



TO: Tukwila Planning Commission

FROM: Nora Gierloff, AICP, Community Development Director

BY: Isaac Gloor, Senior Planner, DCD

DATE: July 24, 2025

SUBJECT: Tukwila International Boulevard: TMC Updates

ISSUE

The City is proposing potential modifications to development standards within designated zoning districts associated with the Tukwila International Boulevard (TIB) neighborhood.

In May, the Commission reviewed the history of the City's efforts to implement the community's vision for the TIB neighborhood and considered the regulatory barriers that contribute toward the neighborhood's lack of development. In June, the Commission analyzed staff's proposals for amendments to the City's development regulations that would better align the Tukwila Municipal Code (TMC) with the community's vision, real estate market realities, and the goals of the Comprehensive Plan.

This meeting aims to continue the review of the proposed amendments to the TMC, with the goal of refining the proposal in anticipation of the Planning Commission's Public Hearing on this topic in August. In addition, this document contains information regarding other proposed zoning code amendments for which consolidation with the TIB neighborhood's amendments is prudent.

DISCUSSION

Background

At the June meeting, City Staff proposed to retain the existing RC and NCC zoning districts and re-write the underlying development standards. This proposal would remove the neighborhood's overlays (Commercial Redevelopment, Special Height, and Urban Renewal), adopt new multifamily design standards, amend the parking requirements and the table of allowed uses, introduce a development incentive program, and adopt a residential tenant displacement program. This pathway was chosen to allow the Department to accomplish the goals of this project without requiring technical updates to the Comprehensive Plan.

The Planning Commission provided valuable feedback and requested that City Staff explore:

- Code restrictions on single-stair buildings.
- Increases to the proposed baseline height limits.
- Increases to the proposed baseline maximum building widths.
- ADA parking requirements.
- Methods of incentivizing small retail spaces.
- Removing green building standards and the provision of affordable housing as a potential incentive option.
- Challenges that may arise from the proposed Tenant Displacement Program.

The following pages will include staff's analysis of the ideas presented in the feedback and highlight potential changes to the proposal that the Planning Commission considered previously. **5**

Single-Stair Buildings

Tukwila's regulations for life-safety standards for new buildings are based on those adopted by Washington State overall. Like most jurisdictions in the nation, Tukwila's standards require multifamily buildings taller than three stories to feature two stairwells on opposite ends of a corridor. This requirement is intended to ensure that occupants can escape from a building if one of the stairwells is compromised. In recent years, however, [this requirement has come under closer scrutiny](#), with criticism being aimed at:

- the fact that the USA is something of an international outlier with this requirement, in that other nations are generally less restrictive on single-stair building heights.
- the fact that many jurisdictions, including most notably Seattle, already permit single-stair buildings at heights greater than 3 stories. Seattle has permitted single-stair residential buildings up to 6 stories since 1977.
- requiring more than a single-stair increases the construction and long-term costs of buildings, due to the cost of the stairs themselves, but also because they take up extra space and require corridors spanning the length of a building to allow egress for all units to each stair. [A study by Pew Charitable Trusts](#) found that single-stair designs can lower apartment costs by 6-13%, compared to standard construction.
- the inherent inefficiencies and relative lack of desirability of buildings with more than one stair, given that double-staired buildings require long, enclosed corridors, result in building layouts with less available light for each residential unit, and can require larger buildings overall.

Recognizing that there is value in adding additional flexibility to the State's building codes, the legislature adopted, and the Governor signed, [SB 5491](#) in 2023. This bill requires the State Building Code Council, which adopts the Statewide building code, to adopt or amend regulations as necessary to permit single-stair residential buildings up to 6 stories tall in time for the next International Building Code update, which will likely be adopted statewide in 2026.

DCD staff consulted with the City's Fire Department and Building Division and will bring the updated State code implementing SB 5491 to Council for adoption when it is released. This means that Tukwila will likely permit outright 6 story single-stair residential buildings at some point in 2026.

Staff have reviewed the proposed updates to the RC and NCC zoning district, and the City's current zoning standards, and have confirmed that there are no obvious regulatory barriers to single-stair buildings, should the building code support their construction.

Increases to Proposed Baseline Height Limits

The draft height limits proposed for the revised RC and NCC zoning districts are as shown in *Attachments 1* and *2*. Generally, the height limits were chosen with the goal of allowing a reasonable level of development as a baseline, with greater heights possible should the developer voluntarily opt in to an incentive program and provide community amenities. The proposed baseline heights are 65 feet in some areas of the RC and NCC zoning districts.

At the June Planning Commission meeting, it was mentioned that heights of 65 feet may not be desirable for development. For profitability, most mid-rise buildings constructed today aim for a height of 7 stories. At heights lower than 7 stories, some properties may find it challenging to

recoup investment given the proportionately lower number of dwelling units capable of being constructed. As an example, the Tukwila Village development (Figure 1) achieves a height of 70 feet, as does the new Prose Southcenter residential building.

However, staff recommends keeping baseline height limits at 65 feet for those areas within the RC and NCC zoning districts north of S 148th Street. The primary reason for this is because of the proposed Development Incentive Program, which aims to allow increased development capacity in exchange for the provision of benefits to the Tukwila community.

Figure 1: Tukwila Village



The goal with the baseline development standards is to permit development that is desirable for the community and financially feasible to construct. In some cases, the standards may be slightly less dense than desired by a developer. The Development Incentive Program's goal is to produce additional benefits for the Tukwila community by capitalizing on developer demand for greater density in this location.

If baseline height limits perfectly match or exceed the desired heights of development, there may not be any reason for a property developer to participate in the Development Incentive Program. Conversely, development would be stifled if participation in the Development Incentive Program is challenging, overly onerous, or prohibitively costly.

Staff's proposal aims to thread that needle by providing a reasonable baseline height in all areas and setting the requirements for participation in the Development Incentive Program at a level that are feasible for the scale of development anticipated. For example, a developer could achieve incentive heights after providing any of the following:

- A greater percentage of 2- or 3-bedroom homes than is typical for multi-family construction.
- Enhancements to the streetscape greater than that required.
- A pedestrian pathway or promenade that breaks up the neighborhood's large blocks.
- Active recreation areas for public use, such as sport courts, child play areas, dog parks, etc.
- See *Attachment 3* to review all proposed pathways for compliance with the Development Incentive Program.

Throughout the NCC and RC zoning districts near TIB, baseline heights would permit buildings of 6-9 stories (65-90 feet). Participation in the Development Incentive Program would unlock heights ranging from 9 stories (90 feet, for those areas furthest from the Link Light Rail station) to no zoning code restrictions on height (near the station itself).

Increases to Proposed Maximum Building Widths

The draft maximum building widths proposed for the RC and NCC zoning districts, as presented to the Planning Commission at the June meeting, was 130 feet. This requirement would mean that no building could extend for longer than 130 feet on a frontage, requiring that developers break their buildings up into multiple structures.

The purpose of this requirement was to ensure that development not overwhelm the streetscape with large, unbroken wall faces, which can contribute to a sterile, non-vibrant streetscape. The Commission highlighted, however, examples of other buildings that possibly avoid these negative externalities while exceeding 130 feet of width. A notable example of this is the Polaris and Adara buildings at SeaTac, directly kitty-corner to the TIB Link Light Rail station.

Figure 2: Polaris at SeaTac
Façade Length: ~145 feet



Staff agrees that the original maximum building width of 130 feet could restrict desirable development and proposes to remove this restriction from the RC and NCC zoning districts. To combat the possible unattractive and negative effects of long, unbroken building facades, staff proposes that these lengths be mitigated through multi-family and mixed use building design standards (see *Attachment 4*) that require the installation of a combination of design features, such as changes in color and materials, bay windows, porches, canopies, changes in rooflines, or other features, every 30 feet.

Figure 3: Tukwila Village
Façade Length: ~150 feet



Accessible Parking

A question was raised regarding whether accessible parking would be required for new construction, even in scenarios where the proposal would remove minimum parking requirements. The Americans with Disabilities Act (ADA) requires that if parking is provided, a certain quantity of the stalls accommodate disabled persons or be designated for the exclusive use by those with a state issued disability placard. Any mandatory or voluntary parking that is installed by a developer would be required to comply with the ADA standards. As most new development is likely to include at least some parking, it's expected that most development would be required to install accessible parking spaces.

The ADA does not, however, require that accessible parking be provided in situations where no parking is proposed. While it's expected that most new construction will include some amount of parking, no parking would be required by the proposed code near the City's best transit resources. If a structure is built with no parking, it would not be required to provide accessible parking. It is perhaps important to note that buildings without parking are not inherently less accessible to those with disabilities. The Federal Bureau of Transportation Statistics finds that only ~53% of Americans with disabilities drive, making them much less likely to drive than Americans without disabilities, who drive at a rate of over 78%. Larger multi-family buildings, like those that may be built without

parking, are also much more likely to feature accessible homes than other kinds of homes, due to ADA requirements applying to their entryways and common areas and the presence of elevators in most buildings. Neither single-family homes nor middle housing products are required to be accessible by the ADA.

Incentivizing Small-Scale Retail

The commission requested that Staff investigate methods of incentivizing small-scale retail spaces. Staff agrees that these kinds of spaces foster the types of small and independent businesses that make a neighborhood feel more vibrant.

Development that provides commercial space typically prefers to do so via large spaces. Those spaces are well suited to tenants that require large floorplans, such as grocery stores. While large spaces can be hard to fill, they also can command larger rents and require less marketing overall, as there are fewer spaces that need to be leased. A single large space is also cheaper to construct than multiple small spaces.

Small retail spaces are often easier to fill, as there are a greater variety of potential business tenants. However, they may be somewhat less desirable due to the costs of construction, lower rents, and lease marketing required.

To encourage development to provide spaces for small businesses, staff proposes to add their inclusion to the Development Incentive Program (see *Attachment 3*). The proposal would define these spaces as “*Leasable retail or commercial spaces that do not exceed 3,000 square feet.*” Each addition of a space that meets that definition would allow a developer to claim 0.25 points for each small-scale retail space constructed. Accumulation of 1.0 point or more would allow a developer to use the incentive heights found in the zoning district’s standards.

Development Incentive Options

At the June Commission meeting, there was some debate about the specific options for compliance with the Development Incentive Program: the green building option; and the affordable housing option. Those two items are expanded upon below.

Living Building Challenge Certification

The Living Building Challenge (LBC) is an international green building certification program, administered by the International Living Future Institute (ILFI), that defines an advanced measure of sustainability for buildings and landscapes. LBC's goal is to create buildings that generate more energy than they use, capture and treat all water on site, and are made using healthy materials. This program exists as an incentive in the City of Seattle, where buildings participating in this program can take advantage of greater heights in some zones. This means that at least some developers with experience in the Puget Sound region have familiarity with this building standard.

Figure 4: Small Business Space, Seattle



The inclusion of this certification is intended to help achieve goals and policies of the Comprehensive Plan relating to protection and preservation of the City’s natural environment and climate. Some of those goals and policies are cited below:

- Goal EN-1:
“The City’s air, land, and water resources are restored and protected for future generations and are resilient to a changing climate.”
 - Policy EN-1.5:
“Develop and implement programs that encourage and incentivize Tukwila residents and businesses to take active measures to protect, enhance, and plan for changing conditions of Tukwila’s natural environment to increase climate resiliency. Such measures could include, but are not limited to, the use of Low Impact Development (LID) techniques, natural streambank restoration, non-toxic lawn care, and composting and recycling.”

- Goal EN-13:
“Tukwila infrastructure and investments enable Tukwila residents to make choices that emit lower greenhouse gas emissions.”
 - Policy EN-13.2(d):
“Support and provide incentives to increase the percentage of new development and redevelopment– both public and private–to be built at higher-performing energy and environmental standards.”

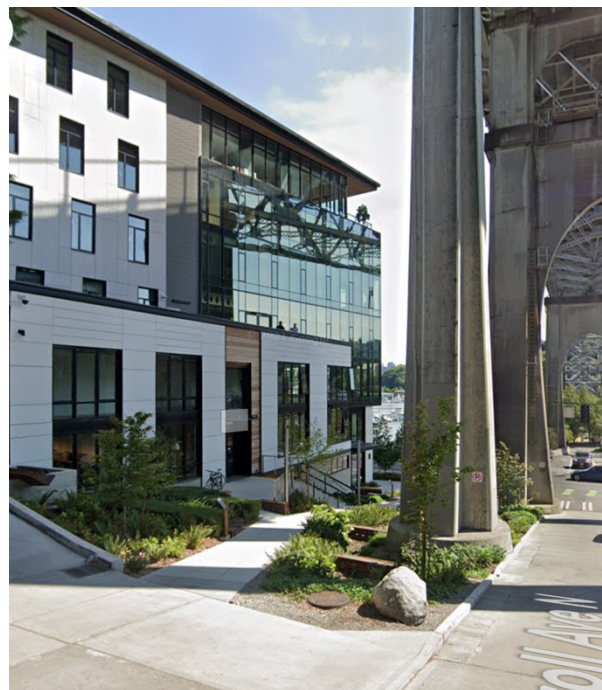
These goals and policies direct the City to provide incentives to facilitate the construction of buildings that have reduced impacts to their local environment and the climate more broadly. Participation in the LBC commonly results in public improvements such as frontage rain gardens and increased landscaping.

As currently proposed, participation in the LBC would grant the property developer **1 Point** in the Development Incentive Program, which is the minimum required to obtain the incentive heights proposed.

Affordable Housing Options

The proposed Development Incentive Program includes an option that would grant increased heights to any project which dedicates at least 20% of all units as affordable to those earning 80% or less of the King County Area Median Income. The affordability of those homes would be required to be upheld for at least 12 years.

Figure 5: Living Building Program Compliant Structure, Seattle
 Rain Garden Frontage



The inclusion of this option is intended to help achieve goals and policies of the Comprehensive Plan relating to the promotion of affordable housing in the City. Some of those goals and policies are below:

- Goal H2:
“Promote safe, healthy, and affordable housing choices for residents of all income levels.”
 - Policy H2.2:
“Encourage housing development affordable to all income segments sufficient to meet needs consistent with adopted targets.”
 - Policy H2.3:
“Encourage the creation of housing for different income levels in residential areas throughout the City.”

This goal and its policies direct the City to encourage and promote affordable housing production. On its own, new housing construction lowers housing pressure by increasing the supply of homes, resulting in fewer people competing for the same living spaces. If housing construction keeps up with or outpaces housing demand, home and rental prices overall may stabilize or even fall.

However, there is still a need for housing that is dedicated for those with lower incomes. New construction, unless built by a nonprofit, is rarely affordable to those earning even the median income. Additionally, mixed income communities, such as a market-rate apartment building with some affordable homes, have been shown to have [positive benefits across income levels](#).

Tenant Displacement Program

The proposed Tenant Displacement Program represents Staff’s efforts to ensure that new development that proposes to displace low income tenants provide aid to those residents, so that they can better find and afford a new home.

The City has already implemented a [Relocation Assistance Program](#), as required by [State law](#). Any tenant that is displaced due to their dwelling being condemned or deemed unlawful to occupy due to the negligence or lack of maintenance of the property owner / landlord is eligible to receive \$2,000, or three months’ rent, whichever is greater. That amount is paid by the landlord.

The proposed Tenant Displacement Program operates under a similar framework. However, instead of applying in cases of owner negligence, it applies in cases where an owner proposes redevelopment of the tenant’s home (such as demolition or major renovations that require the owner to terminate the tenant’s lease). It would provide 6-months of notice to tenants who are being displaced in such a manner and would allow tenants who earn half of King County’s median income or less to claim Relocation Assistance funds. The amount of relocation assistance would be \$4,000, or two months’ rent, whichever is greater, paid by the landlord / property owner.

Below is an example of this in practice. The example is of a typical older apartment building in Tukwila — to avoid referencing a specific building in this document, identifying information has been omitted. Note that 50% of King County Area Median Income (considered “Very-Low” income) corresponds with the following incomes:

for a 1 person household: \$55,000 annually

for a 4 person household: \$78,500 annually

- Building Statistics:
 - 20 dwellings units, motel style construction
 - Built: 1967
 - Within NCC zoning district.
 - Lot size: 26,400 square feet
 - Building value: \$2.5 million
 - Current rental cost (2 bedroom unit): \$1,600 per month
- Maximum due if the owner proposes to redevelop and all eligible tenants claim relocation assistance. Note this is a one-time sum; no ongoing assistance is required.
 - If 5% of households are “Very-Low” income:
 - \$4,000
 - If 50% of households are “Very-Low” income:
 - \$40,000
 - If 100% of households are “Very-Low” income:
 - \$80,000
- Approximate value of a 200-300 dwelling unit replacement building: \$20-30 million
 - Relocation assistance costs as a percentage of the total investment:
 - Between 0.01% and 4%
 - Amount the developer would need to charge to recoup relocation assistance costs within one year of the new building’s opening:
 - Lower limit of this scenario (one displaced household is “Very-Low” income and new construction includes 300 units):
 - \$1.11 / month for 12 months.
 - Upper limit of this scenario (all displaced households are “Very-Low” income and new construction includes 200 units):
 - \$33.33 / month for 12 months

The costs to development resulting from this program are expected to be minor, both in terms of assistance paid and in terms of the additional notice times. This is because a) relatively few residential projects propose to displace current tenants; b) large multi-family redevelopment projects typically operate under the time horizon of multiple years, rendering longer notice periods less onerous; c) only a fraction of households that may be displaced are likely to be eligible for and submit the required applications to receive relocation assistance, and d) the quantity of relocation assistance paid by a developer represents only a small fraction of the value of a new multifamily building.

