



CITY OF TUKWILA PLANNING COMMISSION PUBLIC HEARING AGENDA AUGUST 28, 2025 - 6:30 PM

Join **in-person** at: 6200 Southcenter Blvd, Council Chambers, Tukwila, WA. 98188 To participate in the **virtual meeting** at 6:30 pm:

By Phone: Dial [+1 253-292-9750](tel:+12532929750), Access 779 253 241#

Online: To join this meeting virtually please click on Planning Commission on the 8/28/25 calendar date on the events page located at <https://www.tukwilawa.gov/events/>

For Technical Support during the meeting, you may call 1-206-433-7155

- I. Call to Order
- II. Roll Call
- III. Amendment of the Agenda, if necessary
- IV. Approval of Minutes – 7/24/25/25
- V. General Public Comments (acknowledge non-hearing-related written comments received)
- VI. Unfinished Business

1. PUBLIC HEARING – Code Update - Tukwila International Boulevard, Co-housing, and Cannabis (Isaac Gloor, Senior Planner)

CASE NUMBER: L25-0086

PURPOSE: Amendments to Tukwila’s zoning code relating to the Regional Commercial and Neighborhood Commercial Center zoning districts, the table of allowed uses, the minimum parking requirements, the multi-family and mixed-use design standards, the adoption of a development incentive program, standards for co-living housing, and changes to the locations where marijuana retailers may be permitted.

LOCATION: City-Wide

- VII. New Business (none)
- VIII. Director’s Report
- IX. Adjournment

General Public Comments: Persons wishing to provide general comments on any non-public hearing, planning- related topic may submit their written comment to BoardsComms@TuCkwilaWA.gov. Comments received before 5:00 p.m. the day before the PC meeting will be forwarded to Commissioners prior to their meeting. Materials received after that time will be forwarded prior to the next meeting.

Reminder: Staff are available to address PC questions regarding packets. Please call or email PC Secretary Wynetta Bivens, (206-431-3654 or Wynetta.Bivens@TukwilaWA.gov) to be connected with a staff member. Thank you!



CITY OF TUKWILA PLANNING COMMISSION (PC) MINUTES

Date: July 24, 2025
Time: 6:30 p.m.
Location: Hybrid Meeting - via Microsoft Teams / Public, In-Person Attendance,
Council Chambers, 6200 Southcenter Blvd., Tukwila, WA 98188

I. **Call to Order**

Chair Durant called the Tukwila PC meeting to order at 6:30 p.m.

II. **Roll Call**

The PC Secretary took roll call.

Present: Chair Ann Durant; Vice Chair Alex Kaehler; Commissioners Louise Strander, Martin Probst, Richard McLeland Wieser, Jane Ho, and Jacob Halverson.

Staff: Department of Community Development (DCD) Director Nora Gierloff, American Institute of Certified Planners (AICP); Long Range Planning Manager Nancy Eklund, AICP; Senior Planner Isaac Gloor, Senior Planner Neil Tabor, AICP; and PC Secretary Wynetta Bivens

III. **Amendment of the Agenda**

No changes to the agenda were requested.

IV. **Approval of Minutes**

Commissioner Probst moved to adopt the 6/26/25 minutes. Commissioner Ho seconded the motion. The motion carried.

V. **Written General Public Comments**

A general public comment letter was received from Jack McCullough on 7/24/25 and distributed to the PC prior to the 7/24/25 meeting.

VI. **Unfinished Business**

1. Tukwila International Boulevard (TIB) Regulations

Commissioner Strander spoke up with a comment on the packet materials. (This comment is noted towards the top of page 2 in these minutes.)

Senior Planner Isaac Gloor provided background on the discussion from the 5/22/25 and 6/26/25 meetings on this topic. Staff are proposing zoning development amendments to support development in the TIB neighborhood, including updates to the development standards for the

Regional Commercial (RC) and Neighborhood Commercial Center (NCC) zoning districts. At the 5/22/25 meeting it was determined this is a priority project for the City, with a final decision scheduled to be made by the City Council (CC) in early November. Mr. Gloor stated that, at the 6/24 meeting, the PC provided valuable feedback on the proposed standards and requested staff explore some proposed changes. Staff used that feedback to return to the PC with a more refined proposal. Mr. Gloor conveyed that the goal of the 7/24/25 meeting is to receive additional feedback from the PC and further refine the proposed standards to draft a final proposal for the public hearing to be held in August, at which the PC will make a recommendation that will be forwarded to the CC.

Commissioner Strander stated that she felt that one element of the proposal in the Staff Information Memo, the proposed Residential Displacement (RD) program, is a policy issue that should not be in the PC's purview. Mr. Gloor responded that the topic of the Residential Displacement program would be discussed later in the meeting; Ms. Strander indicated that delaying that conversation was acceptable to her.

Key Points in the 7/24/25 PC Packet Information Memo (and Other Related Proposals):

- Removal of the special height and urban renewal overlays within the TIB neighborhood.
- Adoption of new multi-family and mixed use building design standards.
- Changes to the parking minimums and the table of allowed uses.
- Adoption of a development incentive program.
- Discussion regarding a tenant displacement program.
- Retention of the commercial re-development area.
 - Mr. Gloor stated that this proposal was made too late to be reflected in the 7/24 packet.
- Discussion regarding the benefits and legality of point access (i.e., single stair) blocks.
 - Mr. Gloor stated that Tukwila will adopt the updated State Building Code in 2026, which will likely legalize point access blocks up to six (6) stories.
- Staff is recommending keeping the proposed baseline building height of 65 ft., for the areas in the RC and NCC zoning districts north of S. 148th St., to incentivize developers to participate in the development incentive program. PC members agreed unanimously.
- Staff proposal no longer includes a 130 ft. building width limit. Mr. Gloor stated that the proposed multi-family and mixed-use design standards will mitigate any potential impacts of buildings greater than 130 ft. wide. PC members agreed unanimously.
- Mr. Gloor responded to a question regarding Americans with Disabilities Act (ADA) parking asked at the 6/26/2025 meeting, stating that ADA stalls are required when parking is provided. However, where no parking is offered, ADA parking stalls are not required. Staff noted that it could mean there will be no accessible parking spaces for some buildings if the developer chooses to construct a building with no parking space, but that this does not mean that such buildings would not be accessible.
- Staff investigated, at the PC request, an option for incentives for small scale retail. Mr. Gloor conveyed that an option was added to the Development Incentive Program that would allow greater heights to be achieved if developers build retail spaces that are equal to, or less than, 3,000 sf. Eligibility would be based on a credit point system, with each retail space being worth 0.25 points, and a minimum of one-point required to gain compliance with the program.
- Mr. Gloor responded to comments from the 6/26/2025 meeting regarding the proposed development incentive options, including:
 - The Living Building Program compliance option: Mr. Gloor stated that the

- inclusion of this option aligns with Tukwila’s Comprehensive Plan goals and policies relating to climate change and the natural environment.
 - The affordable housing compliance option: Mr. Gloor stated that the inclusion of this option aligns with Tukwila’s Comprehensive Plan goals and policies relating to incentives for affordable housing.
- Staff provided an explanation of each of the proposed development incentive program options listed in the 7/24/25 info memo.
- Mr. Gloor provided a summary of the proposed Tenant Displacement Program and conveyed that the program will require coordination with the City’s similar, but separate, Relocation Assistance Program. The existing program exists in a separate Title of the TMC and is outside of DCD and PC jurisdiction. Mr. Gloor stated that staff will continue to develop this program in coordination with other City departments.

