variation in roof materials, color, pitch, or aspect
- Ⓘ Balconies
- Ⓝ Covered porch or patio
- Ⓚ Dormers



# Road Standards

---

- Much of Tukwila's current road and frontage improvement standards are based on number of lots rather than number of units
- Existing standards create changes in supporting slightly denser infill development, less dependent on number of lots for development impacts



# Road Standards

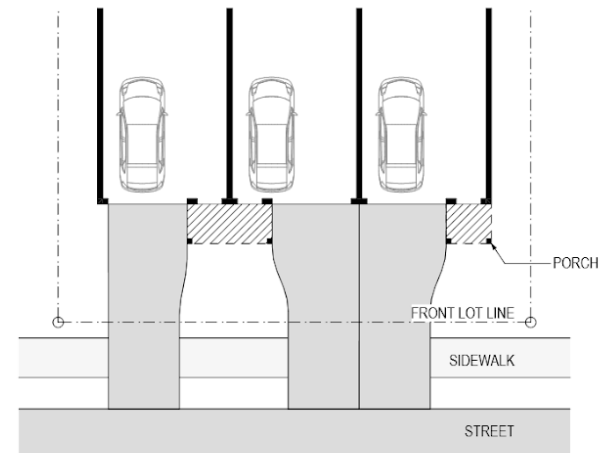
---

- Changes include:
  - Increasing the number of lots/units that can be served from a private drive
  - Clarifying alternatives in construction which can eliminate fire turnarounds and seldom used spaces
  - Lowering frontage improvement thresholds
  - Exploring flexibility in multi-purpose spaces, such as rolled curb sidewalks also fulfilling fire requirements



# Road Standards

- Additional Changes:
  - Consolidating access points to the extent possible
  - Reducing access point width for pedestrian and vehicular safety





# Miscellaneous

---

- Add graphics for ease of understanding
- Update definitions with state requirements
- Remove and update outdated references to single-family, LDR, and MDR zones



# Items for further refinement

---

- Waste & Recycling Screening and collection area standards
- Ensuring all design standards are clear and objective
- Further refinement of road standards and coordination with fire standards



# Questions & Discussion

---