This relatively small sum paid by a land developer can produce large benefits to “Very-Low” income tenants. Often, tenants who are displaced struggle to afford the deposits or upfront fees due at move-in to a new home. The goal of this program is to assist these tenants by giving them additional time to find a new home, and additional funds to afford to move into it.

Staff has determined that any adoption of a Tenant Displacement Program requires coordination with the City's codified Relocation Assistance Program. The existing program exists outside of the Zoning Code's regulatory framework, and is instead found in TMC Title 8, "*Public Peace & Safety*", which is administered by other City departments and not the Department of Community Development. Should this program proceed, Staff will work the City's Legislative Analyst to ensure that the City's codes are cohesive and well incorporated.

Miscellaneous Changes

Co-Living Housing

In 2024, the State legislature adopted, and the Governor signed, [House Bill 1998](#). This bill requires that all cities, including Tukwila, permit co-living housing on any parcel where the underlying zoning permits 6 multifamily dwelling units or more. The bill defines co-living housing as:

"A residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building."

These kinds of homes are often also called boarding homes, single room occupancies, or congregate living facilities. These kinds of homes were more common historically; in recent decades, restrictive zoning codes have resulted in their almost complete absence.

Co-living housing is a type of housing that can provide rental homes affordable to people with moderate to low incomes without requiring any public funding. Rents in newly constructed, market-rate co-living housing in the Puget Sound region can be affordable to people with incomes as low as 50 percent of area median income.

The bill also included restrictions on the quantity of parking that a City may require for co-living housing. The state-mandated deadline for adoption of the co-living housing regulations is December 31, 2025.

As the revisions to the code for the TIB Neighborhood proposal include amendments to the City's use table, definitions, and parking table, staff proposes to include the required co-living housing changes with this package. The state-mandates are prescriptive and clear, and inclusion of them with the TIB neighborhood updates is proposed for efficiency for Staff, the Planning Commission, and the City Council.

Marijuana-Related Businesses

The City Council has asked to explore zoning code amendments that would expand the areas that permit marijuana retailers. The draft Land Use Table (*Attachment 7*) depicts those zoning districts, though the edits are subject to change as the Council considers the issue. This minor edit to the Land Use Table is being consolidated with the TIB neighborhood updates as the ordinances are on similar timelines.

FEEDBACK AND NEXT STEPS

The intended outcome of this meeting is for City Staff to receive guidance from the Commission regarding the draft zoning code amendments, in anticipation of the Planning Commission's Public Hearing on this topic in August.

All substantive draft codes are included as Attachments to this document. Staff welcomes all feedback; in particular, feedback is requested on the following:

- Is a 65 foot baseline height limit in some parts of the neighborhood reasonable, provided that greater heights can be unlocked by participation in the Development Incentive Program?
- Do the proposed multi-family design standards adequately mitigate the potential impacts of long building faces?
- Do the proposed development incentive options incentivize small-scale retail adequately?
- Do the green-building and housing affordability options within the Development Incentive Program provide benefits worthy of inclusion?
- Does the Commission have concerns regarding the proposed Tenant Displacement Program?

Staff will use the feedback from this meeting to further refine the draft zoning code amendments ahead of the scheduled August Public Hearing.

Attachments:

- Attachment 1: DRAFT TMC 18.24: Regional Commercial (RC) Zoning District
- Attachment 2: DRAFT TMC 18.22: Neighborhood Commercial Center (NCC) Zoning District
- Attachment 3: DRAFT TMC 18.47 : Development Incentive Program
- Attachment 4: DRAFT TMC 18.60.070, 080: Draft Design Standards
- Attachment 5: DRAFT Residential Displacement Program
- Attachment 6: DRAFT TMC 18.06: Definitions
- Attachment 7: DRAFT TMC Table 18-6: Land Use Table
- Attachment 8: DRAFT TMC Figure 18-7: Minimum Automobile and Bicycle Parking Requirements

Attachments 1-8

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ATTACHMENT 1

DRAFT TMC 18.24: Regional Commercial District

CHAPTER 18.24 REGIONAL COMMERCIAL (RC) DISTRICT

Sections:

18.24.010	Purpose
18.24.020	Land Uses Allowed
18.24.030	On-Site Hazardous Substances
18.24.040	Design Standards
18.24.050	Street Frontage Improvements
18.24.060	Dimensional and Density Standards

18.24.010 Purpose

A. This district implements the Regional Commercial (RC) Comprehensive Plan designation. It is intended to provide for areas characterized by residential, mixed-use, commercial services, offices, lodging, entertainment, and retail uses.

18.24.020 Land Uses Allowed

A. Refer to TMC 18.09, "Land Uses Allowed by District."

18.24.030 On-Site Hazardous Substances

A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use. On-site hazardous waste treatment and storage facilities shall be subject to the State siting criteria (RCW 70.105). See TMC 21.08.

18.24.040 Design Standards

A. **Applicability:** All development within the RC zoning district shall be subject to design standards and procedures in accordance with the provisions found at TMC 18.60, "Design Review".

18.24.050 Street Frontage Improvements

A. **Applicability:** In addition to all projects required to install frontage improvements by any other section or chapter of the Tukwila Municipal Code, all projects that propose to construct new structures that will feature any use that is not an accessory use shall install frontage improvements in accordance with this section. These requirements may be waived or altered by the Director of Community Development and the Director of Public Works via a Type 2 Design Review application if the applicant demonstrates the following:

1. That the proposed project is located on a site for which the frontage was previously improved but does not comply with the standards of this section, and the project will not result in an increase of multi-modal visitors to the site of greater than 25% from the previously approved use. The Director may require the provision of a multi-modal traffic study that compares total site-visitation both before and after construction.

B. **Standards:** All projects subject to this section shall install improvements on all frontages. In addition to the following listed standards, improvements shall conform to the street designation determined by the Department of Public Works or the Department of Community Development, and shall meet the minimum standards of TMC 17.20.040.H, 'Street Components and Improvement Requirements', and the 'Tukwila Infrastructure Design and Construction Standards'. In areas of conflict, priority shall be given to this Section (TMC 18.24.070), then TMC 17.20.040.H, then the 'Tukwila Infrastructure Design and Construction Standards'. The improvements required in this section shall be installed only at the back-of-curb and shall not alter the area of the roadway currently reserved for motor-vehicle traffic. Required improvements may be located on private property if permanent public easements are provided, in accordance with the requirements of the Department of Public Works.

1. **Sidewalk Zones and Widths:** Frontages in the RC zoning district shall feature the following zones:

(a) **Frontage Zone:** This area is defined as the area between the property line and pedestrian clear zone. This zone may be able to accommodate sidewalk cafes, store entrances, retail display, landscaping, transit stop amenities, or other features that activate and enhance the pedestrian environment. Wider frontage zones provide more room for future tenants and residents to activate the public right-of-way in a manner compatible with street trees and other required features between the frontage zone and curb.

(1) **Minimum Width:** 2 feet.

(b) **Pedestrian Clear Zone:** This area is defined as the area of the sidewalk corridor that is specifically reserved for pedestrian travel. Street furniture, street trees, planters, and other vertical elements such as poles, fire hydrants and street furniture, as well as temporary signs and other items shall not protrude into the pedestrian clear zone. The minimum width shall be as follows:

(1) **Minimum Width:**

- i. **Tukwila International Boulevard and Southcenter Boulevard:** 8 feet
- ii. **All Other Streets:** 6 feet

(c) **Landscape / Furniture Zone:** This area is defined as the area between the roadway curb face and the front edge of the pedestrian clear zone. This zone buffers pedestrians from the adjacent roadway and is the appropriate location for bioretention cells, rain gardens, street furniture, art, street trees and vegetation, and includes the 6 inch curb in its dimensions. It is also the preferred location for other elements such as signage, pedestrian lighting, hydrants, and above and below grade utilities. Clearance and setback requirements apply to many elements located in the landscape/furniture zone. In transit areas, the landscape / furniture zone may be utilized for transit patron waiting, boarding and alighting and may include transit signage, shelters, benches, litter receptacles, real-time display, off-board payment, and pedestrian scaled lighting.

(1) **Minimum Width:** The minimum widths shown below may be increased by the Department on frontages with unique features, including transit stops.

- i. **Tukwila International Boulevard and Southcenter Boulevard:** 8 feet.
- ii. **All Other Streets:** 6 feet.

(2) **Trees:** Street trees shall be spaced to maximize tree growth based on size. Species shall be chosen from the City of Tukwila Approved Tree List. Other species may be approved by the Department. Chosen street tree species shall be non-columnar and shall be chosen from among large species if the planting location is along Tukwila International Boulevard or Southcenter Boulevard, or from among the medium or large species if the planting location is along any other street. Planting shall meet the minimum standards of TMC 18.52.

2. **Alternative Sidewalk Designs:** Alternative sidewalk designs may be approved by the Department if the alternative design meets the following standards:

- (a) The alternative design provides a barrier free, safe pedestrian route; and
- (b) The alternative design accommodates all required elements of the sidewalk in the area, such as transit waiting areas or bicycle parking; and
- (b) The alternative design results in fewer removals of existing mature vegetation than would be required with strict compliance; and/or
- (c) The alternative design enables green stormwater infrastructure above stormwater code requirements; and/or
- (d) The alternative design will avoid costly utility relocations that are not recommended by the Department of Public Works; and/or

(e) The alternative design allows for more extensive sidewalk improvements (1 block minimum) compared to strict compliance with the sidewalk standards.

18.24.060 Dimensional and Density Standards

A. Development within the RC district shall conform to the following listed and referenced standards.

RC DIMENSIONAL AND DENSITY STANDARDS			
Minimum Lot Area	None		
Residential Density	No Maximum		
Setbacks ¹	Fronts, Sides, Rear - Portions of Structure Below 85 feet	Front, Sides, Rear - Portions of Structure Above 85 feet	
	<u>Entrances of Street Facing First-Floor Homes</u> Minimum: 6’ Maximum Average: 10’ <u>All other Uses:</u> Minimum: 0’ Maximum Average: 10’	<u>Abutting Street or Alley</u> Minimum: 10’ <u>Abutting Adjacent Property</u> Minimum: 20’	
Maximum Development Coverage	<u>Portions of Buildings Above 90 Feet:</u> 65%		
Maximum Floorplates	<u>Buildings Which Exceed 90 Feet:</u> Average must not exceed 12,000 square feet		
Ground Floor Uses	<u>Parcels with any frontage on Tukwila International or Southcenter Boulevards:</u> Non-residential uses required on a minimum of 60% of the ground floor. As part of a Type 2 Design Review permit, this requirement may be waived if at least 60% of the ground floor is designed such that it may be “Easily Adaptable”. See TMC 18.06.249.		
Minimum Building Heights	30 feet		
Maximum Building Heights	Parcels south of S 148 th St	Parcels north of S 148 th St & south of S 146 th St	Parcels north of S 146 th St
	<u>Base Height:</u> 85 feet	<u>Base Height:</u> 65 feet	<u>Base Height:</u> 65 feet
	<u>Incentive Height²:</u> No Maximum ³	<u>Incentive Height²:</u> 130 feet	<u>Incentive Height²:</u> 90 feet
Tower Separation	<u>Portions of Buildings Above 90 Feet:</u> 60 feet		N/A

¹Maximum setback standards may be altered by the Director via a Type 2 Design Review application, provided the applicant demonstrates that: (i) strict adherence to setback rules will result in costly utility relocations that are not recommended by the Department of Public Works; or (ii) required sight distance triangles prohibit structures from compliance, and the issue is not mitigatable by enhancements to the project's frontage; or (iii) the proposed structure(s) exhibits a unique design or use that is incompatible with the setback requirement, or that would be better served by an alternative setback. In such cases, the required setback alteration shall be the minimum necessary to avoid the identified impacts and accomplish the project's goals.

²Projects may use incentive standards only if the project opts in to and is compliant with the provisions of the Development Incentive Program found at TMC 18.46.

³Maximum heights are not established by the City of Tukwila for projects on parcels south of S 148th Street that participate in the Development Incentive Program found at TMC 18.46. Maximum heights may be limited by other standards, including those of the Federal Aviation Administration.

CHAPTER 18.24
REGIONAL COMMERCIAL
(RC) DISTRICT

Sections:

- ~~18.24.010 — Purpose~~
- ~~18.24.020 — Land Uses Allowed~~
- ~~18.24.030 — On-Site Hazardous Substances~~
- ~~18.24.040 — Design Review~~
- ~~18.24.050 — Basic Development Standards~~

18.24.010 — Purpose

~~— A. This district implements the Regional Commercial (RC) Comprehensive Plan designation. It is intended to provide for areas characterized by commercial services, offices, lodging, entertainment, and retail activities with associated warehousing, and accessory light industrial uses, along a transportation corridor and intended for high-intensity regional uses.~~

18.24.020 — Land Uses Allowed

~~— A. Refer to TMC 18.09, “Land Uses Allowed by District.”~~

18.24.030 — On-Site Hazardous Substances

~~— A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use. On-site hazardous waste treatment and storage facilities shall be subject to the State siting criteria (RCW 70.105). See TMC 21.08.~~

18.24.040 — Design Review

~~— A. See TMC 18.60 for all requirements for Design Review.~~

18.24.050 — Basic Development Standards

~~— A. Development within the RC district shall conform to the following listed and referenced standards. In the Tukwila International Boulevard corridor, there are circumstances under which these basic development standards may be waived (see TMC 18.60.020).~~

RC BASIC DEVELOPMENT STANDARDS

Minimum Lot Area:	None	
Residential Density	Where Height Limit is 3 Stories: 4 homes + 1 home / 2000 sf of lot area Where Height Limit is 6 Stories: 4 homes + 1 home / 622 sf of lot area Where Height Limit is 10 Stories: 4 homes + 1 home / 512 sf of lot area	
Setbacks	Front	Second Front / Sides / Rear
	20 feet	10 feet
Landscaping	Refer to TMC 18.52, "Landscape Requirements," Table A, for perimeter and parking lot landscaping requirements.	
Maximum Height	35 feet, unless within Building Height Exception Area (See Figure 18-3)	
Recreation Space	200 square feet per home (1000 square feet minimum) 100 square feet per home for senior citizen housing (Not required for middle housing dwellings)	
Off-street parking	See TMC 18.56, Off-street Parking & Loading Regulations & Figure 18-7—Required Number of Parking Spaces for Automobiles & Bicycles	
Conversion to Residential	See TMC 18.50.230, Residential Conversions	

ATTACHMENT 2

DRAFT TMC 18.22: Neighborhood Commercial Center

CHAPTER 18.22 NEIGHBORHOOD COMMERCIAL CENTER (NCC) DISTRICT

Sections:

18.22.010	Purpose
18.22.020	Land Uses Allowed
18.22.030	On-Site Hazardous Substances
18.22.040	Design Standards
18.22.050	Street Frontage Improvements
18.22.060	Dimensional and Density Standards

18.22.010 Purpose

A. This district implements the Neighborhood Commercial Center (NCC) Comprehensive Plan designation. It is intended to provide for pedestrian-friendly areas characterized and scaled to serve multiple residential areas, with a diverse mix of uses.

18.22.020 Land Uses Allowed

A. Refer to TMC 18.09, “Land Uses Allowed by District.”

18.22.030 On-Site Hazardous Substances

A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use. On-site hazardous waste treatment and storage facilities shall be subject to the State siting criteria (RCW 70.105). See TMC 21.08.

18.22.040 Design Standards

A. **Applicability:** All development within the NCC zoning district shall be subject to design standards and procedures in accordance with the provisions found at TMC 18.60, “Design Review”.

18.22.050 Street Frontage Improvements

A. **Applicability:** In addition to all projects required to install frontage improvements by any other section or chapter of the Tukwila Municipal Code, all projects that propose to construct new structures that will feature any use that is not an accessory use shall install frontage improvements in accordance with this section. These requirements may be waived or altered by the Director of Community Development and the Director of Public Works via a Type 2 Design Review application if the applicant demonstrates the following:

1. That the proposed project is located on a site for which the frontage was previously improved but does not comply with the standards of this section, and the project will not result in an increase of multi-modal visitors to the site of greater than 25% from the previously approved use. The Director may require the provision of a multi-modal traffic study that compares total site-visitation both before and after construction.