Comments, Questions, and/or Requests Raised During Discussion:

- Development Incentive Program:
 - The Commission discussed the merits of different point values for the Development Incentive Program. Staff proposed a system the PC considered, which will be presented for the public hearing.
- Tenant Displacement Program:
 - Commissioner Halverson and Ho were not in favor of the Tenant Displacement Program, noting that, due to the cost and the big burden on developers, it is not fair to place the burden on developers for tenant displacement. Commissioner Strander said she does not feel the Tenant Displacement Program is in the purview of the PC and that it should be reviewed by the CC. She said it should be removed from the PC discussion and excluded from the items going forward for the public hearing. She said the decision would affect the entire City not just the TIB area. Commissioner Kaehler agreed that the Tenant Displacement Program should be removed from PC review, and requested that, if removed, it be reviewed by the CC.
 - Mr. Gloor concurred and stated that the Tenant Displacement Program will be removed from consideration by the PC at the August public hearing.
 - Commissioner Durant said that she has been through tenant displacement, and the biggest issue is having the resources available to assist those being displaced. She also stated that advocacy for the portion of the population likely to be affected the most, who are the least advantaged, is important.

The PC conducted a straw poll **on the following topics:**

		Yeas	Nays
1	Reduction in minimum required residential transparency from 50% to 25%:	4	3
2	Reduction in minimum required weather protection from 75% to 50%:	4	3
3	Remove proposed stoop requirement for ground floor residential uses:	2	5
4	Remove restricted materials for exterior facades:	1	6
5	Add cornice option to design standards for corner buildings:	6	1
6	Establish additional lighting standards:	6	1
7	Amend blank wall definition to include language addressing both horizontal and vertical dimensions:	5	2

		Yeas	Nays
8	Reduce minimum required bicycle parking from 1 / unit to 0.5 / unit (Further discussion and responses are available in the video of the meeting.)	3	4

New Miscellaneous Items:

- Staff reviewed the two new miscellaneous code sections that had been added to the packet. These items are being consolidated with the proposed code update hearing because the ordinances are on similar timeframes.
 - Co-living Housing – This is a state law requirement, signed into law by House Bill 1998, in 2024, that requires Tukwila to allow co-living anywhere six multi-family units are allowed in the code.
 - Marijuana-Related Businesses - The CC asked staff to explore zoning code amendments that would expand the areas that permit marijuana retailers. The Draft Land Use Table depicts those zoning districts. The current edits are subject to change during CC review.

Motion:

Commissioner Probst moved to remove the Tenant Displacement Program from the PC review agenda and suggested that it should go to CC for their review and decision. Commissioner Halverson seconded the motion. Motion passed unanimously.

Next Steps:

PC will hold a public hearing at the August 24th meeting.

VII. **New Business**
None.

VIII. **Director's Report**

- Director Gierloff said that if the PC has all the information that they need and they vote to forward this item to the CC in August that would mean that the PC would have an open meeting in September. She asked the PC if they would be interested in a field trip. She said when PC have gone on field trips before it seemed like it has been helpful.
 - PC provided the following feedback:
 - There was a request for a tour of a multi-family building, as if they were going to rent a unit.
 - Tour a building with mixed use on the ground floor of retail.
 - Are there any new housing types that are innovative?
 - An inquiry was made regarding what is on the agenda for the new year.
 - Is there anything on the horizon that the PC needs to brush up on?

IX. **Adjournment**

Commissioner Probst moved to adjourn. Commissioner Ho seconded the motion. All were in favor.

Adjourned at: 9:09 p.m.

Submitted by: Wynetta Bivens, PC Secretary



Staff Report to the Planning Commission

Prepared August 19, 2025

HEARING DATE: August 28th, 2025

FILE NUMBERS: L25-0086

APPLICANT: City of Tukwila

REQUEST: Planning Commission Public Hearing regarding amendments to Tukwila Municipal Code Title 18, relating to various standards for the Regional Commercial and Neighborhood Commercial Center zoning districts, the table of allowed uses, the minimum parking requirements, the multi-family and mixed-use design standards, the adoption of a development incentive program, standards for co-living housing, and changes to the locations where cannabis businesses may be permitted.

LOCATION: The action would result in a change to the zoning code that would affect areas throughout the City of Tukwila.

NOTIFICATION: Hearing notice was published in the Seattle Times and posted on the City of Tukwila website on August 14th, 2025. Staff has forwarded the proposed amendments to the Washington Department of Commerce for their 60-day review.

SEPA: Review for compliance with the State Environmental Policy Act has been conducted for this project under file numbers E25-0012, E25-0013, and E25-0015. Determinations of Non-Significance were issued on July 22nd and August 12th, 2025.

STAFF: Isaac Gloor, Senior Planner

BACKGROUND

Tukwila International Boulevard (TIB) Project

The Tukwila International Boulevard neighborhood (see Figure 1) has been one of the City's highest priority areas for revitalization for more than 25 years. The area is highly multicultural and contains many small businesses. It also contains Tukwila's sole Link Light Rail station, which is the City's highest value transportation asset. The area is connected to Seattle, SeaTac Airport, and Snohomish County via high quality and frequent rail service, and to Renton, Burien, and Federal Way via bus rapid transit. However, it remains a relatively low-density, auto-oriented neighborhood. Redevelopment of underused properties has been slow, piecemeal, and has generally required labor



intensive Development Agreements, which are one-off deals that allow exceptions from zoning standards.

Tukwila's 2015 Comprehensive Plan intended to lay the groundwork to achieve the community's vision for the TIB neighborhood and create a "complete neighborhood" with diverse, locally-owned businesses, a safe and walkable main street, and excellent transit connections. It envisioned the TIB neighborhood as a destination for its own sake, rather than an arterial highway leading to "somewhere else". The [2024 Comprehensive Plan](#) carried that vision forward, with the following goal¹:

"The Tukwila International Boulevard (TIB) District is a thriving, walkable, well-rounded neighborhood and a desirable place to live, work, shop, worship, or play."