B. **Standards:** All projects subject to this section shall install improvements on all frontages. In addition to the following listed standards, improvements shall conform to the street designation determined by the Department of Public Works or the Department of Community Development, and shall meet the minimum standards of TMC 17.20.040.H, ‘Street Components and Improvement Requirements’, and the ‘Tukwila Infrastructure Design and Construction Standards’. In areas of conflict, priority shall be given to this Section (TMC 18.24.070), then TMC 17.20.040.H, then the ‘Tukwila Infrastructure Design and Construction Standards’. The improvements required in this section shall be installed only at the back-of-curb and shall not alter the area of the roadway currently reserved for motor-vehicle traffic. Required improvements may be located on private

property if permanent public easements are provided, in accordance with the requirements of the Department of Public Works.

1. **Sidewalk Zones and Widths:** Frontages in the NCC zoning district shall feature the following zones:

(a) **Frontage Zone:** This area is defined as the area between the property line and pedestrian clear zone. This zone may be able to accommodate sidewalk cafes, store entrances, retail display, landscaping, transit stop amenities, or other features that activate and enhance the pedestrian environment. Wider frontage zones provide more room for future tenants and residents to activate the public right-of-way in a manner compatible with street trees and other required features between the frontage zone and curb.

(1) **Minimum Width:** 2 feet.

(b) **Pedestrian Clear Zone:** This area is defined as the area of the sidewalk corridor that is specifically reserved for pedestrian travel. Street furniture, street trees, planters, and other vertical elements such as poles, fire hydrants and street furniture, as well as temporary signs and other items shall not protrude into the pedestrian clear zone. The minimum width shall be as follows:

(1) **Minimum Width:**

i. **Tukwila International Boulevard:** 8 feet

ii. **All Other Streets:** 6 feet

(c) **Landscape / Furniture Zone:** This area is defined as the area between the roadway curb face and the front edge of the pedestrian clear zone. This zone buffers pedestrians from the adjacent roadway and is the appropriate location for bioretention cells, rain gardens, street furniture, art, street trees and vegetation, and includes the 6 inch curb in its dimensions. It is also the preferred location for other elements such as signage, pedestrian lighting, hydrants, and above and below grade utilities. Clearance and setback requirements apply to many elements located in the landscape/furniture zone. In transit areas, the landscape / furniture zone may be utilized for transit patron waiting, boarding and alighting and may include transit signage, shelters, benches, litter receptacles, real-time display, off-board payment, and pedestrian scaled lighting.

(1) **Minimum Width:** The minimum widths shown below may be increased by the Department on frontages with unique features, including transit stops.

i. **Tukwila International Boulevard:** 8 feet.

ii. **All Other Streets:** 6 feet.

(2) **Trees:** Street trees shall be spaced to maximize tree growth based on size. Species shall be chosen from the City of Tukwila Approved Tree List. Other species may be approved by the Department. Chosen street tree species shall be non-columnar and shall be chosen from among large species if the planting location is along Tukwila International Boulevard or Southcenter Boulevard, or from among the medium or large species if the planting location is along any other street. Planting shall meet the minimum standards of TMC 18.52.

2. **Alternative Sidewalk Designs:** Alternative sidewalk designs may be approved by the Department if the alternative design meets the following standards:

(a) The alternative design provides a barrier free, safe pedestrian route; and

(b) The alternative design accommodates all required elements of the sidewalk in the area, such as transit waiting areas or bicycle parking; and

(b) The alternative design results in fewer removals of existing mature vegetation than would be required with strict compliance; and/or

(c) The alternative design enables green stormwater infrastructure above stormwater code requirements; and/or

(d) The alternative design will avoid costly utility relocations that are not recommended by the Department of Public Works; and/or

(e) The alternative design allows for more extensive sidewalk improvements (1 block minimum) compared to strict compliance with the sidewalk standards.

18.22.060 Dimensional and Density Standards

A. Development within the NCC district shall conform to the following listed and referenced standards.

NCC DIMENSIONAL AND DENSITY STANDARDS		
Property Location	Parcels Within 500 Feet of Tukwila International Boulevard ¹	All Other Parcels
Minimum Lot Area	None	
Residential Density	No Maximum	
Setbacks ²	Fronts, Sides, Rear	Front
	Entrances of Street Facing First-Floor Homes Minimum: 6' Maximum Average: 10'	Minimum: 6'
		Sides & Rear
	All other Uses: Minimum: 0' Maximum Average: 10'	Minimum: 10'
Maximum Development Coverage	75%	
Ground Floor Uses	<u>Parcels with any frontage on Tukwila International Boulevard:</u> Non-residential uses required on a minimum of 60% of the ground floor's façade area. As part of a Type 2 Design Review permit, this requirement may be waived if at least 60% of the ground floor's façade area is designed such that it may be "Easily Adaptable". See TMC 18.06.249.	
Minimum Building Heights	30 feet	N/A
Maximum Building Heights	Base Height: 65 feet	Base Height: 50 feet
	Parcels South of S 146th Street:	All other Parcels:
	<u>Incentive Height³:</u> 125 feet	<u>Incentive Height³:</u> 90 feet
		<u>Incentive Height³:</u> 70 feet

¹This includes all parcels where any portion of the parcel is within 500 linear feet, as the crow flies, from any portion of Tukwila International Boulevard, including sidewalk areas of the Boulevard that lie within private property but are subject to permanent easements for public access.

²Maximum setback standards may be altered by the Director via a Type 2 Design Review application, provided the applicant demonstrates that: (i) strict adherence to setback rules will result in costly utility relocations that are not recommended by the Department of Public Works; or (ii) required sight distance triangles prohibit structures from compliance, and the issue is not mitigatable by enhancements to the project's frontage; or (iii) the proposed structure(s) exhibits a unique design or use that is incompatible with the setback requirement, or that would be better served by an alternative setback. In such cases, the required setback alteration shall be the minimum necessary to avoid the identified impacts and accomplish the project's goals.

³Projects may use incentive standards only if the project opts in to and is compliant with the provisions of the Development Incentive Program found at TMC 18.46.

CHAPTER 18.22
NEIGHBORHOOD COMMERCIAL CENTER
(NCC) DISTRICT

Sections:

- ~~18.22.010 Purpose~~
- ~~18.22.020 Land Uses Allowed~~
- ~~18.22.030 On-Site Hazardous Substances~~
- ~~18.22.040 Design Review~~
- ~~18.22.050 Basic Development Standards~~

18.22.010 Purpose

~~— A. This district implements the Neighborhood Commercial Center (NCC) Comprehensive Plan designation. It is intended to provide for pedestrian-friendly areas characterized and scaled to serve multiple residential areas, with a diverse mix of uses. Permitted uses include residential, retail, service, office, recreational and community facilities, generally along a transportation corridor.~~

~~— B. Certain NCC properties are located in the Urban Renewal Overlay (see Figure 18-15). Existing zoning and development standards will remain in place. The overlay provides additional alternate development standards that may be applied to development within the Urban Renewal Overlay upon request of the property owner, and if the development meets certain qualifying criteria. Urban Renewal Overlay district standards would implement the Tukwila International Boulevard Revitalization Plan through more intensive development.~~

18.22.020 Land Uses Allowed

~~— A. Refer to TMC 18.09, “Land Uses Allowed by District.”~~

18.22.030 On-Site Hazardous Substances

~~— A. No on-site hazardous substance processing and handling, or hazardous waste treatment and storage facilities shall be permitted, unless clearly incidental and secondary to a permitted use. On-site hazardous waste treatment and storage facilities shall be subject to the State siting criteria (RCW 70.105). See TMC 21.08.~~

18.22.040 Design Review

~~— A. See TMC 18.60 for all requirements for Design Review.~~

18.22.050 Basic Development Standards

~~A. Development within the NCC District shall conform to the following listed and referenced standards: In the Tukwila International Boulevard corridor, there are circumstances under which these basic development standards may be waived (see TMC 18.60.020).~~

NCC-BASIC DEVELOPMENT STANDARDS

Minimum Lot Area	None
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Residential Density	No Maximum			
Setbacks	Front	Second Front	Sides	Rear
	6 feet	5 feet	5 feet	10 feet
Landscaping	Refer to TMC 18.52, "Landscape Requirements," Table A, for perimeter and parking lot landscaping requirements.			
Maximum Height	45 feet			
Off-street parking	See TMC 18.56, Off-street Parking & Loading Regulations & Figure 18-7—Required Number of Parking Spaces for Automobiles & Bicycles			
Conversion to Residential	See TMC 18.50.230, Residential Conversions			

ATTACHMENT 3

DRAFT TMC 18.47: Development Incentive Program

CHAPTER 18.47 DEVELOPMENT INCENTIVE PROGRAM

Sections:

18.46.010	Purpose
18.46.020	Applicability and Eligibility
18.46.030	Community Benefits and Development Standards

18.47.010 Purpose

A. It is the purpose of this chapter to incentivize certain types of new development to provide benefits for the Tukwila community by permitting greater development capacity or modifications to the design standards.

18.47.020 Applicability and Eligibility

A. A project within the RC or NCC zoning districts may opt into the Development Incentive Program by voluntarily providing one or more of the listed Community Benefits in the Development Incentive Program table. A project must earn at least 1 point to comply with the standards of this program. Verification of compliance with this program shall be confirmed via a Type 2 Design Review Permit. The Development Incentive Program table shall be used to evaluate eligibility for a development to obtain one or more of the following:

1. Increased height beyond the base height limit within an applicable zoning district, up to the incentive height limit; and/or
2. In accordance with the provisions of TMC 18.60.070, a departure from the Multi-Family, Mixed Use, Hotel, and Motel Design Review Criteria.

18.47.030 Community Benefits and Development Standards

A. See each Community Benefit for details regarding eligibility and development and design standards.

Development Incentive Program		
Community Benefits	Development Standards	Points
Family Sized Homes	<u>Eligibility</u> 1. At least 5% of all units contain 3 or more bedrooms and at least 20% of all homes contain 2 bedrooms; or 2. At least 10% of all units contain 3 or more bedrooms; or 3. At least 40% of all units contain 2 bedrooms	1
Affordable Homes	<u>Eligibility:</u> For a minimum of at least 12 years, at least 20% of all units shall be affordable to those earning 115% or less of the King County Area Median Income.	1

Development Incentive Program		
Community Benefits	Development Standards	Points
Enhanced Streetscapes	<u>Eligibility:</u> At least 4 feet of additional frontage beyond minimum requirements in the underlying zoning district or other City standards. Required along all frontages. <u>Frontage Zone Features:</u> The frontage shall feature at least 3 of the following: 1. Additional landscaping beyond the minimum required; 2. Decorative paving; 3. Additional weather protection; 4. Artistic elements; 5. Structures that encourage active use, such as permanent street café features or play equipment, and retail patios; 6. Residential patios or stoops.	1
Pedestrian Pathways	<u>Definition:</u> A pedestrian pathway is an urban design intervention to increase pedestrian connectivity and increase the number activity areas located at corners and intersections. <u>Eligibility:</u> At project shall install at least one pedestrian pathway, with a minimum width of 16 feet and maximum width of 30 feet. A site is eligible for this benefit only when the midblock promenade can be sited more than 150 feet from the nearest public or private intersection that provides public pedestrian access. Walkways shall incorporate textured paving, plantings, landscaping, pedestrian-scale lighting, and active residential or non-residential entrances and frontages. If stairs are incorporated, the stairs shall feature bicycle runnels. <u>Easements:</u> Permanent public easements for access are required. Terms of the public access may be established; however, terms may not include restrictions on walking bicycles or prohibitions of usage by the public after 6:00 AM or before 10:00 PM.	1
Active Recreation Area	<u>Examples:</u> Sport courts, child play areas, dog relief areas, climbing walls, and exercise equipment. <u>Eligibility:</u> A project shall install at least one active recreation area, which may be located out-or-indoors. The recreation area shall be a minimum of 2,500 square feet and shall be accessible to the public. A fee may be charged for use, but usage may not be limited by means of membership or to building tenants/occupants.	0.5

Development Incentive Program		
Community Benefits	Development Standards	Points
Enclosed Plaza	<u>Definition:</u> A publicly accessible continuous open space located within a building and covered to provide overhead weather protection, while providing substantial natural daylight. Examples are atriums or galleries. <u>Eligibility:</u> A project shall install at least one enclosed plaza, which shall be open and accessible to the public during the same hours that the building in which it is located is open. The enclosed plaza shall provide signage to identify the space as open to the public and shall be visually and physically accessible from a publicly accessible space. The minimum area is 750 square feet, and the minimum horizontal dimension is 20 feet.	0.5
Living Building Challenge Certification	<u>Definition:</u> The Living Building Challenge (LBC) is an international green building certification program, administered by the International Living Future Institute (ILFI), that defines the most advanced measure of sustainability for buildings and landscapes. LBC's goal is to create buildings that generate more energy than they use, capture and treat all water on site, and are made using healthy materials. <u>Eligibility:</u> The project shall meet the Living Building Challenge Standards in one of the following ways: 1. Achieve all twenty Imperatives for new buildings - LBC full certification, or 2. Achieve all Core Imperatives, in addition to all imperatives in either Water, Energy, or Materials Petal - Petal Certification.	1
Neighborhood Serving Use Space	<u>Definition:</u> Allocation of space for noncommercial neighborhood serving uses that bolster livability for residents. Eligible neighborhood serving uses include childcare, community meeting rooms, or nonprofit space. <u>Eligibility:</u> The project shall dedicate at least 5,000 square feet for these uses for the life of the project. Applicant shall record with King County Recorder's Office (or its successor agency) and provide a copy to the Director of a binding document allocating those spaces only for neighborhood serving uses for the life of the building. No other uses shall be approved for future tenancy in those spaces if they are not consistent with the uses outlined in the definition of neighborhood serving uses in this table. Spaces shall be visually accessible from the street.	1
Small Business Spaces	<u>Definition:</u> Leasable retail or commercial spaces that do not exceed 3,000 square feet. <u>Eligibility:</u> The project shall install at least one small business space.	0.25 / Space

Development Incentive Program		
Community Benefits	Development Standards	Points
Flexible Benefit	<u>Definition:</u> For proposed amenities not identified in this table, the Flexible Benefit allows an applicant the opportunity to propose an additional benefit that would substantially increase livability in Tukwila. <u>Eligibility:</u> To obtain this incentive, the City may require the applicant to pay for an independent technical review by a consultant retained by the City. Consultant services may include but are not limited to economic evaluation of public benefits, impacts on property values, review of construction valuations, documentation related to constructability, and other input deemed necessary by the City. The number of points awarded shall be determined on a case-by-case basis. The Director shall use the following criteria when evaluating a proposed flexible benefit: • The proposed benefit has merit and value for the community; and • The proposed benefit is outside of the anticipated Development Incentive Program structure; and • The proposed benefit does not conflict with existing Land Use Code regulations; and • The proposed benefit equals or exceeds what would be provided by the standard benefits provided above.	0.1-1

ATTACHMENT 4

DRAFT TMC 18.60.070, 080: Draft Design Standards

CHAPTER 18.60 DESIGN REVIEW

Sections:

18.60.070	Multi-Family, <u>Mixed-Use</u> , Hotel, and Motel Design Review Criteria
18.60.080	<u>Vehicular Areas and Parking Structure Design Review Criteria</u>

18.60.070 Multi-Family, Mixed Use, Hotel, and Motel Design Review Criteria

A. Applicability: All development relating to the exterior of multifamily, mixed use, hotel, or motel projects within any zoning district other than the Tukwila Urban Center or Tukwila South Overlay shall comply with the design standards found in this section. Structures and sites, or portions of structures and sites, that consist of parking structures or areas for vehicular parking or movement, shall additionally be subject to the Vehicular Areas and Parking Structure Criteria found at TMC 18.60.080. Projects meeting at least one of the following criteria require a Type 2 Design Review permit application; for all other projects, compliance will be determined during review of development permit applications:

1. Any project that proposes alterations to existing structures with multi-family or mixed uses, when the value of the project is equivalent to or greater than 50% of the value of the existing structures proposed for alteration; or
2. Any project that proposes new structures that will contain multifamily or mixed-uses.

B. Standards:

1. **Transparency:** Minimum ground floor transparency requirements are as follows:
 - a. **Commercial Frontages:** A minimum of sixty (60) percent of the area of all ground floor facades between two (2) and eight (8) feet in height above ground level that face public streets shall be comprised of transparent doors or windows.
 - b. **Residential Frontages:** A minimum of fifty (50) percent of the area of all walls along frontages must be comprised of transparent doors or windows.
2. **Blank Walls:** Walls, other than blind walls (see TMC 18.06.072), shall continue patterns of openings and windows or, on ground floors, feature display windows. Blank walls, as defined at TMC 18.06.071, and blind walls (when no active permit application exists for an adjacent development to obscure the blind wall), shall include at least one of the following treatments that cover a minimum of sixty (60) percent of the wall's surface:
 - a. Trellises with climbing vines or plant materials.
 - b. Planting beds at least 5 feet wide or raised planter beds at least 2 feet wide and 3 feet long. Plant species shall be chosen that will obscure or screen 60% of the walls surface within 3 years.
 - c. Illuminated artwork, such as mosaics or murals.
 - d. Changed materials or textures with a minimum of 2 feet of depth.
3. **Entrances:** One (1) entrance is required per 75 linear feet of frontage. Walkways with a minimum width of 6 feet shall connect all entrances directly to a public sidewalk.
4. **Weather Protection:** All building entrances and seventy-five (75) percent of the area of all facades fronting along sidewalks shall provide continuous weather protection over the sidewalk.

a. Weather protection may take the form of awnings, canopies, or arbors, which extend from the building facade a minimum projection of six (6) feet over the pedestrian area. Projection must be greater than eight (8) feet above sidewalk level.

5. **Ground Floor Residential Uses:** The following standards apply to ground floor residential uses. An applicant may design ground floor residential units to a modified specification from these standards without requesting a formal departure, provided the modification is demonstrated to meet one of the following criteria: (a) for units which are required by the underlying zoning district to be capable of being converted to commercial space, the modification provides greater customer or business access for the future commercial space, or (b) the modified design of the ground floor residential area exhibits features that mitigate the conditions of a street frontage with undesirable features such as constrained sidewalk widths or high levels of crime, and the modified design increases livability and safety for future tenants and the community.

a. All residential units at ground level shall feature private entrances from the street with porches or stoops. Each porch or stoop shall be a minimum of 25 feet in area, with no dimension less than 5 feet.

b. Finished floors for ground level residential uses shall be a minimum of 18 inches above adjacent sidewalk heights.

c. Setback areas for ground floor residential uses that are not occupied by stoops or walkways shall be landscaped and shall include a minimum of one medium or large tree.

6. **Building Facades:** Street-facing facades shall include at least three of the following design features at intervals no greater than 30 feet of façade. Buildings with glass curtain wall systems may, as an alternative to the below features, feature projecting horizontal and/or vertical mullions.

- a. Varied building heights.
- b. Window fenestration patterns or entries.
- c. Vertical piers or columns.
- d. Change in roofline form.
- e. Vertical elements such as landscaped trellises or art.
- f. Change in building height of at least 1 foot.
- g. Bay windows, porches, canopies, chimneys.
- h. Changes in colors or materials.

7. **Materials:** The following exterior materials shall not be used unless not visible from adjacent streets, properties, or to occupants of the building or site:

- a. Non-mortared brick veneers.
- b. Reflective metal siding.
- c. Simulated stone with contradictory finishes, such as straight-line joints.
- d. Plywood panel siding.
- e. Plain (non-decorative) concrete block, unless on a blind wall.

8. **Corners:** Building corners at intersections of any existing or new streets shall feature one of the following design elements, which shall extend a minimum of 10 horizontal feet along each corner façade:

a. Corner towers, where a separate, relatively slender mass of the building rises above the height of the adjacent building mass by at least 10 feet.

b. Projecting or recessed corner entrances, with at least 10 feet of offset.

9. **Waste Disposal Areas and Loading Docks:**

a. All entrances to waste disposal areas, loading docks, and storage areas shall be located on a non-street facing façade, if one exists.

b. Waste disposal areas visible from any non-alley street, pathway, public or private plaza, or public parking area, shall be screened with landscaping on the sides and rear and shall be surrounded by a durable wall or fence at least 6 feet high. Chain link fencing is not permitted.

c. Collection points shall be located and configured such that the enclosure gate swing does not obstruct pedestrian or vehicle traffic and does not require that a hauling truck project into any non-alley street.

10. **Utility Apparatus:**

a. Utility meters, electrical conduit and other utility apparatus shall be located in areas that are not visible from any non-alley street, pathway, public or private plaza, or public parking area, or shall be screened with landscaping or architectural features.

b. Rooftop mechanical equipment shall be screened such that they are not visible from public streets or sidewalks within 300 feet of the subject property, unless from a point of view greater than 10 feet above the finished site grade of the subject property.

11. **Lighting:** Exterior lighting shall meet the following standards:

a. Exterior walls and landscaping, if lit, shall be illuminated indirectly by concealing light features with the building or landscaping. Façade uplighting is encouraged.

b. Walkways shall be illuminated by bollard mounted lighting. Stairways may feature integrated lighting elements.

c. All public and residential entrances shall feature illumination.

d. Lighting shall be shielded and cut off to prevent light spillover and glare on adjacent properties.

C. **Departures from Standards:** As part of a Type 2 Design Review permit application, an applicant may request consideration of any architectural or site design that does not strictly comply with the design standards of this chapter. Nothing in this section prohibits an applicant from applying for a variance, pursuant to TMC 18.72. An applicant shall submit a detailed narrative that clearly articulates the reasons for seeking a departure. When considering a request for a departure, the Department shall confirm that the proposed departure meets the following evaluation standards:

1. The proposed departure does not conflict with any requirements other than those found in TMC 18.60.070; and

2. The proposed departure, if granted, would help accomplish the goals of the Comprehensive Plan to a similar or greater extent as would strict compliance with the codified standards; and

~~3. The proposed departure is necessary due to unique design features of the proposed site or structure; and~~

~~4. The proposed development requesting a departure has obtained a minimum of 1 development incentive point in accordance with TMC 18.47, "Development Incentive Program".~~

~~A. Site Planning:~~

~~1. The site plan shall use landscaping and building shapes to form an aesthetically pleasing and pedestrian scale streetscape. This shall include, but not be limited to facilitating pedestrian travel along the street, using architecture and landscaping to provide a desirable transition from streetscape to the building, and providing an integrated linkage from pedestrian and vehicular facilities to building entries.~~

~~2. Pedestrian and vehicular entries shall provide a high quality visual focus using building siting, shapes and landscaping. Such a feature establishes a physical transition between the project and public areas, and establishes the initial sense of high quality development.~~

~~3. Vehicular circulation design shall minimize driveway intersections with the street.~~

~~4. Site perimeter design (i.e., landscaping, structures, and horizontal width) shall be coordinated with site development.~~

~~5. Varying degrees of privacy for the individual residents shall be provided, increasing from the public right of way, to common areas, to individual residences. This can be accomplished through the use of symbolic and actual physical barriers to define the degrees of privacy appropriate to specific site area functions.~~

~~6. Parking and service areas shall be located, designed and screened to interrupt and reduce the visual impact of large paved areas.~~

~~B. Building Design:~~

~~1. Attention to building design encourages an aesthetically appealing and safe place to live, while contributing to the pedestrian environment. Residential forms such as porches, gables, bay windows, color and texture add visual interest and provide human scale that contributes to a sense of ownership and comfort.~~

~~2. Building components, such as windows, doors, eaves, parapets, stairs and decks shall be integrated into the overall building design. Building components and ancillary parts shall be consistent with the anticipated life of the structure.~~

~~3. The overall color scheme shall work to reduce building prominence and shall blend in with the natural environment.~~

~~4. Monotony of design in single or multiple building projects shall be avoided. Variety of detail, form, and siting shall be used to provide visual interest. Otherwise monotonous flat walls and uniform vertical planes of individual buildings shall be broken up with building modulation, stairs, decks, railings, and focal entries. Multiple building developments shall use siting and additional architectural variety to avoid inappropriate repetition of building designs and appearance to surrounding properties.~~

~~C. Landscape and Site Treatment:~~

~~1. To the extent possible, existing natural topographic patterns and significant vegetation shall be reflected in project design when they contribute to the natural beauty of the area or are important to defining neighborhood identity or a sense of place.~~

~~2. Landscape treatment shall enhance existing natural and architectural features, help separate public from private spaces, strengthen vistas and important views, provide shade to moderate the effects of large paved areas, and break up visual mass.~~

~~3. Walkways, parking spaces, terraces, and other paved areas shall promote safety and provide an inviting and stable appearance. Direct pedestrian linkages to the public street, to on-site recreation areas, and to adjacent public recreation areas shall be provided.~~

~~4. Appropriate landscape transition to adjoining properties shall be provided when possible.~~

~~**D. Miscellaneous Structures:**~~

~~1. Miscellaneous structures shall be designed as an integral part of the architectural concept and landscape. Materials shall be compatible with other buildings on the site.~~

~~2. The use of walls, fencing, planting, berms, or combinations of these shall accomplish screening of service yards. Screening shall be effective in winter and summer.~~

~~3. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from view. Screening shall be designed as an integral part of the architecture (i.e., raised parapets and fully enclosed under roof) and landscaping.~~

~~4. Exterior lighting standards and fixtures shall be of a design and size consistent with safety, building architecture and adjacent area. Lighting shall be shielded and restrained in design with no off site glare spill over. Excessive brightness and brilliant colors shall not be used unless clearly demonstrated to be integral to building architecture.~~

18.60.080 Vehicular Areas and Parking Structure Design Review Criteria

A. Applicability:

1. In addition to the requirements in each individual zoning district and any other adopted City standards, all surface parking areas, driveways, or other areas for vehicle storage or movements within the HDR, RCC, NCC, and RC zoning districts shall be subject to TMC 18.60.080.B.1, "Vehicular Areas".

2. All proposed or modified parking structures shall be subject to TMC 18.60.080.B.2, "Parking Structures".

B. Standards

1. Vehicular Areas:

a. No off-street surface parking shall be located between a building and any front property line. Surface parking lots greater than five thousand (5,000) square feet should provide clearly identifiable, lighted, and landscaped pedestrian paths that connect each aisle of parking to the building entrance or the sidewalk system. The lighting shall be pedestrian scaled. The landscaping shall consist of shrubs and groundcovers and may include trees. Pedestrian paths shall be raised to curb height when crossing streets or vehicle pathways and shall be at least six (6) feet in width through the surface parking lot to building entrance. Paths shall contain continuous landscaped areas of at least three (3) feet wide on at least one side of the path except where a pathway crosses vehicular pathways.

b. Sidewalks and walkways shall continue at curb height across all drive aisles and vehicular entrances. The surface of pedestrian crossings at drive aisles or vehicular entrances shall be surfaced with decorative pavers, brick, stamped concrete, or any other material that reinforces pedestrian priority while obtaining compliance with the standards of the Americans with Disabilities Act.

c. Applicants shall demonstrate that the overall design of the project and site meets the following standards for vehicular access:

(1) Vehicular access points have been reduced to the minimum quantity and width possible; and

(2) Vehicular access points are sited at the furthest possible location from street corners; and

(3) All shared vehicular access point options with neighboring sites have been explored, and if not utilized, are incapable of being utilized due to circumstances outside of the control of the applicant or property owner; and

(4) The location of all proposed vehicular access points requires the least alteration to existing features compliant with these or other Tukwila standards, including, but not limited to street trees, landscaping areas, utility infrastructure, bike facilities, and pedestrian pathways or sidewalks; and

(5) The location of all proposed vehicular access points requires the fewest direct access points to or from any street designated as an arterial by the Comprehensive Plan that are possible for the proposed project. Applicants shall demonstrate that alternative, non-arterial vehicular access points are incapable of being utilized or cannot adequately serve the site, due to circumstances outside of the control of the applicant or property owner.

2. Parking Structures:

a. Structured parking shall not be permitted to occupy more than 50% of any first-floor street façade visible from a public right of way or adjacent property. All above ground structured parking shall be subject to the following standards:

(1) Architectural features present on parking structures shall be consistent with exterior elements and features of the primary structure.

(2) All exterior walls of parking structures, other than blind walls, shall be considered blank walls, and shall be subject to the requirements of TMC 18.60.070.B.2.

ATTACHMENT 5

DRAFT TMC Residential Displacement Program

RESIDENTIAL DISPLACEMENT

Sections:

.010	Purpose
.020	Applicability
.030	Residential Displacement Permit
.040	Ninety-Day Tenant Notices
.050	Relocation Assistance
.060	Prohibited Actions
.070	Appeals
.080	Administration and Enforcement
.090	Violations and Penalties

.010 Purpose

A. This chapter implements the following goals and policies of the Tukwila Comprehensive Plan:

1. **Housing Element Goal 4:** “Limit displacement impacts to vulnerable and historically underserved populations.”

a. **Policy H4.2:** “Develop and implement strategies to reduce displacement of low-income households in areas of redevelopment.”

b. **Policy H4.9:** “Adopt renter protections to ensure stable housing for Tukwila Renters.”

2. **Land Use Element Goal 2:** “Growth is actively guided and managed in a way that: preserves and enhances the quality of life and the diverse residential neighborhoods of the community, and serves them with vibrant business districts, open space, recreational facilities, affordable housing, and other supportive land uses; maximizes and leverages public infrastructure investments, including public transit facilities; protects environmentally critical areas and shorelines; and promotes economic development.”

a. **Policy LU2.3, 3:** “Promote the efficient use of land within Tukwila by... Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement.”

3. **Land Use Element Goal 7:** “Tukwila offers a land use pattern, scale, and density that supports walking, biking, and transit, providing access to goods, services, education, employment, recreation, and access to culturally appropriate and nutritious food.”

a. **Policy LU7.4:** “Evaluate the potential physical, economic, and cultural displacement of residents and businesses near high-capacity transit station areas, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low-income populations; disabled communities; and other communities at greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts.”

b. **Policy LU7.5:** “Mitigate potential displacement from City Actions through communication and collaboration with existing tenants, business and property owners, and seek to replace lost commercial and residential spaces within redevelopment.”

.020 Applicability

A. This chapter shall apply to all projects that will require a tenant to vacate a dwelling due to demolition, rehabilitation, change of use, or removal of rent or income restrictions. It shall

not apply to any project that proposes development that will require a tenant to vacate a dwelling for any of the following reasons:

1. Any dwelling unit demolished or vacated because of damage caused by an event beyond the owner's control, including that caused by fire, civil commotion, malicious mischief, vandalism, tenant waste, natural disaster, or other destruction;
2. Any dwelling unit located inside the boundaries of a major educational institution that is owned by the institution, and which is occupied by students, faculty, or staff of the institution;
3. Any dwelling unit located in a mobile home park, unless such unit is rented by the occupant thereof from the owner or operator of the mobile home park;
4. Any dwelling unit for which relocation assistance is required to be paid to the tenants pursuant to state, federal, or other law;
5. Any dwelling unit operated as emergency or temporary shelter for homeless persons (whether or not such persons have assigned rooms or beds, and regardless of duration of stay for any occupant) by a nonprofit organization or public agency owning, leasing, or managing such dwelling unit.

.030 Residential Displacement Permit

A. **Permit Requirement:** All projects subject to this chapter shall apply for a Type 1 Residential Displacement Permit. No development or land use permit related to a project subject to this chapter shall be issued prior to approval of a Residential Displacement Permit. Nothing in this section changes the responsibility of property owners or landlords to comply with all other City, County, or State regulations, including the Residential Landlord-Tenant Act found at RCW Chapter 59.18.

B. **Permit Process:** Residential Displacement Permits shall be subject to the following steps:

1. **Step 1:** An applicant shall submit a complete Residential Displacement Permit application.
2. **Step 2:** The applicant shall receive from the Department one tenant relocation packet for each dwelling unit for which displacement is proposed. The tenant relocation packet shall include the following information:
 - a. A relocation assistance certification form with instructions for its submission to the Department;
 - b. A description of the potential relocation benefits available to eligible tenants; and
 - c. An explanation of the tenants' rights to remain in possession unless evicted.
3. **Step 3:** Within 30 days of submission of the Residential Displacement Permit, the owner shall personally deliver or cause to be personally delivered a tenant relocation

information packet to an adult tenant of each dwelling unit to be demolished. Delivery of the packets by depositing them in the United States mail shall not be adequate delivery.

4. **Step 4:** The owner shall obtain and submit to the Director a signed delivery receipt from an adult tenant of each affected dwelling unit showing delivery of the tenant relocation information packet. The delivery receipts and sworn delivery statements shall be submitted to the Director within ten days of delivery of the last tenant information packet.

a. If no adult tenant of a dwelling unit is willing to sign a delivery receipt for the packet, the owner shall deliver the packet and shall submit to the Director a sworn statement describing the date of delivery of the packet and the time and circumstances of the tenant's refusal to acknowledge receipt.

b. If the tenant refuses to accept the packet or if, after diligent efforts by the owner, the tenant cannot be found for delivery of the packet, the owner shall attach the packet to the door of the dwelling unit and shall mail a copy of the packet both by certified mail, return receipt requested and by regular mail to the last known address or forwarding address of the tenant, and shall submit to the Director a sworn statement describing the date of attempted delivery of the packet, efforts made by the owner to deliver the packet, the time and circumstances of the tenant's absence or refusal to accept delivery, the date and time of attaching the packet to the dwelling unit door, the date of mailing by regular and certified mail, and a copy of the return receipt.