These visions and goals were formed following many previous planning efforts, including the adoption of the rewritten zoning code in 1995, and the Tukwila International Boulevard Design Manual, and the Tukwila International Boulevard Revitalization and Urban Renewal Plan, from the years 1999 and 2000 respectively.

In 2017, the City contracted with the Congress for New Urbanism (CNU) to kickstart implementation of the Comprehensive Plan with a community workshop. After reviewing existing conditions, plans, and the community goals and visions for the neighborhood, the CNU then presented their recommendations to the City Council. The proposal featured more urban uses and development standards than the existing zoning. For example, the proposal would have prohibited most industrial uses and allowed a greater variety of residential and mixed uses.

However, the concept proposed only small adjustments in some areas, a reflection perhaps of the different real estate market and development pressures of the time. For example, the maximum heights in the concept were set at 4 stories. The plan also included large stepbacks for upper stories, and sizable setbacks for certain properties. Some of those setbacks reached 20 feet.

The concept included lower parking minimums than were in place at the time; it required 1 parking space for each dwelling. However, in the eight years since, residential parking requirements have been adopted city-wide that match the proposal.

See [pages 36-43 of the CNU report](#) for the full conceptual development standards.

In 2017, the City Council acted quickly to adopt measures that aligned with the recommendations of the CNU and established an immediate moratorium on certain uses within areas zoned Regional Commercial (RC) and Neighborhood Commercial Center (NCC) within the TIB area. Those uses included hotels, motels, extended-stay facilities, and auto-oriented commercial uses, such as gas stations, car washes, vehicular repair, service, or storage, commercial parking, and drive throughs.

The intention of the moratorium was to quickly take interim steps that would prevent investment in the neighborhood that was incompatible with the vision. It was expected that the moratorium would be replaced by permanent changes to the zoning code. However, the temporary six month moratorium was, in the end, extended 5 times. Finally, in March of 2020, the Council adopted an ordinance that permanently changed the permitted uses within the RC and NCC zones in the TIB

¹ Tukwila Comprehensive Plan 2024-2044, Land Use Element, Goal 11.

neighborhood. Today, that remains the only outcome of the work from 2017-2020 that has been implemented.

The delay in adopting changes to neighborhood zoning was due to a City Council decision in late 2018. The Council determined that additional studies were needed to fully determine the impacts of rechannelization on traffic through the TIB neighborhood. As part of that decision, changes to the zoning code were placed on hold, as previous decisions had established that zoning changes could not precede a decision on rechannelization of TIB.

In March of 2020, [PW and DCD presented Fehr & Peers' final report](#) to the City Council's Planning and Economic Development Committee. The outcome of that meeting was mixed, as the councilmembers present did not have a consensus on a preferred outcome of the rechannelization efforts. A clear timeline was not established to forward the topic to the full City Council.

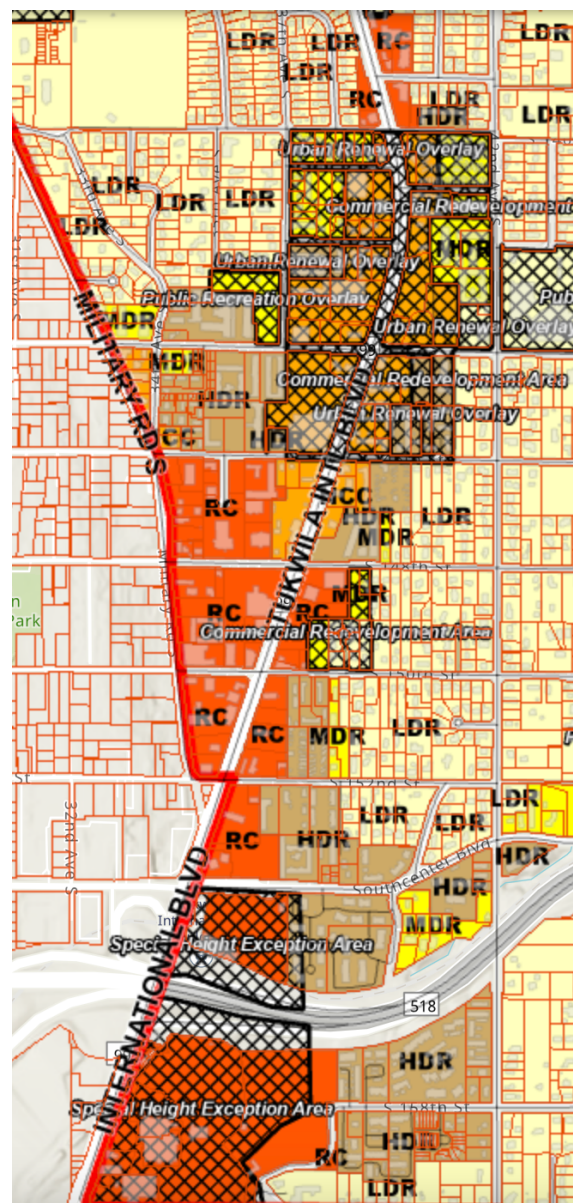
Shortly afterwards, the early scope of the impacts of the coronavirus pandemic became obvious. The Department and the City Council were required to cease all in-person activities and transition to fully remote operations. The pandemic contributed to unique budgetary constraints and affected work timelines for all projects and resulted in TIB rechannelization discussions being dropped from the City Council's work plan.

There has been little progress to implement the community's vision for TIB within the last 5 years. The sole change to development standards that resulted from the work from 2017-2020 was the previously mentioned minor change to the allowed uses in the RC and NCC zoning districts. The remainder of the zoning standards in the area remain largely similar to their original condition, established decades ago.

The area contains the following zoning districts and overlay areas (see Figure 2 for a map of zones and overlays):

- Regional Commercial (RC)
- Neighborhood Commercial Center (NCC)
- Community Residential (CR)
- High-Density Residential (HDR)
- Urban Renewal Overlay (URO)
- Commercial Redevelopment Area (CRA)
- Public Recreation Overlay (PRO)
- Special Height Exception Area

Figure 2



The RC and NCC zoning districts govern the development standards and allowed uses along Tukwila International Boulevard, and with some minor exceptions, exist only within the TIB neighborhood.