5. **Step 5:** Within 30 days after the date of delivery of the tenant relocation information packet, each tenant of a dwelling unit to be demolished, changed in use, or substantially rehabilitated, or from which rent or income restrictions are to be removed, shall submit to the Director a signed and completed relocation assistance certification form certifying the names and addresses of all occupants of the dwelling unit, the total combined annual income of the occupants of the dwelling unit for the previous calendar year, and the total combined income of the occupants for the current calendar year.

a. Any tenant who fails or refuses to submit the relocation assistance certification form, who refuses to provide information regarding the tenant's income within 30 days of receipt of the information packet or any extension thereof, or who intentionally misrepresents any material information regarding income or entitlement to relocation benefits shall not be entitled to relocation assistance under this Chapter.

b. If information submitted by a tenant on a relocation assistance certification form is incomplete, is inadequate, or appears to be inaccurate, the Department may require the tenant to submit additional information to establish eligibility for relocation assistance. If the tenant fails or refuses to respond within 15 days to the Department's request for additional information, such tenant shall not be eligible for relocation assistance.

6. **Step 6:** Within 15 days of the Department's receipt of the signed relocation assistance certification forms from all tenants listed in the tenant relocation license application or within 15 days of the expiration of the tenants' 30-day period for submitting signed relocation assistance certification forms to the Department, whichever occurs first, the Department shall send to each tenant household who submitted a signed certification form and to the owner, by both regular United States mail and certified mail, return receipt requested, a notice stating whether the tenant household's certification form indicates eligibility for relocation assistance.

7. **Step 7:** Either the tenant or the applicant may file an appeal with the Hearing Examiner, pursuant to Section [22.210.150](#), of the Director's determination of the tenant's eligibility for relocation assistance.

8. **Step 8:** Within five days after receipt by the owner of the notice of tenant eligibility, the owner shall provide the Department with a cash deposit or a security instrument in the form of an irrevocable letter of credit with terms acceptable to the Director equal to the amount of total relocation assistance to be paid to eligible tenants in the dwelling units to be demolished, changed in use, or substantially rehabilitated, or from which rent or income restrictions will be removed. The total relocation assistance shall be calculated based on the number of units occupied by tenant households who are determined by the Department to be eligible for relocation assistance, as modified by any decisions by the Hearing Examiner or a court concerning eligibility for relocation assistance at the time of payment of the owner's share of relocation assistance.

a. An owner may, but is not required to, provide the Department with relocation assistance funds any time after application for the tenant relocation license but prior to the time it is required. If the owner chooses this option, the amount to be provided to the Department will be based on the number of units to be demolished, changed in use, or substantially rehabilitated, or from which rent or income restrictions will be removed. Returns of unused amounts of the owner's relocation assistance funds paid pursuant to this subsection shall be returned.

b. If the Department determines, at any time after the owner provides the Department with the relocation assistance funds, that the owner has not provided sufficient funds to pay the relocation assistance to all eligible tenants, the Department shall notify the owner of the additional amount needed, and the owner shall provide the Department with a security instrument in the form of an irrevocable letter of credit or cash deposit in the requested amount within five days of the Department request.

.040 Ninety-Day Tenant Notices

A. All tenants of a site subject to this chapter shall receive 90 days' notice prior to the date that vacating the unit is required. The notice shall be provided by the property owner. The notice shall include the following information:

1. The date that vacating the premises is required.
2. The reason for the requirement to vacate.
3. The eligibility standards for relocation assistance found at TMC 18.??080.
4. Forms (provided by the Department) for tenant income verification.

B. The 90-day tenant notice shall be delivered to the tenants personally or by registered or certified mail with return receipt requested. If personally delivered, an affidavit of service must be completed by the owner.

C. Within 20 days of delivery of the 90-day notice to the tenants, the owner shall provide the Director with proof of delivery of the notice to a tenant of each dwelling unit to be demolished, changed in use, or substantially rehabilitated, or for which rent or income restrictions will be removed.

D. No tenant relocation license may be issued by the Director until the expiration of 90 days from the date of delivery of the 90-day notice to all affected tenants.

.050 Relocation Assistance

A. **Eligibility:** Tenants with a household income of 50% of the area median income who are displaced by demolition, change of use, substantial rehabilitation, or removal of rent or income restrictions, and who comply with the requirements of this chapter, shall be eligible Relocation Assistance. A tenant shall be entitled to obtain a relocation assistance payment only after receipt of a notice from the Department of eligibility for tenant relocation assistance or, if an appeal was taken, after receipt of a final unappealed decision from the Hearing Examiner or a court that the tenant is eligible for relocation assistance.

1. An eligible tenant may obtain the relocation assistance payment by completing a request for relocation assistance and an affidavit of the date of vacating the unit and submitting the originals to the Department. Within 21 days after submission to the Department, a check will be issued.

2. An eligible tenant shall be deemed to have waived their right to relocation assistance if:

a. The tenant does not submit a completed request for relocation assistance within 180 days after vacating the dwelling unit to be demolished, changed in use, or substantially rehabilitated; or

b. The tenant does not submit a completed request for relocation assistance within 180 days after the removal of a rent or income restriction or the within 180 days after the date of the notice of eligibility to the tenant, whichever is later; or

c. The tenant does not cash the check for relocation assistance within 180 days after vacating the dwelling unit to be demolished, changed in use, or substantially rehabilitated, or from which rent or income restrictions are to be removed.

B. **Relocation Assistance Amounts:** The amount of relocation assistance shall equal or exceed two (2) months of the tenant's monthly lease costs, or \$4000, whichever is greater. The amount of relocation assistance shall be adjusted annually by the percentage amount of change in the housing component of the Consumer Price Index, as published by the United States Department of Labor, Bureau of Labor Statistics. The relocation assistance payment shall be in addition to the refund from the owner of any deposits or other sums to which the tenant is lawfully entitled.

C. **Refunds:** Any money remaining in either the cash deposit or the letter of credit that the owner submitted to the Department for relocation assistance pursuant to this chapter, for tenants whose eligibility was appealed or for tenants who have not claimed the relocation payment, shall be refunded to the owner as follows:

1. If there was an appeal of a tenant's eligibility and the tenant was found to be not eligible, the owner's share of the relocation assistance for that tenant shall be returned to the owner within 30 days of a final unappealed decision; or

2. If a tenant has not claimed the tenant's relocation assistance payment within 180 days after vacating the dwelling unit, the owner's share of the relocation assistance for that tenant shall be refunded to the owner.

.060 Prohibited Actions

A. **Rent Increases to Avoid Application of this Chapter:** No owner may increase rent for the purpose of avoiding the application of this Chapter.

1. If a tenant has received notice of a rent increase of ten percent or more over the periodic or monthly rental rate charged the same tenant for the same housing unit and same services for any period or month during the preceding 12 months that the tenant believes is for the purpose of avoiding the application of this Chapter, and the tenant makes a complaint to the Department within one year of receiving the notice of the rent increase, the owner shall, within ten days of being notified by the Department of the complaint, complete and file a certification with the Department stating that the rent increase is not for the purpose of avoiding the application of this Chapter. The failure of the owner to complete and timely file the certification is a defense for the tenant in an eviction action based upon the tenant's failure to pay the increased rent.

2. Regardless of whether a certification is timely filed, the Department may investigate the complaint and decide whether the rent increase was made for the purpose of avoiding the application of this Chapter. A decision by the Department that the rent increase was made for the purpose of avoiding the application of this Chapter constitutes a finding that the owner violated TMC 18.??060.A.

3. There is a rebuttable presumption the rent increase was made for the purpose of avoiding the application of this Chapter, and the owner violated TMC 18.??060.A., if:

a. Within 90 days of the effective date of a rent increase of 20 percent or more over the periodic or monthly rental rate charged the same tenant for the same housing unit and same services for any period or month during the preceding 12 months, that tenant vacates a dwelling unit and, within 180 days of the effective date of the rent increase, the owner:

- I. Engages in substantial rehabilitation; or
- II. Applies for a permit for a substantial rehabilitation, demolition, change of use, or removal of rent or income restrictions; and

b. The owner failed to complete and timely file a certification after being notified by the Department of a complaint as provided in TMC 18.??060.A.1 or failed to follow the provisions of this Chapter after completing and timely filing the certification.

4. The Department shall mail a copy of the Department's decision to the owner and to the tenant who made the complaint.

B. Prior to (1) application for a tenant relocation license; (2) application for any permit necessary for demolition, change of use, substantial rehabilitation; (3) removal of a rent or income restriction, an owner shall not harass or intimidate tenants into vacating their units for the purpose of avoiding or diminishing the application of this Chapter.

C. After the earliest of: (1) the owner's application for a tenant relocation license; (2) the owner's application for any permit necessary for demolition, change of use, substantial rehabilitation, the owner shall not evict any tenant except for good cause as defined at TMC

18.06.??? and regulated by TMC 18.??.???, and shall not, for the purpose of avoiding or diminishing the application of this Chapter, reduce the services to any tenant or materially increase or change the obligations of any tenant. Any rent increase after the removal of rent or income restrictions and prior to the issuance of a tenant relocation license is considered a material increase or change to the obligations of the tenant.

.070 Appeals

A. Either an owner or a tenant may request a hearing before the Hearing Examiner to appeal a determination concerning a tenant's eligibility for a relocation assistance payment or to review a decision of the Department.

B. An appeal regarding eligibility for relocation assistance shall be filed within ten days after receipt of the Department's notice of tenant eligibility for relocation assistance.

C. An appeal to review a decision of the Department pursuant to TMC 18.???.060.A shall be filed within ten days after receipt of the Director's decision.

D. All requests for a hearing or appeal shall be in writing and shall clearly state specific objections and the relief sought. The appellant is not required to pay the Appeal fee.

E. Appeals shall be processed pursuant to TMC 18.108.

.080 Administration and Enforcement

A. The Director shall administer and enforce the provisions of this Chapter, and is authorized to adopt reasonable rules and regulations consistent with this Chapter to carry out the Director's duties.

B. Whenever an owner fails to comply with the provisions of this Chapter, the Director shall refuse to issue the Residential Displacement Permit.

C. Any failure to comply with the requirements of this Chapter or with a decision of the Hearing Examiner under this Chapter shall be a violation of this Chapter.

.090 Violations and Penalties

A. If after investigation the Department determines that a violation of this Chapter has occurred or exists, the Department may serve a notice of violation upon the person responsible for the violation. The notice may be served by personal service, registered mail, or certified mail, return receipt requested, to the last known address of the person responsible for the violation. The notice of violation shall identify the violation of this Chapter and what corrective action is necessary to comply.

B. In addition to any other sanction or remedial procedure that may be available, any person violating any provision of this Chapter shall be subject to a cumulative civil penalty in the amount of \$1,000 per day for each day from the date the violation began until the requirements of this Chapter are satisfied, and if:

1. The violation resulted in a tenant who would have been eligible for relocation assistance not receiving it, the penalty shall be increased by the amount of the relocation assistance that should have been paid.

C. The penalty imposed by this section shall be collected by civil action brought in the name of the City. The Department shall notify the City Attorney of the name of any person subject to the penalty, and the City Attorney shall, with the assistance of the Department, take appropriate action to collect the penalty.

D. Any tenant or person aggrieved by a violation of this Chapter may institute a private action to enforce the obligations contained in this Chapter, provided, that this subsection does not create any right of action against the City or any City officer or employee for the failure to require any owner to pay relocation assistance.

ATTACHMENT 6

DRAFT TMC 18.06: Definitions

Note: This document includes only definitions that are proposed to be added or amended.

CHAPTER 18.06 DEFINITIONS

Sections:

18.06.039	Amusement Park
18.06.071	Blank Wall
18.06.072	Blind Wall
18.06.073 2	Block
18.06.074 3	Boarding House
18.06.074	Brew Pub
18.06.238	Drive-Through
18.06.243 5	Dwelling, Manufactured or Mobile Home
18.06.244 6	Dwelling, Middle Housing
18.06.245 7	Dwelling, Mobile Home
18.06.246 8	Dwelling, Multi-Family
18.06.247 9	Dwelling, Single-Family
18.06.248 50	Dwelling Unit
18.06.249	Easily Adaptable
18.06.250	Eating and Drinking Establishments
18.06.451	Industrial Use, Light
18.06.452	Industrial Use, Heavy
18.06.584 5	Motel
18.06.585 6	Native Vegetation
18.06.586 7	New Manufactured Home
18.06.587	Nightclub

18.06.039 Amusement Park

“Amusement Park” means a commercial entertainment land use featuring one or more amusement devices, with or without other commercial entertainment land uses, primarily in an outdoor setting.

18.06.071 Blank Wall

“Blank Wall” means any non-blind wall (see TMC 18.06.072) that does not include a transparent window or door and that exceeds 15 feet of horizontal length.

18.06.072 Blind Wall

“Blind Wall” means any wall, or portion of a wall, that is parallel to and less than five (5) feet from another existing, proposed, or potential wall of equivalent area, or that is located directly at a lot line when abutting a parcel where zero-lot-line development is also permitted.

18.06.073~~2~~ Block

“Block” means a group of lots, tracts or parcels, which have been subdivided, and are entirely surrounded by highways or streets or in part by a well-defined or fixed boundary.

18.06.074~~3~~ Boarding House

“Boarding house” means a residential building or use which provides housing on a short term commercial basis for tenants. The following uses are excluded: Bed and breakfast facilities, hotels and motels, extended-stay hotels or motels, shelters, and facilities which provide short- or long-term care for tenants suffering from physical, mental or other disabilities.

18.06.074 Brew Pub

~~“Brew pub” means a restaurant-type establishment that meets the following criteria:~~

- ~~1. Sells beer for consumption on-site and sale in sealed containers;~~
- ~~2. Restaurant portion can be no larger than 8,000 square feet;~~
- ~~3. Produces beer in batch sizes not less than seven U.S. barrels (thirty-one gallons);~~
- ~~4. Produces no more than 2,000 barrels of beer per year;~~
- ~~5. The brew house is enclosed with an air treatment system;~~
- ~~6. Revenue from food sales must comprise at least 60% of total business revenues~~

18.06.238 Drive-Throughs

“Drive-Throughs” means the uses of land, buildings or structures, or parts thereof, to provide or dispense products or services, either wholly or in part, through an attendant or a window or an automated machine, to persons remaining in motorized vehicles that are in a lane dedicated by signs for that purpose.

18.06.243⁵ Dwelling, Manufactured Home or Mobile Home

“Manufactured home dwelling” means a single-family dwelling required to be built in accordance with the regulations adopted under the National Manufactured Housing Construction and Safety Standards Act of 1974

18.06.244⁶ Dwelling, Middle Housing

“Middle housing dwelling,” means a building or buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

18.06.245⁷ Dwelling, Mobile Home

“Mobile home dwelling,” means a factory-built dwelling constructed before June 15, 1976, to standards other than the National Manufactured Housing Construction and Safety Standards Act of 1974 and acceptable under applicable State codes in effect at the time of construction or introduction of the home into this state.

18.06.246⁸ Dwelling, Multi-Family

“Multi-family dwelling” means a building designed to contain two or more dwelling units, and not meeting the definition of a middle housing dwelling. Duration of tenancy in multi-family dwellings is not less than one month.

18.06.247⁹ Dwelling, Single-Family

“Single-family dwelling” means a building, modular home or new manufactured home, designed to contain no more than one dwelling unit plus two accessory dwelling units.

18.06.248⁵⁰ Dwelling Unit

“Dwelling unit” means the whole of a building or a portion thereof providing complete housekeeping facilities for a group of individuals living together as a single residential community,

with common cooking, eating and bathroom facilities, other than transitory housing or correctional facilities as defined in this code, which is physically separated from any other dwelling units which may be in the same structure.

18.06.249 Easily Adaptable

“Easily Adaptable” means a space that is constructed to meet the minimum standards of the International Building Code (IBC), the International Fire Code (IFC), and those of all utilities for a Type-B occupancy, including a 4-inch or 6-inch plumbing waste line that runs the length of the easily adaptable space.

18.06.250 Eating and Drinking Establishments

“Eating and Drinking Establishments” means a business dedicated to the sale of food and/or beverages to the public, including restaurants, bars, tap rooms, brewpubs, coffee shops, and other similar uses, but not including nightclubs.