Within the RC and NCC, development standards are complex and disjointed. It can be difficult to ascertain which standards apply to an individual parcel, given the presence of overlapping overlays. Feedback regarding the current standards includes that they are relatively onerous to work with, outdated, and incompatible with the City's plans, including Comprehensive Plan goals and policies, as well as the community's vision for the neighborhood. Until the zoning code is amended, substantial development within the TIB neighborhood is unlikely.

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.

Cannabis-Related Businesses

The City Council has asked to explore zoning code amendments that would expand the areas that permit cannabis businesses.

FINDINGS AND SUMMARY OF PROPOSED CHANGES

Staff finds that zoning code amendments are necessary to implement policies of the Comprehensive Plan and the community's vision for the Tukwila International Boulevard neighborhood, comply with state requirements for co-living housing, and to satisfy the request of the City Council to expand the areas that permit cannabis businesses.

The proposed code update would:

- Amend development standards within the Regional Commercial and Neighborhood Commercial Center zoning districts to permit greater residential and commercial densities, with increases to permitted heights and reductions to required setbacks and setbacks.

- Amend and combine the tables of permitted uses to increase clarity and readability and permit a greater variety of residential and mixed uses in the RC and NCC zoning districts while discouraging auto-oriented, heavy industrial, and low-density uses.
- Simplify the table of mandatory parking minimums and reduce or remove minimum parking requirements for certain uses.
- Establish a development incentive program, wherein greater development rights may be granted to property owners who agree to provide community benefits.
- Amend the design standards that apply to multi-family and mixed-use buildings and vehicular areas to provide greater clarity to applicants and comply with State requirements regarding “clear and objective” design review criteria.
- Amend various other sections of TMC Title 18 to reflect the substantive changes detailed above, including the definitions and landscaping chapters.
- Add a definition for Co-Living Housing and establish it as a permitted use in zoning districts that permit six (6) multi-family dwellings or more, in accordance with State requirements.
- Expand the zoning districts in which cannabis businesses may be permitted and adopt new safety standards for such businesses, in accordance with the request of the City Council.

Staff has held three meetings with the Planning Commission, where staff and Commission have reviewed the current zoning code and past planning projects in the TIB neighborhood, considered gaps between the zoning code and the goals and policies of the comprehensive plan, and workshopped proposed code amendments. The draft zoning code considered at this hearing represents the result of this collaborative process. At the meeting held on July 24th, the Planning Commission recommended changes to the proposal; those changes are reflected in the current version of the draft zoning code. Those changes include a reduction in requirements for residential transparency and weather protection, the addition of cornices as a design option, the inclusion of additional standards for outdoor lighting, edits to the definition of blank walls, and alternative pathways for compliance with the green building incentive option.

The draft code amendment package also no longer includes a tenant displacement program. At the July meeting, the Planning Commission expressed concern that the program could require cross-departmental collaboration and workshopping with the City Council. Staff agree that the program is best administered outside of the framework of the City’s zoning code and will work with other departments to ensure that the program is considered by the City Council at a later date.

ANALYSIS AND CRITERIA

TMC 18.82.030 requires that staff reports for proposed amendments to development regulations address five listed criteria. As criteria pertain to both privately initiated code amendment applications and those proposed by staff, some criteria may not be as relevant for all code amendment proposals. Criteria and staff responses are listed below.

1. An evaluation of the application materials.

Staff Response:

These proposals to amend the City’s zoning code are staff initiated.

TIB Project: These amendments are proposed by Staff to resolve conflicts between the City’s goals and policies and the City’s regulations. Tukwila’s Comprehensive Plan, along with other neighborhood planning documents such as the “Tukwila International Boulevard Revitalization and Urban Renewal Plan”, have long envisioned the adoption of zoning code amendments to help foster dense and

walkable development within the TIB neighborhood; however, the last time the City made major amendments to the development standards within the neighborhood was in 1995, 30 years ago. The existing regulations that govern development within the TIB area do not reflect the community's vision for the neighborhood. Staff have proposed these amendments to implement the vision that was expressed by the TIB community as recorded by the recently adopted 2024 Comprehensive Plan.

Co-Living Housing: These amendments are proposed by staff to bring the City's zoning code into compliance with state mandates, as adopted by the legislature via House Bill 1998.

Cannabis Businesses: These amendments are proposed by staff in response to interest and support from the City Council.

2. *Impact upon the Tukwila Comprehensive Plan and Zoning Code.*

Staff Response:

The proposed zoning code updates are consistent with and do not require amendments to the City's Comprehensive Plan.

3. *Impact upon surrounding properties, if applicable.*

Staff Response:

TIB Project: Increasing the permitted development capacity within the RC and NCC zoning districts will likely increase the amount of infill development within the neighborhood over time. The scale of development is expected to align with that of other development in the neighborhood, including that of Tukwila Village and on parcels under the jurisdiction of the City of SeaTac. Most development that occurs because of these amendments would be required to install frontage improvements, resulting in improved streetscapes. The proposed standards would allow greater building heights and massing than is currently permitted. Any possible visual impacts are expected to be mitigated by design and frontage standards.

Co-Living Housing: Allowing co-living housing is not expected to present any impacts to any surrounding properties, as the scale of such development is expected to align with that of development already permitted in each of the zoning districts that will permit co-living housing.

Cannabis Businesses: Expanding the districts in which cannabis businesses may be permitted may result in the siting of these businesses in areas of the City that have not previously hosted them. While no specific impacts are expected to be generated by the businesses themselves, cannabis businesses have disproportionately been the targets of armed robberies and smash and grab burglaries. The impact of these crimes can extend to other nearby properties. To mitigate these potential impacts, the proposed amendments include the adoption of mandatory safety features for new cannabis businesses, including the installation of safety bollards, lighting, and shatter-resistant film on all ground level windows.

4. *Alternatives to the proposed amendment.*

Staff Response:

TIB Project: Alternatives to this proposal include no action, or changes that could result in less or more development capacity. It is the perspective of staff that the proposal reflects the desires of the community and establishes standards that are likely to result in development within the TIB area that aligns with the City's goals to create a dense, walkable, transit-oriented neighborhood, with community amenities, retail, and housing. This proposal reflects decades of planning studies on this topic, ranging from the *Tukwila International Boulevard Revitalization and Urban Renewal Plan* in 1999 to the *Tukwila International Boulevard – Implementing the Vision* document in 2017. The proposal was shaped and amended over the course of several months after three productive workshops with the Planning Commission in May, June, and July of 2025. Staff has received public comment from interested parties and amended the proposal as necessary to ensure that the proposed standards align with the goals of the project.

Co-Living Housing: Failure to update the Tukwila Municipal Code to comply with House Bill 1998 would result in the City's development code being out of compliance with state law, which could limit the City's ability to receive assistance from the State. The City's existing prohibitions on Co-Living Housing would become unenforceable on January 1st of 2026.