18.06.353 General Retail

“General retail” is a business or a store which engages in the sale of goods and/or services to the general public. Examples include stores that sell clothing, groceries, or other consumer goods, and personal services such as barbers, salons, and spas. ~~department stores and personal service shops.~~

18.06.451 Industrial Use, Light

A. “Industrial Use, Light” means manufacturing and industrial uses that have little potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts or pollution. An applicant or property owner may be required to demonstrate that a proposed use meets this definition, and performance may be monitored. Examples of uses that always meet this definition include, but are not limited to:

1. Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs.
2. 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.
3. 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.
4. Manufacturing, processing, and/or 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)

18.06.452 Industrial Use, Heavy

A. “Industrial Use, Heavy” means manufacturing and industrial uses that have moderate to substantial potential for creating off-site noise, smoke, dust, vibration or other external environmental impacts. An applicant or property owner may be required to demonstrate that a proposed use meets this definition, and performance may be monitored. Examples of uses that always meet this definition include, but are not limited to:

1. 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); and

2. 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; and

3. 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; and

4. 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; and

5. Heavy metal processes such as smelting, blast furnaces, drop forging or drop hammering.

18.06.584~~5~~ Motel

“Motel” means a building or buildings or portion thereof, the units of which are used, rented, or hired out as sleeping accommodations only for the purposes of transitory housing. A motel includes tourist cabins, tourist court, motor lodge, auto court, cabin court, motor inn and similar names but does not include accommodations for travel trailers or recreation vehicles. Motel rooms shall have their own private toilet facilities and may or may not have their own kitchen facilities. Motels are distinguished from hotels primarily by reason of providing adjoining parking and direct independent access to each rental unit. Motels shall not include dwelling units, as defined in this section, for permanent occupancy. No room may be used by the same person or persons for a period exceeding 30 calendar days per year. Not included are institutions housing persons under legal restraint or requiring medical attention or care.

18.06.585~~6~~ Native Vegetation

“Native vegetation” means plant species, other than noxious weeds, that are indigenous to the coastal region of the Pacific Northwest and that reasonably could be expected to have occurred naturally on the site.

18.06.586~~7~~ New Manufactured Home

“New manufactured home” means any manufactured home required to be titled under Title 46 RCW, which has not been previously titled to a retail purchaser, and is not a “used mobile home” as defined in RCW 82.45.032(2).

18.06.587 Nightclub

“Nightclub” means a commercial establishment that habitually operates after the hour of midnight, dispenses alcoholic beverages for consumption on the premises, and in which one or more forms of amusement are provided or permitted, such as dancing.

ATTACHMENT 7

DRAFT TMC Table 18-6: Land Uses Allowed By District

P = Permitted (See TMC 18.06.880)

A = Permitted as an accessory use (See TMC 18.06.870)

C = Requires a Conditional Use Permit (See TMC 18.06.875 and TMC 18.64)

U = Requires an Unclassified Use Permit (See TMC 18.06.890 and TMC 18.66)

S = Requires Special Permission Permit (Administrative approval by the Director)

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

Any reference to Table 18-2 is understood to refer to Table 18-6. See Figure 18-1 for the Shoreline Use Matrix.

Commercial Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
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						
Amusement Parks								C	C	C	C			C	P						
Animal Shelters & Kennels subject to additional State & local regulations. no permit required for fewer than 4 cats/dogs.								C	C	C	C			C						C	C
Animal Veterinary including associated temporary indoor boarding. access to an arterial required,	P	P	P		P	P	P	P	P					P			P	P	P	P	P
Bed & Breakfast Lodging no size limit specified			C												P		P	P	P		
Bed & Breakfast Lodging not more than twelve guests ⁵	C	C															P	P	P		
Day Care Centers		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Drive-In Theatres								C	C	C	C			C							
Drive-Throughs								A	A	A	A	A	A	A	A		A	A42		A	A
Eating & Drinking Establishments			P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P43
Electric Vehicle Charging Station Level 1 & Level 2	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P		A	A	A	A	A
Electric Vehicle Charging Station Level 3 & battery exchange stations & rapid charging stations see TMC 18.50.140	A	A	A	A	A	A	A	P	P	P	P	P	P	P	P		A	P42	A	A	A

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A = Permitted as an accessory use (See TMC 18.06.870)

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Commercial Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
Extended-Stay Hotel								P	P	P	P			P	P		P	P	P		
Farming & Farm-Related Activities														P	P						
Greenhouses or Nurseries commercial					P			P	P	P	P			P	P						
Home Occupation see TMC 18.50.240	A	A	A	A	A	A	A	A						A	A		A	A	A		A
Hotels							P34	P	P	P	P	C	C	P	P		P	P	P		
Laundries commercial								P	P	P	P	P		P							
Laundries self-serve, dry cleaning, tailor, dyeing			P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Marijuana Producers or Processors State issued license required											P			P	P19						
Marijuana Retailers State issued license required								P			P			P	P19					P	P
Morticians & Funeral Homes								P	P	P	P			P	C						
Motels								P	P	P	P	C	C	P	P		P	P	P		
Nightclubs								P	P	P	P			P	P		P	P41	P	P	
Offices including professional, outpatient medical/dental, government services, research, banking, real estate, or other similar uses			P22	P	P22	P	P	P	P	P	P	P9 C10	P24 C25	P	P		P	P	P	P	P
Parking commercial & principal or primary use			P7	P7			P36	P7	P7	P	P			P			P45	P45	P45	P45	P45
Pawnbroker/Payday Lender								C	P	P	P			P	P						
Recreation Facilities commercial & indoor maximum usable floor area of 10,000 square feet			P	P		P	P	P	P	P	P	C3	P	P	P		P	P	P	P	P
Recreation Facilities commercial & indoor no usable floor area maximum						C	C	P	P	P				P	P		P	P	P		P

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Recreation Facilities commercial & outdoor									C	C	C			C							P
Retail General Retail & Services			P	P ⁴	P	P	P	P	P	P	P	C3	C3	P	P		P	P	P	P	P
Theaters not including "Adult Entertainment Establishments"						P	P	P	P	P	P			P	P31		P		P	P	
Vehicle Fueling Stations and typical appurtenances, including car washes									P	P	P	P	P	P	P			P42		P	P
Vehicle Maintenance Facilities not including vehicle fueling or major repair								P	P	P	P	P	P	P	P		P41				P
Vehicle Rental Facilities non-CDL vehicles							P36	P	P	P	P	P	P	P	P		P	P42	P		
Vehicle Rental Facilities CDL vehicles									P	P	P	P	P	P	P						
Vehicle Sales Lot²								P	P	P	P			P	P		P	P42	P		P
Vehicle Storage (no customers onsite) does not include park-and-fly operations															P						

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Land Use Designations Residential Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/L I	LI	HI	MIC/ L	MIC/ H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
Convalescent & Nursing Homes & Assisted Living Facilities			P	P		P		P	P					P	P			P	P		
Daycare Family Home (Family Child Care Home) ¹² and/or Adult Family Homes within parcels containing two or fewer dwelling units	A	A	A	A	A	A	A	A						A	A		A	A	A		A
Diversion Facilities & Diversion Interim Services Facilities south of Strander Blvd only									U												
Domestic Shelter	P	P	P	P																	
Dormitory accessory to permitted use	C	C	A	A	A	A	A	A	A	A	A			A	A			A	A		
Dwelling Co-living Housing ⁵²		P	P		P	P	P	P						P	P		P	P	P		P46
Dwelling Cottage Housing	P	P	P		P	P															
Dwelling Courtyard Apartments	P	P	P		P	P															
Dwelling Detached Single Family	P	P	P47	P47	P47									P47	P						
Dwelling Detached Zero-Lot Line Units	P	P	P		P																
Dwelling Duplex, Triplex or Fourplex, Fiveplex or Townhouse ⁴⁰	P	P	P		P										P						
Dwelling Multi-Family (mixed-use)			P		P	P	P	P						C15	P		P	P	P		P46
Dwelling Multi-Family (single-use)		P				P	P								P		P	P	P		P46
Dwelling Senior Citizen Housing / Assisted Living Facility		P 60/a C	P 60/a C			P	P	P 60/a C						C15	P		P	P	P		P46
Dwelling Stacked Flat	P	P	P		P	P															
Dwelling Townhouses	P	P	P		P	P									P		P	P	P		P46
Dwelling Accessory ¹⁶	A	A	A	A	A									A	A						
Emergency Housing & Emergency Shelters ³⁷							P	P	P	P	P	P	P	P	P		P	P	P		

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Land Use Designations Residential Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/L I	LI	HI	MIC/ L	MIC/ H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
Garage or Carport (private) not exceeding 1,500 square feet	A																				
Greenhouses & Storage Sheds (noncommercial) not exceeding 1,000 square feet	A	A	A																		
Manufactured & Mobile Home Parks ¹⁷		P																			
Permanent Supportive Housing ³⁸	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		P46
Residences for Security or Maintenance Personnel			A	A	A	A	A	A	A	A	A	A	A	A	A						
Secure Community Transition Facility ²⁸													U								
Tiny Home Villages ³⁹	P	P	P	P	P	P	P	P	P	P	P			P	P						
Transitional Housing ³⁸	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		P46

Continued next page

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Land Use Designations Industrial Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/ L	MIC/ H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
Animal Rendering										U					P						
Cargo Containers see TMC 18.50.060	A&S	A&S					A&S	A&S	A&S	P	P	P	P	P							A
Cement Manufacturing									U	U	U	U	U	U							
Contractor Storage Yards									P	P	P	P	P	P							
Etching, Film Processing, Lithography, Printing & Publishing								P	P	P	P	P	P	P	P						P
Hazardous Waste Treatment & Storage Facilities (off-site) (subject to compliance with state siting criteria. See RCW Chapter 70.105 & TMC 21.08)											C		C								
Heavy Equipment Repair & Salvage									P	P	P	P	P	P							
Industrial Uses, Heavy not otherwise listed see TMC 18.06.452.									C	C	P	C	P	C							
Industrial Uses, Light not otherwise listed see TMC 18.06.451								P	P	P	P	P	P	P	P						P43
Internet Data/Telecommunication Centers									P	P	P	P	P	P	P						
Manufacturing and/or Assembly that Includes: rock crushing / asphalt or concrete batching or mixing / stone cutting / brick manufacturing / marble works									C	C	P	C	P	C	C						
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											U		U	U	U						
Medical & Dental Laboratories			P	P			A	P	P	P	P				P	P		P	P	P	P
Minor Expansion of an Existing Warehouse ²⁰															S						
Removal & Processing of: sand, gravel, rock, peat, black soil & other natural deposits together with associated structures									U	U	U	U	U	U							
Research & Development Facilities															P	P					

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Land Use Designations Industrial Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/ L	MIC/ H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
Sales & Rental Facilities of Heavy Machinery & Equipment ⁵⁰									P	P	P	P	P	P	P						
Salvage & Wrecking Operations									P49	P49	P	P49	P	C P49							
Self-Storage Facilities									P	P	P	P	P	P	P	P					P
Storage (outdoor) of: materials allowed to be manufactured or handled within facilities conforming to uses under this chapter ⁵⁰									P	P	P	P	P	P	P	P					A
Storage (outdoor) of: any materials not otherwise listed. ⁵¹												P	P	P	C	C					
Tow-Truck Operations subject to all additional State & local regulations										P	P	P	P	P	P	P					
Truck Terminals										P	P	P	P	P	P						
Warehouse Storage and/or Wholesale Distribution Facilities								P	P	P	P	P	P	P	P						P

Continued next page

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Land Use Designations Transportation, Communication, and Infrastructure Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/L I	LI	HI	MIC/ L	MIC/ H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
Airports, Landing Fields & Heliports except emergency sites									U	U	U	U	U	U	U						
Hydroelectric & Private Utility Power Generating Plants							U	U	U	U	U	U	U	U							
Park & Ride Lots operated by a public agency			C	C		A	A	C	C	C	C	C	C	C	C		U	U	U		U
Parking Areas for any use not otherwise listed	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A
Parking Areas for Municipal Uses & Police Stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P						
Radio, Television, Microwave, or Observation Stations & Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C
Railroad Freight or Classification Yards											U	U	U	U							
Railroad Tracks including lead, spur, loading or storage									P	P	P	P	P	P							
Telephone Exchanges & Internet Data Centers			P	P				P	P	P	P	P	P	P	P						P
Transfer Stations refuse & garbage, operated by a public agency											U	U	U	U							
Transit Facilities bus						P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Transit Facilities rail and/or intermodal	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	U	U	U
Utility Facilities above ground	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		C	C	C	C	P
Utility Facilities under ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
Vertical Take-Off & Landing Pads as accessory uses							C48								C						
Wireless Telecommunications Facilities see TMC 18.58	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Continued next page

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Land Use Designations Civic & Institutional Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/ L	MIC/ H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
Cemeteries & Crematories	C	C	C	C				C	C	C	C			C	C						
Colleges & Universities			C	C		C	C	C	C	C	C	C6	C6	C6	P		P	P	P		
Convention & Exhibition Facilities including Multipurpose Arenas							P	P	P	P	P			P	P		P	P42	P		
Correctional Institutes				U11						U	U		U								
Cultural Facilities including Libraries, Museums, Art Galleries, Performing Arts Centers	C	P	P	P	C	P	P	P	P	P	P	P	P	P	P		P	P	P		
Fire & Police Stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		C	C	C	P	P
Golf Courses publicly owned& operated																P					
Hospitals			C	C			C	C	C	C	C			C	P						
Parks, Trails, Community Centers, Sports Courts not including Amusement Parks, Golf Courses, or Commercial Recreation	P44	P44	P44	P44	P44	A P44	A P44	P44	P44	P44	P44	P44	P44	P44	P44	P44	P44	P44	P44	P44	P44
Religious Institutions less than 750 sf of assembly area	C	C	P	P	P	P	P	P	P	P	P			P	P		P	P	P	P	P
Religious Institutions greater than 750 sf of assembly area	C	C	C	C	C	C	C	C	C	C	C			C	C		C	C	C	C	C
Sanitariums or similar institutes														C							
Schools public or private, elementary through high school	C	C	C	C	C	C	C	C				P9 C10		C	C	P44	P	P	P		

Land Use Designations Miscellaneous Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/ L	MIC/ H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
Essential Public Facilities not otherwise listed	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	U	U	U
Landfilling & Excavating which has received a Determination of Significance pursuant to the State Environmental Policy Act	U	U	U	U	U	U	U	U	U	U	U	U	U	U							
Stable private	A29	A29													P						

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Note: For uses not specifically listed in Table 18-6, the Director of Community Development will determine whether the use may be permitted in a zoning district. The Director shall consider whether the proposed use is:

- a. Similar in nature to and compatible with other uses permitted out right within a similar zone; and*
- b. Consistent with the stated purpose of the zone; and*
- c. 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 CR, 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 childcare 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 this section 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 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 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).

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.

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7. Commercial parking; provided it is:

- 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.

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.

15. 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.

16. See TMC Section 18.50.220 for accessory dwelling unit standards.

17. 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. Where the underlying zoning is HI or TVS.

20. Minor expansion of an existing warehouse if the following criteria are met:

- a. The area of the proposed expansion may not exceed 5% of the floor area of the existing warehouse; and
- b. The proposed expansion will not increase any building dimension that is legally non-conforming; and
- c. Only one minor expansion may be permitted per warehouse in existence as of the date of adoption of the Tukwila South Project Development Agreement; and
- d. The proposed expansion must be constructed within two years of the date of approval; and
- e. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design; and
- f. All measures have been taken to minimize the possible adverse impacts the proposed expansion may have on the area in which it is located.

22. Offices, when such offices occupy no more than the first two stories of the building or basement and floor above.

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

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

a. New Office Developments:

- (1) New office developments shall not exceed 100,000 square feet of gross floor area per lot that was legally established prior to 09/20/2003.
- (2) No new offices shall be allowed on lots that abut the Duwamish River and are north of the turning basin. The parcels that are ineligible for stand-alone office uses are shown in Figure 18-12.

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- b. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) that exceeds the maximum size limitations may be recognized as a conforming Conditional Use under the provisions of this code. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) may convert to a stand-alone office use subject to the provisions of this code.
- 28. Secure community transition facility, subject to the following location restrictions:
 - a. No secure community transition facility shall be allowed within the specified distances from the following uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
 - (1) In or within 1,000 feet of any residential zone.
 - (2) Adjacent to, immediately across a street or parking lot from, or within the line of sight of a "risk potential activity/facility" as defined in RCW 71.09.020 as amended, that include:
 - (a) Public and private schools;
 - (b) School bus stops;
 - (c) Licensed day care and licensed preschool facilities;
 - (d) Public parks, publicly dedicated trails, and sports fields;
 - (e) Recreational and community centers;
 - (f) Churches, synagogues, temples and mosques; and
 - (g) Public libraries.
 - (3) One mile from any existing secure community transitional facility or correctional institution.
 - b. No secure community transition facility shall be allowed on any isolated parcel which is otherwise considered eligible by applying the criteria listed under TMC 18.38.050-12.a, but is completely surrounded by parcels ineligible for the location of such facilities.
 - c. The distances specified in TMC 18.38.050-12.a shall be measured as specified under Department of Social and Health Services guidelines established pursuant to RCW 71.09.285, which is by following a straight line from the nearest point of the property parcel upon which the secure community transitional facility is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
 - d. The parcels eligible for the location of secure community transition facilities by applying the siting criteria listed above and information available as of August 19, 2002, are shown in Figure 18-11, "Eligible Parcels for Location of Secure Community Transition Facilities." Any changes in the development pattern and the location of risk sites/facilities over time shall be taken into consideration to determine if the proposed site meets the siting criteria at the time of the permit application.
- 29. 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. Theaters for live performances, not including adult entertainment establishments and movie theaters with three or fewer screens are permitted. Movie theaters with more than three screens will require a Special Permission Permit. Approval of the Special Permission permit will require the applicant to demonstrate through an economic analysis that the theater:
 - a. will not have a significant financial impact on any other theater in Tukwila; and
 - b. will be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design; and
 - c. will be substantially in conformance with the goals and policies of the Comprehensive Land Use Policy Plan and the Tukwila South Master Plan;
 - d. has taken all measures to minimize the possible adverse impacts the proposed theater may have on the area in which it is located.
- 34. Permitted 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.