Cannabis Businesses: Alternatives to this proposal include no action, changes that would permit cannabis businesses in less or more areas of the City, or changes to the development standards specific to cannabis businesses. It is the perspective of staff that the proposal best reflects the stated desire of the City Council and provides the greatest mitigation of the potential safety impacts to neighboring properties that may result from an increase of cannabis businesses within the city.

Decision Criteria:

TMC 18.82.020 provides criteria for the final City Council decision on proposed code amendments. The Planning Commission should consider these criteria when determining whether to recommend that the Council adopt this proposal.

Decision criteria are as follows:

1. Is the amendment consistent with the Comprehensive Plan?
2. Does the amendment meet at least one of the following criteria:
 - a. Eliminates conflicts between TMC and the Comprehensive Plan; or
 - b. Accomplishes policy directives of the Council or Administration; or
 - c. Corrects an error or errors in the TMC.

REQUESTED ACTION

Staff requests that the Planning Commission forward a recommendation for adoption of these amendments to the City Council for further consideration.

A sample motion to initiate discussion on this topic is as follows:

I move that the Planning Commission forward a recommendation to approve the zoning code amendments pertaining to the TIB project, co-living housing, and cannabis businesses, based on the findings and analysis provided in the Commission packet, to the City Council.

This motion requires a second, after which the Commission may deliberate on the motion before voting.

ATTACHMENTS

- Attachment 1: DRAFT Zoning Code Amendments

Attachment 1

Draft Zoning Code Amendments

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Note: Page numbers refer to the black page numbers at the top left of each sheet, not packet page numbers.

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CHAPTER 18.06 DEFINITIONS

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<u>18.06.071</u>	<u>Blank Wall</u>
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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 and vertical height.

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.

18.06.24~~1~~² Durable Uniform Surface

“Durable uniform surface” means a durable uniform surface approved for the storage of vehicles by the City and consists of:

1. Permeable pavement, such as grasscrete, porous pavers, permeable asphalt; or
2. Three inches of 3/8” to 1-1/4” crushed porous aggregate consisting of open-graded top course, base course, or similar material with 35-40% porosity. Mud or other fine materials should be prevented from working their way to the surface by the installation of a geotextile fabric, quarry spalls, or other approved materials below the porous aggregate; or
3. Concrete (4” minimum Portland cement concrete) over gravel section as described above and sloped to drain to prevent drainage impacts; or
4. Blacktop (2” minimum asphalt concrete pavement) over gravel section as described above and sloped to drain to prevent drainage impacts; or
5. Any other configuration of materials approved by the City that maintains a durable uniform surface and prevents drainage impacts.

18.06.242 Dwelling, Co-Living

“Dwelling, Co-living” means 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.

18.06.24~~3~~⁵ 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

18.06.24~~4~~6 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.

18.06.24~~5~~7 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.

18.06.24~~6~~8 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.

18.06.24~~7~~9 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.

18.06.24~~8~~50 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.

18.06.58~~5~~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.

18.06.58~~6~~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.

**CHAPTER 18.08
DISTRICTS ESTABLISHED - MAP**

Sections:

18.08.010	Use Districts
18.08.020	Unclassified Areas
18.08.030	Official Zoning Map
18.08.040	Rules of Interpretation
18.08.050	Title Compliance

18.08.010 Use Districts

A. In order to classify, segregate and regulate the uses of land, buildings, and structures, the City is divided into the following use districts:

CR..... Community Residential
HDR High Density Residential
MUO Mixed Use Office
O Office
RCC Residential Commercial Center
NCC..... Neighborhood Commercial Center
RC Regional Commercial
RCM..... Regional Commercial Mixed-use
TUC..... Tukwila Urban Center
C/LI..... Commercial/Light Industrial
LI Light Industrial
HI..... Heavy Industrial
MIC/L Manufacturing Industrial Center/Light
MIC/H Manufacturing Industrial Center/Heavy
TSO..... Tukwila South Overlay
TVS Tukwila Valley South
PRO Public Recreation Overlay
SOD Shoreline Overlay
SAOD Sensitive Areas Overlay
~~UROD..... Urban Renewal Overlay~~

18.08.020 Unclassified Areas

A. All lands not classified according to the classification in TMC 18.08.010 on the official zoning map, and all lands, if any, of the City not shown on the official zoning map, shall be considered unclassified and, pending future classification, shall be subject to the restrictions and regulation of the CR District.

18.08.030 Official Zoning Map

A. The boundaries of the use districts as outlined in TMC 18.08.010 are shown on the official zoning map (Figure 18-10) which, together with all explanatory matters thereon, is hereby adopted by reference and declared to be a part of this title. The regulations of this title governing the uses of land, buildings and structures, the height of buildings and structures, the sizes of yards about buildings and structures, and other matters set forth in this title are hereby established and declared

to be in effect upon all land included within the boundaries of each and every district shown upon said zoning map.

B. The boundaries of the use districts shall be determined and defined or redefined from time to time, by the adoption of district maps covering the City showing the geographical area and location of the districts. Each district map shall be, upon its final adoption, a part of this title, and the map and all notations, references and other information shown thereon, thereafter shall be made a part of this title as though all matters and information set forth on the map were fully described herein.

C. The official zoning map shall be identified by the signature of the Mayor, attested by the City Clerk and shall bear the seal of the City of Tukwila. The original of the official zoning map shall be retained in the office of the City Clerk. See Zoning Map, Figure 18-10.

18.08.040 Rules of Interpretation

A. When uncertainty exists as to the boundaries of any use district shown on the official zoning map, the following rules of interpretation shall apply:

1. Where district boundaries are indicated as approximately following the centerline of streets, alleys, highways, structure or railroad tracts, the actual centerline shall be construed to be the boundary;

2. Where district boundaries are indicated as running approximately parallel to the centerline of a street, the boundary line shall be construed to be parallel to the centerline of the street;

3. Where district boundaries are indicated on such map as approximately following the lot or tract lines, the actual lot or tract lines shall be construed to be the boundary of such use district;

4. Where a district boundary on the official zoning map divides a tract in unsubdivided property, the location of the use district boundary, unless the same is indicated by dimensions thereon, shall be determined by use of the scale appearing on the official zoning map;

5. Unmapped shorelands shall be considered to be within the same land use district as the adjacent upland as shown on the official zoning map;

6. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the abutting property to which the vacated portion reverts shall apply to such vacated or abandoned street or alley;

7. Where a district boundary line divides a lot which was in single ownership at the time of passage of this title, the Hearing Examiner may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot;

8. In case uncertainty exists which cannot be determined by application of the foregoing rules, the Hearing Examiner shall determine the location of such use district boundaries. Applications for such special exceptions shall be a Type 3 decision processed pursuant to TMC 18.108.030.

18.08.050 Title Compliance

A. Except as provided in this title:

1. No building or structure shall be erected and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designed or intended to be used for any purpose or in any manner other than a use listed in this title as permitted in the use district in which such land, building, structure or premises is located.

2. No building or structure shall be erected, nor shall any existing building or structure be moved, reconstructed or structurally altered, to exceed in height the limit established by this title for the use district in which such building or structure is located.

3. No building or structure shall be erected, nor shall any building or structure be moved, altered, enlarged or rebuilt, nor shall any open spaces surrounding any building or structure be encroached upon or reduced in any manner, except in conformity with the building site requirements and the area and yard regulations established by this title for the use district in which such building or structure is located.

4. No yard or other open spaces, provided about any building or structure for the purpose of complying with the regulations of this title, shall be considered as providing a yard or open space for any other building or structure.

CHAPTER 18.10 COMMUNITY RESIDENTIAL (CR) DISTRICT

Sections:

18.10.010	Purpose
18.10.020	Land Uses Allowed
18.10.030	Design Review
18.10.040	Basic Development Standards

18.10.010 Purpose

A. This district implements the Community Residential Comprehensive Plan (“CR”) designation. It is intended to provide low-density and medium-density residential areas together with a full range of urban infrastructure services in order to maintain stable residential neighborhoods.

~~B. Certain CR properties are identified as Commercial Redevelopment Areas (see Figures 18-9 or 18-10) to encourage aggregation with commercial properties that front on Tukwila International Boulevard. Aggregation and commercial redevelopment of these sites support implementation of the Pacific Highway Revitalization Plan and provide opportunities to redefine and create more uniform borders between the commercial corridor and the adjacent residential neighborhoods.~~

~~C. Certain CR properties are located in the Urban Renewal Overlay (see Figure 18-15). Existing zoning and development standards will remain in place, although multi-family buildings are permitted. 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 support implementation of the Tukwila International Boulevard Revitalization Plan through more intensive development.~~

18.10.020 Land Uses Allowed

A. Refer to TMC 18.09, “Land Uses Allowed by District.” Parcels within a Commercial Redevelopment Area may be permitted to aggregate with and use the development standards and permitted uses of any adjacent parcel within the NCC or RC zoning district, pursuant to TMC 18.60.100.

18.10.030 Design Review

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

18.10.040 Basic Development Standards

A. Development within the CR District shall conform to the following listed and referenced standards:

CR BASIC DEVELOPMENT STANDARDS

	Outside of 1/4 Mile of Major Transit Stop	Within 1/4 Mile of Major Transit, or if at least 1 unit affordable at 60% AMI (Rental) or 80% (Ownership) for a period no less than 50 years
Lot area, minimum	5,000 sq. ft.	
Average lot width, minimum	40 feet	
Density	(3) units per parcel, plus 1 unit per 1,500 SF of parcel area over 5,000 SF, whichever is greater, up to 5 units	(4) units per parcel, plus 1 unit per 1,500 SF of parcel area over 5,000 SF, whichever is greater, up to 5 units
	2 Units per lot can be designated as accessory residences provided they meet ADU requirements (ADUs count toward maximum density)	2 Units per lot can be designated as accessory residences provided they meet ADU requirements (ADUs count toward maximum density)
Building Footprint, maximum	50%	
Development Area Coverage, maximum	75%	
Setbacks:		
Front	15 feet	
Front Porch	7 feet (if porch of at least 40 square feet, with no dimension less than 5 feet)	
Second Front	10 feet	
Side	5 feet	
Rear	5 feet	
Rear (Alley DADU)	0 feet	
Building Height	35 feet	
Parking	See TMC 18.56, Off-street Parking & Loading Regulations & Figure 18-7 – Required Number of Parking Spaces for Automobiles & Bicycles	

CHAPTER 18.14 HIGH DENSITY RESIDENTIAL (HDR) DISTRICT

Sections:

18.14.010	Purpose
18.14.020	Land Uses Allowed
18.14.030	Recreation Space Requirements
18.14.040	Design Review
18.14.050	Basic Development Standards

18.14.010 Purpose

A. This district implements the High-Density Residential (HDR) Comprehensive Plan designation. It is intended to provide a high-density, multiple-family district which is also compatible with commercial and office areas. ~~Certain HDR properties are identified as Commercial Redevelopment Areas (see Figures 18-9 or 18-10) to encourage aggregation and redevelopment of properties that front on Tukwila International Boulevard. Aggregation and commercial redevelopment of these sites would implement the Pacific Highway Revitalization Plan and provide opportunities to redefine and create more uniform borders between the commercial corridor and adjacent residential neighborhoods.~~

~~B. Certain HDR 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.~~

18.14.020 Land Uses Allowed

A. Refer to TMC 18.09, "Land Uses Allowed by District." Parcels within a Commercial Redevelopment Area may be permitted to aggregate with and use the development standards and permitted uses of any adjacent parcel within the NCC or RC zoning district, pursuant to TMC 18.60.100.

18.14.030 Recreation Space Requirements

A. In the HDR zoning district, any proposed multiple-family structure, complex or development shall provide, on the premises and for the use of the occupants, a minimum amount of recreation space according to the provisions of TMC 18.14.030, subparagraphs 1 through 4. In the TSO zone with underlying CR zoning on land that adjoins the City of SeaTac, recreation space shall meet the provisions of TMC 18.14.030, subparagraphs 2 through 4, in addition to the minimum required area as specified in TMC 18.41.090.A.1.

1. Required Area:

a. For each proposed dwelling unit in the multiple-family development and detached zero-lot-line type of development, a minimum of 400 square feet (100 square feet for senior citizen housing) of recreation space shall be provided. Any multiple-family development shall provide a minimum of 1,000 square feet of total recreation space.

b. The front, side and rear yard setback areas required by the applicable zoning district shall not qualify as recreation space. However, these setback areas can qualify as recreation space for townhouses if they are incorporated into private open space with a minimum dimension of 10 feet on all sides.

2. Indoor or Covered Space:

a. No more than 50% of the required recreation space may be indoor or covered space in standard multi-family developments. Senior citizen housing must have at least 20% indoor or covered space.

b. The Director may grant a maximum of two square feet of recreation space for each one square foot of extensively improved indoor recreation space provided. Interior facility improvements would include a full range of weight machines, sauna, hot tub, large screen television and the like.