P = Permitted (See TMC 18.06.880)

A = Permitted as an accessory use (See TMC 18.06.870)

C = Requires a Conditional Use Permit (See TMC 18.06.875 and TMC 18.64)

U = Requires an Unclassified Use Permit (See TMC 18.06.890 and TMC 18.66)

S = Requires Special Permission Permit (Administrative approval by the Director)

36. South of SR 518 only. No surface parking.
37. Subject to the criteria and conditions at TMC 18.50.250 and 18.50.270.
38. Subject to the criteria and conditions at TMC 18.50.260 and 18.50.270.
39. Tiny Home Villages are permitted, subject to the criteria and conditions at TMC Sections 18.50.240 and 18.50.270.
40. Subject to meeting underlying density allowances for unit type.
41. New businesses are limited to locations within the Freeway Frontage Corridor. See additional design standards in the Southcenter Design Manual.
42. East of the Green River only.
43. 3,500 sf max per use.
44. Public only.
45. Day use only.
46. Only on properties fronting the Green River or Minkler Pond.
47. One detached single family dwelling per existing lot permitted in MUO, O, RCC, TVS.
48. South of SR 518 only.
49. Operations must be entirely enclosed within a building.
50. Screening in accordance with TMC 18.52 required.
51. 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.
52. Permitted only on parcels for which the underlying zoning district permits 6 or greater dwelling units.

~~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)	CR	HDR	MUD	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
Adult day care	A	A	A	A			A	A							P	
Adult entertainment (subject to location restrictions²)									P	P	P	P	P	P	P	
Airports, landing fields and heliports (except emergency sites)									U	U	U	U	U	U	U	
Amusement Parks							C	C	C	C	C			C	P	
Animal rendering										U					P	
Animal shelters and kennels, subject to additional State and local regulations (less than 4 cats/dogs = no permit)							C	C	C	C	C			C		
Animal Veterinary, including associated temporary indoor boarding; access to an arterial required	P	P	P		P	P	P	P	P					P		
Bed and breakfast lodging for not more than twelve guests⁵	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	
Boarding Homes		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	
Cargo containers (*see also TMC 18.50.060)	A&S	A&S					A&S	A&S	A&S	P	P	P	P	P		
Cement manufacturing									U	U	U	U	U	U		
Cemeteries and crematories	C	C	C	C			C	C	C	C	C			C	C	
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	P8	P8			P8		

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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			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	
Daycare Family Home (Family Child Care Home) ⁴²	A		A	A	A	A	A	A	A						A	A	
Diversion facilities and diversion interim services facilities south of Strander Blvd										U							
Domestic Shelter	P		P	P	P												
Dormitory	C		C	A13	A13	A13	A13	A13	A13	A13	A13	A13			A13	A13	
Drive-in theatres								C	C	C	C	C			C		
Dwelling—Cottage Housing	P		P	P		P	P										
Dwelling—Courtyard Apartments	P		P	P		P	P										
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	
Dwelling—Detached Zero Lot Line Units	P		P	P		P	P										
Dwelling—Duplex, triplex or fourplex, fiveplex or townhouse ⁴⁰	P		P	P		P	P									P	
Dwelling—Townhouses	P		P	P		P	P									P	
Dwelling—Multi family			P					P14								P	
Dwelling—Multi family units above office and retail uses				P		P	P		P						C15 22/ ae	P	

Dwelling—Senior citizen housing, including assisted living facility for seniors —*see purpose section of chapter, uses sections, and development —standards			P 60/æ	P 60/æ			P 60/ æ	P 60/æ	P 60/æ							€15 100/ æ	P	
Dwelling—Stacked Flat	P		P	P		P	P											
Dwelling unit—Accessory. ¹⁶	A		A	A		A	A											
Electrical Substation—Distribution	€		€	€	€		€	€	€	€	€	€	€	€	€	€	P	
Electrical Substation—Transmission/Switching												U		U	U	U		

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Electric Vehicle Charging Station—Level 1 and Level 2	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	P	P	P	P	P	P	P	P	P	P	
Emergency Housing								P37	P37	P37	P37	P37	P37	P37	P37	P37	
Emergency Shelter								P37	P37	P37	P37	P37	P37	P37	P37	P37	
Essential public facilities, except those uses listed separately in any of the other zones								U	U	U	U	U	U	U	U	U	
Extended stay hotel								P34	P	P	P	P			P	P	
Farming and farm related activities															P	P	
Fire & Police Stations	€		€	€	€	€	€	€	€	€	€	€	€	€	€	P	
Fraternal organizations				P	P	€	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																
Greenhouses (noncommercial) and storage sheds not exceeding 1,000 sq./ft	A		A	A													
Greenhouses or nurseries (commercial)						P	P	P	P	P	P	P			P	P	
Hazardous waste treatment and storage facilities (off-site) subject to compliance with state siting criteria (RCW Chapter 70.105) (See TMC 21.08)												€		€			
Heavy equipment repair and salvage										P	P	P	P	P	P		
Helipads, accessory																€	
Home Occupation (Permitted in dwellings as covered in TMC Section 18.06.430.)	A		A	A	A	A	A		A						A	A	
Hospitals				€	€			€	€	€	€	€			€	P	

Hotels								P34	P	P	P	P	E	E	P	P	
Hydroelectric and private utility power generating plants								U	U	U	U	U	U	U	U		
Industries involved with etching, film processing, lithography, printing and publishing								P	P	P	P	P	P	P	P	P	
Internet Data/Telecommunication Centers								E		P	P	P	P	P	P	P	
Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions	U		U	U	U	U	U	U	U	U	U	U	U	U	U		
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)	E		P	P	P	E	P	P	P	P	P	P	P	P	P	P	
Manuf./Mobile home park ¹⁷			P														
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)	CR		HDR	MUO	Q	RCC	NCC	RC	RCM	E/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO
<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							P18	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							P18	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							P18	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							P18	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)										E	E	P	E	P	E		

(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										€	€	P	€	P	€		
(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								€	€	€	P	P	P	P	€		
(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	€		
(E) Heavy metal processes such as smelting, blast furnaces, drop forging or drop hammering													€	P			

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Manufacturing that includes 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	
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												U		U	U	U	
Marijuana producers, processors, or retailers (with state issued license)												P			P	P19	
Mass transit facilities	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 ²⁰																S	
Mortician and funeral homes								P	P	P	P	P			P	C	
Motels								P	P	P	P	P	C	C	P	P	
Offices including: medical, dental, government (excluding fire & police stations), professional, administrative, computer software development, business, e.g. travel, real estate & commercial				P22	P	P22	P23	P	P	P	P	P	P9 C10	P24 C25	P	P	
Office or sample room for wholesale or retail sales, with less than 50% storage or warehousing							P										
Park & ride lots				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	
Parking areas, for municipal uses and police stations	C		C	C	C	C	C	C	C	C	C	C	C	C	C	P	
Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses, or commercial recreation	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pawnbroker/Payday lender								C	C	P	P	P			P	P	
Permanent Supportive Housing	P38		P38	P38	P38	P38	P38	P38	P38	P38	P38	P38	P38	P38	P38	P38	
Planned Shopping Center (mall)								P	P	P	P	P			P	P26	
Radio, television, microwave, or observation stations and towers	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		

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Recreation facilities (commercial – indoor) – athletic or health clubs				P	P		P	P	P	P	P	P	C3	P	P	P	
Recreation facilities (commercial – indoor), including bowling alleys, skating rinks, shooting ranges							C	P	P	P	P				P	P	
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		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.	C		C	P	P	P	P	P	P	P	P	P			P	P	
Religious facilities with an assembly area greater than 750 sq.ft. and associated community center buildings	C		C	C	C	C	C	C	C	C	C	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								P36	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, drive-through permitted								P35	P	P	P	P	P	P	P	P	
Restaurants, drive-through not permitted				P	P	C	P										
Retail, General				P	P4	P	P35	P35	P	P	P	P	C3	C3	P	P	
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		
Sanitariums, or similar institutes															C		
Schools and studios for education or self-improvement				P	P	P	P	P	P	P	P	P	P9 C10	P27	P	P	
Schools, preschool, elementary, junior & senior high schools (public), and equivalent private schools	C		C	C	C	C	C	C	C						C	C	P (public only)
Secure community transition facility ²⁸														U			

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Self-storage facilities							P	P	P	P	P	P	P	P	P	
Sewage lift station	U		U	U	U	U									P	
Shelter	P		P	P	P											
Stable (private)	A29		A29												P	
Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to TMC Chapter 18.52							P	P	P	P	P	P	P	P	P	
Storage (outdoor) of materials is permitted up to a height of 20 feet with a front yard setback of 25 feet, and to a height of 50 feet with a front yard setback of 100 feet; security required											P	P	P	C	C	
Storm water—neighborhood detention + treatment facilities	U		U	U	U	U									P	
Storm water pump station	U		U	U	U	U										
Studios—Art, photography, music, voice and dance				P	P	P	P	P	P					P	P	
Taverns, nightclubs							P	P	P	P	P	P30	P30	P	P	
Telephone exchanges				P	P		P	P	P	P	P	P	P	P	P	
Theaters, except those theaters which constitute “adult entertainment establishments” as defined by this Zoning Code						P	P	P	P	P	P			P	P31	
Tiny Home Villages ^{2a}	P		P	P	P	P	P	P	P	P				P	P	
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		
Transitional Housing	P38		P38	P38	P38	P38	P38	P38	P38	P38	P38	P38	P38	P38	P38	
Truck terminals									P	P	P	P	P	P		
Utilities, regional															C	
Vehicle sales lot ²							P32	P	P	P	P			P	P	
Vehicle service station						P33	P33	P	P	P	P	P	P	P	P	
Vehicle storage (no customers onsite, does not include park and fly operations)															P	
Warehouse storage and/or wholesale distribution facilities							P	P	P	P	P	P	P	P		
Water pump station	U		U	U	U	U									P	
Water utility reservoir and related facilities	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

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:

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

~~c. 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 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 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).~~

5. ~~Bed and breakfast facilities, provided:~~

a. ~~the manager/owner must live on-site,~~

b. ~~the maximum number of residents, either permanent or temporary, at any one time is twelve,~~

c. ~~two on-site parking spaces for the owner and permanent residents and one additional on-site parking space is provided for each bedroom rented to customers,~~

d. ~~the maximum length of continuous stay by a guest is 14 days,~~

e. ~~breakfast must be offered on-site to customers, and~~

f. ~~all necessary permits or approvals are obtained from the Health Department.~~

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

7. ~~Commercial parking; provided it is:~~

a. ~~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. ~~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.~~
15. ~~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.~~
16. ~~See TMC Section 18.50.220 for accessory dwelling unit standards.~~
17. ~~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.~~
18. ~~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.~~
19. ~~Where the underlying zoning is HI or TVS.~~

20. ~~Minor expansion of an existing warehouse if the following criteria are met:~~

- ~~a. The area of the proposed expansion may not exceed 5% of the floor area of the existing warehouse;~~
- ~~b. The proposed expansion will not increase any building dimension that is legally non-conforming;~~
- ~~c. Only one minor expansion may be permitted per warehouse in existence as of the date of adoption of the Tukwila South Project Development Agreement;~~
- ~~d. The proposed expansion must be constructed within two years of the date of approval;~~
- ~~e. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;~~
- ~~f. All measures have been taken to minimize the possible adverse impacts the proposed expansion may have on the area in which it is located.~~

21. ~~Movie theaters with more than three screens if the following criteria are met:~~

- ~~a. The applicant must demonstrate through an economic analysis that the theater will not have a significant financial impact on any other theater in Tukwila;~~
- ~~b. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design;~~
- ~~c. The proposed theater must demonstrate substantial conformance with the goals and policies of the Comprehensive Land Use Policy Plan and the Tukwila South Master Plan;~~
- ~~d. All measures have been taken to minimize the possible adverse impacts the proposed theater may have on the area in which it is located.~~

22. ~~Offices, when such offices occupy no more than the first two stories of the building or basement and floor above.~~

23. ~~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.~~

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

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

- ~~a. New Office Developments:

 - ~~(1) New office developments shall not exceed 100,000 square feet of gross floor area per lot that was legally established prior to 09/20/2003.~~
 - ~~(2) No new offices shall be allowed on lots that abut the Duwamish River and are north of the turning basin. The parcels that are ineligible for stand-alone office uses are shown in Figure 18-12.~~~~
- ~~b. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) that exceeds the maximum size limitations may be recognized as a conforming Conditional Use under the provisions of this code. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) may convert to a stand-alone office use subject to the provisions of this code.~~

26. ~~Planned shopping center (mall) up to 500,000 square feet.~~

27. ~~Schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use.~~

28. ~~Secure community transition facility, subject to the following location restrictions:~~

- ~~a. No secure community transition facility shall be allowed within the specified distances from the following uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:

 - ~~(1) In or within 1,000 feet of any residential zone.~~
 - ~~(2) Adjacent to, immediately across a street or parking lot from, or within the line of sight of a "risk potential activity/facility" as defined in RCW 71.09.020 as amended, that include:

 - ~~(a) Public and private schools;~~
 - ~~(b) School bus stops;~~~~~~

- ~~(c) Licensed day care and licensed preschool facilities;~~
- ~~(d) Public parks, publicly dedicated trails, and sports fields;~~
- ~~(e) Recreational and community centers;~~
- ~~(f) Churches, synagogues, temples and mosques; and~~
- ~~(g) Public libraries.~~

~~(3) One mile from any existing secure community transitional facility or correctional institution.~~

- ~~b. No secure community transition facility shall be allowed on any isolated parcel which is otherwise considered eligible by applying the criteria listed under TMC 18.38.050 12.a, but is completely surrounded by parcels ineligible for the location of such facilities.~~
- ~~c. The distances specified in TMC 18.38.050 12.a shall be measured as specified under Department of Social and Health Services guidelines established pursuant to RCW 71.09.285, which is by following a straight line from the nearest point of the property parcel upon which the secure community transitional facility is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.~~
- ~~d. The parcels eligible for the location of secure community transition facilities by applying the siting criteria listed above and information available as of August 19, 2002, are shown in Figure 18-11, "Eligible Parcels for Location of Secure Community Transition Facilities." Any changes in the development pattern and the location of risk sites/facilities over time shall be taken into consideration to determine if the proposed site meets the siting criteria at the time of the permit application.~~

~~29. 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.~~

~~30. No night clubs.~~

~~31. Theaters for live performances, not including adult entertainment establishments and movie theaters with three or fewer screens are permitted. Movie theaters with more than three screens will require a Special Permission Permit.~~

~~32. 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.~~

~~33. 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.~~

~~34. Allow 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.~~

~~35. 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.~~

~~36. 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.~~

~~37. Subject to the criteria and conditions at TMC 18.50.250 and 18.50.270.~~

~~38. Subject to the criteria and conditions at TMC 18.50.260 and 18.50.270.~~

~~39. Tiny Home Villages are permitted, subject to the criteria and conditions at TMC Sections 18.50.240 and 18.50.270.~~