3. **Uncovered Space:**

- a. A minimum of 50% of the total required recreation space shall be open or uncovered; up to 100% of the total requirement may be in open or uncovered recreation space in standard multi-family developments. Senior citizen housing allows up to 80% of recreation space to be outdoors and has no minimum outdoor space requirement.
- b. Recreation space shall not exceed a 4% slope in any direction unless it is determined that the proposed space design clearly facilitates and encourages the anticipated.
- c. The Director may grant a maximum credit of two square feet of recreation space for each one square foot of outdoor pool and surrounding deck area.

4. **General Requirements:**

- a. Multiple-family complexes (except senior citizen housing, and detached zero-lot-line), which provide dwelling units with two or more bedrooms, shall provide adequate recreation space for children with at least one space for the 5- to 12-year-old group. Such space shall be at least 25% but not more than 50% of the total recreation space required under TMC Section 18.14.030 (1), and shall be designated, located and maintained in a safe condition.
- b. Adequate fencing, plant screening or other buffer shall separate the recreation space from parking areas, driveways or public streets.
- c. The anticipated use of all required recreation areas shall be specified and designed to clearly accommodate that use.

18.14.040 Design Review

- A. See TMC 18.60 for all requirements for Design Review.

18.14.050 Basic Development Standards

- A. Development within the ~~High-Density Residential~~ HDR District shall conform to the following listed and referenced standards:

HDR BASIC DEVELOPMENT STANDARDS

Lot area, minimum	9,600 sq. ft. (Applied to parent lot for townhouse subdivisions)
Lot area per unit (multi-family, except senior citizen housing)	2,000 sq. ft. (For townhouses the density shall be calculated based on one unit per 2000 sq. ft. of parent lot area. The "unit lot" area shall be allowed to include the common access easements.)
Average lot width (min. 20 ft. street frontage width), minimum	60 feet (Applied to parent lot for townhouse subdivisions)
Setbacks, minimum: parent lot for townhouse subdivisions	Applied to
•Front - 1st floor	15 feet
•Front - 2nd floor	20 feet
•Front - 3rd floor	30 feet (20 feet for townhouses)
•Front - 4th floor	45 feet (20 feet for townhouses)
•Second front - 1st floor	7.5 feet
•Second front - 2nd floor	10 feet
•Second front - 3rd floor	15 feet (10 feet for townhouses)
•Second front - 4th floor	22.5 feet (10 feet for townhouses)
•Sides - 1st floor	10 feet
•Sides - 2nd floor	20 feet (10 feet for townhouses unless adjacent to LDR)

• <i>Sides - 3rd floor</i>	20 feet (30 feet if adjacent to LDR) (10 feet for townhouses unless adjacent to LDR)
• <i>Sides – 4th floor</i>	30 feet (20 feet for townhouses unless adjacent to LDR)
• <i>Rear - 1st floor</i>	10 feet
• <i>Rear - 2nd floor</i>	20 feet (10 feet for townhouses unless adjacent to LDR)
• <i>Rear - 3rd floor</i>	20 feet (30 feet if adjacent to LDR; 10 feet for townhouses unless adjacent to LDR)
• <i>Rear – 4th floor</i>	30 feet (20 feet for townhouses unless adjacent to LDR)
Refer to TMC 18.52, "Landscape Requirements," Table A, for perimeter and parking lot landscaping requirements.	
Townhouse building separation, minimum	
• <i>1 and 2 story buildings</i>	10 feet
• <i>3 and 4 story buildings</i>	20 feet
Height, maximum	45 feet
Development area coverage	50% maximum (except senior citizen housing), (75% for townhouses)
Recreation space	400 sq. ft. per dwelling unit (1,000 sq. ft. min.)
Recreation space, senior citizen housing	100 sq. ft. per dwelling unit
Off-street parking:	
• <i>Residential (except senior citizen housing)</i>	See TMC 18.56, Off-street Parking & Loading Regulations.
• <i>Accessory dwelling unit</i>	See TMC 18.50.220
• <i>Other uses, including senior citizen housing</i>	See TMC 18.56, Off-street Parking & Loading Regulations
Performance Standards: Use, activity and operations within a structure or a site shall comply with (1) standards adopted by the Puget Sound Air Pollution Control Agency for odor, dust, smoke and other airborne pollutants, (2) TMC 8.22, "Noise", and, (3) adopted State and Federal standards for water quality and hazardous materials. In addition, all development subject to the requirements of the State Environmental Policy Act, RCW 43.21C, shall be evaluated to determine whether adverse environmental impacts have been adequately mitigated.	

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.” Parcels within a Commercial Redevelopment Area may be permitted to aggregate with and use the development standards and permitted uses of any adjacent parcel within the NCC zoning district, pursuant to TMC 18.60.100.

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. 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

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

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

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

(f) 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' All other Uses: Minimum: 0' Maximum Average: 10'		Minimum: 6'
			Sides & Rear
			Minimum: 10'
Maximum Development Coverage	75%		
Ground Floor Uses	Parcels with any frontage on Tukwila International Boulevard: 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 146 th Street:	All other Parcels:	Incentive Height ³ : 70 feet
	Incentive Height ³ : 125 feet	Incentive Height ³ : 90 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 18.47.

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			
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

CHAPTER 18.24 REGIONAL COMMERCIAL (RC) DISTRICT

Sections:

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

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.” Parcels within a Commercial Redevelopment Area may be permitted to aggregate with and use the development standards and permitted uses of any adjacent parcel within the RC zoning district, pursuant to TMC 18.60.100.

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. 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 of the TMC, 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. 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

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

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

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

(f) 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	
	Entrances of Street Facing First-Floor Homes Minimum: 6' Maximum Average: 10' All other Uses: Minimum: 0' Maximum Average: 10'	Abutting Street or Alley Minimum: 10' Abutting Adjacent Property Minimum: 20'	
Maximum Development Coverage	Portions of Buildings Above 90 Feet: 65%		
Maximum Floorplates	Floorplates at or Above the 9 th Story: Average must not exceed 13,500 square feet		
Ground Floor Uses	Parcels with any frontage on Tukwila International or Southcenter Boulevards: 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
	Base Height: 85 feet	Base Height: 65 feet	Base Height: 65 feet
	Incentive Height ² : No Maximum ³	Incentive Height ² : 130 feet	Incentive Height ² : 90 feet
Tower Separation	Portions of Buildings Above 90 Feet: 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 18.47.