~~40. Subject to meeting underlying density allowances for unit type.~~

Table 18-2: Tukwila Urban Center Land Uses Allowed By District**

Business license	P = Permitted, A = Accessory, C = Conditional, UUP = Unclassified Use Permit <i>For parking requirements see Table 18-5 or Figure 18-7</i>	Regional Center	TOD	Pond District	Commercial Corridor	Work-Place
Retail¹						
60	Animal Kennels and Shelters, including doggy daycare				C	C
810A	Athletic or Health Clubs	P	P		P	P
90	Automotive Service and Repair	P ²				P
400	Banks, Financial, Insurance, and Real Estate Services	P	P	P		
1030	Bar & Nightclubs	P	P ³	P	P	
Ref. above [†]	Brew Pubs, On-Site Brewing, Cocktail Lounges, & Pool Halls	P	P	P	P	
	Bulk Retail	P			P	P
	Business Services (e.g. copying, fax and mailing centers)	P	P	P		P
Ref. above [†]	Drive Through Facilities or Services	P	P ³		P	P
360A	Electric Vehicle Charging Station L1&2	P	P	P	P	P
360B	Electric Vehicle Charging State L3		P ³	A	A	A
90	Gas Stations, including Car Wash		P ³		P	P
	General Retail	P	P	P	P	P
Ref. above [†]	Laundries, Tailors, and Dry Cleaners	P	P	P	P	P
Ref. above [†]	Personal Services (e.g. beauty & barber shops, nail salons, spa, travel agencies)	P	P	P	P	
Ref. above [†]	Recreation Facilities (commercial indoor)	P	P	P		P
810C	Recreation Facilities (commercial outdoor)					P
Ref. above [†]	Repair Shops (small scale goods: bicycle, appliance, shoes, computer)	P	P	P		P
Ref. above [†]	Restaurants with associated cocktail lounges and sidewalk cafes	P	P	P	P	P ⁶
Ref. above [†]	Theaters except adult entertainment	P		P	P	
840	Vehicle Rental and Sales (not requiring a commercial DL)	P	P ³	P ⁵		P
70	Veterinary Clinic with temporary indoor boarding and grooming	P	P	P	P	P
Office						
	Professional, Outpatient Medical, Dental, Governmental Services, and Research	P	P	P	P	P
630	Medical and Dental Laboratories	P	P	P		P
Lodging						
Ref. above [†]	Hotel, Motel, Extended Stay, Bed and Breakfasts	P	P	P		
Civic & Institutional						
290	Convention & Exhibition Facilities, including multipurpose arena facilities	P	P ³	P		

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Ref. above [†]	Cultural Facilities, including: libraries, museums, art galleries, performing arts centers	P	P	P		
Ref. above [†]	Daycare Centers	P	P	P	P	P
Ref. above [†]	Education and Instructional Facilities, public and private including college and universities	P	P	P		
Ref. above [†]	Parks, Trails, Open Areas, Playgrounds, and Public Community Centers	P	P	P	P	P
410	Police and Fire Stations	C	C	C		P
Business license	P = Permitted, A = Accessory, C = Conditional, UUP = Unclassified Use Permit <i>For parking requirements see Table 18-5 or Figure 18-7</i>	Regional Center	TOD	Pond District	Commercial Corridor	Work-Place
	Post Office	P	P	P		
820B	Religious Institutions, greater than 750 sf assembly area	C	C	C	C	C
820A	Religious Institutions, less than 750 sf assembly area	P	P	P	P	P
Industrial, Manufacturing, & Warehouse						
190	Cargo Containers subject to TMC 18.50.060					A
550	Industrial Commercial Services (e.g. etching, film processing, lithography, printing & publishing)					P
Ref. above [†]	Light Industrial: Manufacturing, Processing and Assembling uses that have little potential for creating off-site noise, smoke, dust, vibration or other external impacts or pollution. Manufacturing and processing of food and beverages including fermenting and distilling; with or without a tasting room, provided the tasting room occupies less than 50% of the total area of the building occupied by the tenant but no more than 3500 square feet; and the manufacturing process does not cause off-site impacts to neighboring properties or create a public nuisance.					P
990A/B	Outdoor storage of materials to be manufactured or handled as part of a permitted use within the Zone, screened pursuant TMC 18.52					A
960	Self-Storage Facilities					P
1110	Warehouse Storage and Wholesale Distribution Facilities					P
Transportation, Communication, & Infrastructure						
240	Commercial Parking, day use only	P	P	P	P	P
370	Essential Public Facilities, except those listed separately	UUP	UUP	UUP	UUP	UUP
	Intermodal Transit Stations, Rail transit facilities	UUP	UUP	UUP	UUP	UUP
Ref. above [†]	Internet Data Centers & Telephone Exchanges					P
7100	Park and Ride Lots	UUP	UUP	UUP		UUP
720	Parking Areas	A	A	A	A	A
	Public Transit Facilities and Stations (Bus)	P	P	P	P	P
780	Radio, Television, Microwave, or Observation Stations and Towers	C	C	C	C	C
Ref. above [†]	Utility Facilities, above ground/ not in ROW	C	C	C	C	P
Ref. above [†]	Utility Facilities, underground/in ROW	P	P	P	P	P
1140	Wireless Communication Facilities	P ⁷	P ⁷	P ⁷	P ⁷	P ⁷

	Residential					
320	Dormitories		A	A		
Ref. above [†]	Dwelling, Multi-family, Townhouses, Mixed Use, Senior Citizen Housing	P	P	P		p ⁴
510	Home Occupation	A	A	A		p ⁴
270	Continuing Care Retirement Community		P	P		

[†] Reference the above general zoning code use matrix for specific business license code.

** See TMC 18.28.260 for District specific parking standards.

1. Minimum interior height for ground level retail of all types is 18 feet from floor to floor plate. Use conversions in existing buildings are not required to meet this standard.
2. New businesses are limited to locations within the Freeway Frontage Corridor. See additional design standards in the Southcenter Design Manual.
3. East of the Green River only.
4. Only on properties fronting the Green River or Minkler Road.
5. Excludes vehicle storage or maintenance.
6. 3,500 sf max per use.
7. Subject to TMC 18.58.

ATTACHMENT 8

**DRAFT TMC Figure 18-7: Minimum Automobile and
Bicycle Parking Requirements**

Figure 18-7: Minimum Automobile and Bicycle Parking Requirements

Use Types (See TMC Table 18-6 for Detailed Uses)		Minimum On-Site Vehicle Parking
Within Half a Mile from a Major Transit Stop		
All Uses		None
Greater than Half a Mile from a Major Transit Stop		
Residential Uses which: • Meet the definition of affordable (RCW 36.70A.030); or • Limit occupancy to senior citizens or those with disabilities; or • Meet the definition of Accessory Dwelling Units; or • Are permitted as emergency or permanent supportive housing; or • Meet the definition of Co-Living Housing; or • Contain less than 1,200 sf of interior livable floor area.		None
Residential Uses which: • Do not meet one of the criteria above; and • Meet the definition of middle housing or multi-family housing.		1 vehicle parking space / dwelling unit
Residential Uses which: • Do not meet one of the criteria above; and • Meet the definition of single-family housing.		2 vehicle parking spaces / dwelling unit
Commercial and Industrial Uses which: • Serve alcohol for on-site consumption; or • Contain less than 3,000 sf of usable floor area (UFA); or • Are childcare uses, such as commercial daycares.		None
All Other Commercial and Industrial Uses which: • Do not require conditional or unclassified use permits		1 vehicle parking space / 1000 sf of UFA
All Uses which: • Do <u>not</u> require conditional or unclassified use permits; and • Will be sited within existing or vacant buildings that are proposed for new occupancy or change of use; or • Are permitted as accessory uses; or • Are Transportation, Communication, and Infrastructure Uses; or • Are Civic and Institutional Uses		None
All Other Uses which: • Require conditional or unclassified use permits		The provision of parking may be required as a condition of approval to mitigate potential transportation impacts.
See TMC 18.56 for Off-Street Parking and Loading Regulations. Nothing in this table exempts new construction from compliance with the requirements for parking spaces permanently marked for the exclusive use of individuals with disabilities, in compliance with the Americans with Disabilities Act.		

Use Types (See TMC Table 18-6 for Detailed Uses)		Minimum Secure Bicycle Parking ^{1,2,3}	Minimum Short-Term Bicycle Parking ^{1,3}
Residential Uses:		1 space / dwelling unit	1 space / 20 dwelling units
Civic and Institutional Uses:	Colleges, Universities, or Schools	3 spaces / classroom	1 space / classroom
	Cultural Facilities and Religious Institutions	1 space / 4,000 sf of UFA	1 space / 2,000 sf of UFA
	Fire & Police Stations	1 space / 5,000 sf of UFA	2 spaces / facility
	Hospitals	1 space / 4,000 sf of UFA	1 space / 10,000 sf of UFA
Commercial Uses:	with on-site customers	1 space / 5,000 sf of UFA	1 space / 1,000 sf UFA
	no on-site customers	1 space / 5,000 sf of UFA	1 space / 10,000 sf of UFA
Industrial Uses with: habitual transportation demands		1 space / 5,000 sf of UFA	1 space / 20,000 sf of UFA
Transportation Facilities which: are not an accessory use		20 spaces / facility	10 spaces / facility
All Other Uses:		The provision of bicycle parking may be required as a condition of approval to mitigate potential transportation impacts.	
See TMC 18.56.130 for bicycle parking standards.			
¹ Any fraction shall be rounded up to the nearest whole number.			
² The Director shall have the discretion to reduce the amount of required secure bicycle parking if it can be demonstrated that the occupancy of the use will be limited to a group that is less likely to travel by bicycle. The age of occupants does not, on its own, serve to demonstrate this.			
³ The Director, in consultation with the Director of Public Works, shall have the discretion to require more bicycle parking spaces based on the following factors: Area topography; pattern and volume of expected bicycle users; nearby residential and employment density; proximity to a trails system and other existing and planned bicycle facilities; projected transit ridership and expected access to transit by bicycle; and other relevant transportation and land use information.			

Figure 18-7—Required Number of Parking Spaces for Automobiles and Bicycles

NOTE: Automobile parking requirements for TUC-RC, TUC-TOD and TUC-Pond Districts are listed in TMC Section 18.28.260.

Use	Automobile Standard	Bicycle Standard
Single-family dwellings	2 for each dwelling unit	N/A
Middle-Housing dwellings within one-half mile of a major transit stop	No parking required	N/A
Middle-Housing dwellings not within one-half mile of a major transit stop	1 for each dwelling unit	N/A
Multi-family dwellings	0.75 for each studio 1 for each one-bedroom unit or larger	For multi-family, 1 space per 10 parking stalls, with a minimum of 2 spaces.
Accessory dwelling units	No parking required	N/A
Multi-family and mixed-use residential (in the Urban Renewal Overlay (URO))	One for each dwelling unit that contains up to one bedroom. 0.5 additional spaces for every bedroom in excess of one bedroom in a multi-family dwelling unit. At least 75% of required residential parking is provided in an enclosed structure (garage or podium). The structure must be screened from view from public rights-of-way. One automobile space at no charge to a car sharing program (if available) for every 50 to 200 residential spaces on site. An additional space shall be provided for developments with over 200 parking spaces. All car share spaces are in addition to required residential parking. If car sharing programs are not available when the building is constructed, an equivalent number of guest parking spaces shall be provided. These shall be converted to dedicated car-sharing spaces when the program becomes available	One secure, covered, ground-level bicycle parking space shall be provided for every four residential units in a mixed-use or multi-family development.
Senior citizen housing	For 15 units or less, 1 space per dwelling unit. For dwellings with more than 15 units, a minimum of 15 spaces are required, plus 1 space per 2 dwelling units.	1 space per 50 parking stalls, with a minimum of 2 spaces.
Senior citizen housing and housing for persons with disabilities within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day. *See RCW 36.70A.620(2)	1 for 15 beds with a minimum of 2, to accommodate staff and visitors	1 space per 50 parking stalls, with a minimum of 2 spaces.

Figure 18-7—Required Number of Parking Spaces for Automobiles and Bicycles

NOTE: Automobile parking requirements for TUC-RC, TUC-TOD and TUC-Pond Districts are listed in TMC Section 18.28.260.

Use	Automobile Standard	Bicycle Standard
Religious facilities, mortuaries and funeral homes	1 for each 4 fixed seats	1 space per 50 parking stalls, with a minimum of 2 spaces.
Convalescent/nursing/ rest homes	1 for every 4 beds with a minimum of 10 stalls	1 space per 50 parking stalls, with a minimum of 2 spaces.
Food stores and markets	1 for each 300 square feet of usable floor area	1 space per 50 parking stalls, with a minimum of 2 spaces.
High schools	1 for each staff member plus 2 for every 5 students or visitors	1 space per 50 parking stalls, with a minimum of 2 spaces.
Hospitals	1 for each bed	1 space per 50 parking stalls, with a minimum of 2 spaces.
Hotels, motels and extended stay	1 for each room, plus one employee space for each 20 rooms, rounded to the next highest figure	1 space per 50 parking stalls, with a minimum of 2 spaces.

Use	Automobile Standard	Bicycle Standard
Manufacturing	1 for each 1,000 square feet of usable floor area	1 space per 50 parking stalls, with a minimum of 2 spaces.
Office, commercial and professional buildings, banks, dental and medical clinics	3.0 for each 1,000 square feet of usable floor area	1 space per 50 parking stalls, with a minimum of 2 spaces.
Places of public assembly, including auditoriums, exhibition halls, community clubs, community centers, and private clubs	The Director shall determine the number of required parking spaces, with a minimum of 1 space for every 100 square feet of assembly area. To ensure parking adequacy for each proposal, the Director may consider the following: a. A parking study or documentation paid for by the applicant and administered by the City regarding the actual parking demand for the proposed use, or b. Evidence in available planning and technical studies relating to the proposed use.	1 space per 50 parking stalls, with a minimum of 2 spaces.
Post offices	3 for each 1,000 square feet of usable floor area	1 space per 50 parking stalls, with a minimum of 2 spaces.
Restaurant	1 for each 100 square feet of usable floor area	1 space per 50 parking stalls, with a minimum of 2 spaces.
Restaurant, fast food	1 for each 50 square feet of usable floor area. Fifty percent of any outdoor seating area will be added to the usable floor area for parking requirement calculations.	1 space per 50 parking stalls, with a minimum of 2 spaces.
Retail sales, bulk	2.5 for each 1,000 square feet of usable floor area	1 space per 50 parking stalls, with a minimum of 2 spaces.

Retail sales, general	4 for each 1,000 square feet of usable floor area if located within the TVS zoning district; 2.5 for each 1,000 square feet of usable floor area if located in any other zoning district. NOTE: Reference TMC Section 18.28.260 for TUC Districts.	1 space per 50 parking stalls, with a minimum of 2 spaces.
Schools, elementary & junior high	1.5 for each staff member	1 space per classroom
Shopping center (mall), planned, per usable floor area size, as listed below:		
500,000 sq. ft. or larger	5 for every 1,000 square feet	1 space per 50 parking stalls, with a minimum of 2 spaces.
25,000—499,999 sq. ft.	4 for every 1,000 square feet	1 space per 50 parking stalls, with a minimum of 2 spaces.
Taverns	1 for every 4 persons based on occupancy load.	1 space per 50 parking stalls, with a minimum of 2 spaces.
Theaters	1 for every 4 fixed seats. If seats are not fixed, 1 per 3 seats, with concurrence of Fire Chief, consistent with maximum allowed occupancy	1 space per 100 seats, with a minimum of 2 spaces.
Warehousing	1 for every 2,000 square feet of usable floor area	1 space per 50 parking stalls, with a minimum of 2 spaces.

Table 18-5 Provision of Parking

Districts	Regional Center, TOD Neighborhood & Pond District	Commercial Corridor & Workplace	All Districts
Use	Required Minimum Vehicular Parking	Required Minimum Vehicular Parking	Required Minimum Bicycle Parking
Retail, except as listed below	3.3 spaces/1,000 sf of ufa	See TMC Figure 18-7 Required Number of Parking Spaces for Automobiles and Bicycles	See TMC Figure 18-7 Required Number of Parking Spaces for Automobiles and Bicycles
Eating & Drinking Establishments	6 spaces/1,000 sf of ufa		
Planned Shopping Center 100,000 - 500,000 sf of ufa	4 spaces/1,000 sf of ufa		
Planned Shopping Center 500,000 - 1,000,000 sf of ufa	5 spaces/1,000 sf of ufa		
Planned Shopping Center over 1 million square feet gross leasable floor area including pad buildings [†]	4 spaces/1,000 sf of gross leasable floor area		
Entertainment & Recreation	6 spaces/1,000 sf of ufa, or as determined by DCD Director		
Business & Personal Services	3 spaces/1,000 sf of ufa		
Civic & Institutional	As determined by DCD Director		
Office	3 spaces/1,000 sf of ufa		
Lodging	1 space/guest room		
Residential	-		
Studio	0.75 spaces/unit		-

1+ bedroom unit	1space/unit		
Home occupation	1 space/employee in addition to spaces otherwise required		
Senior citizen housing	1 space per unit for the first 15 units, .5 space per unit for additional units		
Senior citizen housing and housing for persons with disabilities within one-quarter mile of a transit stop that receives transit service at least four times per hour for twelve or more hours per day *See RCW 36.70A.620(2)	1 for 15 beds with a minimum of 2; to accommodate staff and visitors		
Industrial, Manufacturing & Warehouse	Not permitted		
Essential Public Facilities	As determined by DCD Director	-	-