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 18.47. 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	<p>Where Height Limit is 3 Stories: 4 homes + 1 home / 2000 sf of lot area</p> <p>Where Height Limit is 6 Stories: 4 homes + 1 home / 622 sf of lot area</p> <p>Where Height Limit is 10 Stories: 4 homes + 1 home / 512 sf of lot area</p>	
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 foot 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

CHAPTER 18.43 URBAN RENEWAL OVERLAY DISTRICT

Sections:

- 18.43.010 — Purpose
- 18.43.020 — Principally Permitted Uses
- 18.43.030 — Accessory Uses
- 18.43.040 — Height, Yard and Area Regulations
- 18.43.050 — Parking Regulations
- 18.43.060 — Application Regulations
- 18.43.070 — Specific Urban Renewal Overlay Development Standards and

Criteria

- 18.43.080 — Basic Development Standards

18.43.010 — Purpose

— This chapter implements the Urban Renewal Overlay (URO) District, which applies the adopted Tukwila International Boulevard Revitalization and Urban Renewal Plan. The intent is to promote community redevelopment and revitalization, and to encourage investment that supports well-designed, compact, transit-oriented and pedestrian-friendly residential and business developments to activate the community along Tukwila International Boulevard. URO District Boundaries are shown in (Figure 18-15.) This overlay may be applied in combination with the Commercial Redevelopment Areas procedures as described in TMC 18.60.060.

18.43.020 — Principally Permitted Uses

— The URO District is an overlay zone which allows the uses permitted in the underlying zoning district, while being consistent with all additional requirements of this chapter. In addition, larger scale multi-family buildings are permitted in the CR district within the URO District.

18.43.030 — Accessory Uses

— The UOR District is an overlay zone which allows the accessory uses permitted in the underlying zone district, while being consistent with all additional requirements of this chapter.

18.43.040 — Height, Yard and Area Regulations

— All setbacks shall be as provided in the underlying zoning district, except as may otherwise be specified in this chapter.

18.43.050 — Parking Regulations

— Parking shall be required as specified in TMC 18.56, except as may otherwise be specified by this chapter.

18.43.060 — Application Regulations

— Parcels located within the URO District are identified on the official Zoning Map, as well as in TMC 18, Figure 18.15, and are subject both to its zone classification regulations and to additional requirements imposed for the URO District. The URO District provisions shall apply in any case where the provisions of the URO District conflict with the provisions of the underlying zone.

18.43.070 — Specific Urban Renewal Overlay Development Standards and Criteria

~~— A. The URO District's supplemental development standards are as follows, provided certain criteria are met:~~

~~— 1. Building heights shall be permitted up to 65 feet;~~

~~— 2. Existing NCC setback standards shall be followed per TMC 18.22.080. (See Urban Renewal Basic Development Standards.)~~

~~— 3. Multi-family parking standards shall be one parking space per each dwelling unit that contains up to one bedroom, plus 0.5 spaces for every bedroom in excess of one bedroom in a dwelling unit.~~

~~— 4. The maximum number of dwelling units shall be determined by the building envelope, rather than a numeric density. The applicant shall determine the unit mix with the limitation that studio units contain an average size of at least 500 square feet of interior floor space with no units smaller than 450 square feet and allow no more than 40% of the dwelling units to be studios.~~

~~— 5. Allow live/work space on the ground floor to meet the NCC requirement for ground floor retail or office space if the live/work space is built to commercial building code standards with a typical retail storefront appearance.~~

~~— 6. Allow ground floor residential uses in the NCC zone in buildings or portions of buildings that do not front on an arterial.~~

~~— B. The URO District's development standards apply if the applicant requests, and if all the following criteria are met:~~

~~— 1. At least 100 feet of the parcel's perimeter fronts on Tukwila International Boulevard.~~

~~— 2. 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.~~

~~— 3. The ground floor along Tukwila International Boulevard must contain active uses (except for the width of the garage access) when site conditions allow. Active uses comprise uses such as retail, restaurant, office, live-work or other uses of a similar nature that encourage pedestrian activity, and feature a combination of design and amenities to create a sense in interest with features such as doors, windows, clear glass display windows, wide sidewalks, etc.~~

~~— 4. Development must provide amenities such as some of the following to enable a high-quality pedestrian experience, including retail windows, pedestrian scale design along sidewalks, wide sidewalks, pedestrian access through site, benches, art, landscaping and lighting, quality of materials, and street furniture.~~

~~— 5. The applicant shall prepare a Transportation Management Plan to encourage alternatives to automobile use, and that provides each residential and commercial tenant with materials that may range from offering information about transit and bicycle options to providing transit tickets and passes.~~

~~— 6. Residential development shall provide opportunities for tenants to use a car-sharing program and make one space available at no charge to a car-sharing program (if available) for every 50 to 200 residential units on site. An additional space shall be provided for developments with over 200 units. 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.~~

~~— 7. One secure, covered, ground-level bicycle parking space shall be provided for every four residential units in a mixed-use or multi-family development.~~

18.43.080 — Basic Development Standards

~~— A. If requested by the applicant and if the specific requirements and criteria of TMC 18.43.070a and 18.43.070b are met, development within the URO District shall conform to the following listed and referenced standards.~~

~~— B. In the Tukwila International Boulevard corridor, there are circumstances under which these basic standards may be waived (see TMC 18.60.020). Certain setback and landscaping standards may be waived by the Director when an applicant can demonstrate that:~~

- ~~— (i) shared parking is provided, or~~
- ~~— (ii) the number of driveways is reduced, or~~
- ~~— (iii) efficiency of the site is increased, or~~
- ~~— (iv) joint use of parking facilities is allowed, or~~
- ~~— (v) pedestrian space is provided.~~

~~— Landscaping and setback standards may not be waived on commercial property sides adjacent to residential districts.~~

~~— (See the Tukwila International Boulevard Design Manual for more detailed directions.)~~

Urban Renewal Overlay Basic Development Standards

Unit density	The maximum number of dwelling units is determined by the building envelope as in the NCC zone, rather than a numeric density.
Unit size and maximum percentage for studio dwellings	The applicant shall determine the unit mix with the limitation that the studio units contain an average size of at least 500 square feet of interior floor space with no units smaller than 450 square feet and allow no more than 40% of the dwelling units to be studios.
Setbacks to yards, minimum (unless noted)	
Front	6 feet (12 feet if located along Tukwila International Boulevard South)
Second front, if any portion of the yard is within 50 feet of CR, HDR	1st floor — 10 feet
Second front	5 feet
Second front, if any portion of the yard is within 50 feet of CR, HDR	1st floor — 10 feet 2nd floor and above — 20 feet
Sides	10 feet
Sides, if any portion of the yard is within 50 feet of CR, HDR	1st floor — 10 feet 2nd floor — 20 feet 3rd floor and higher — 20 feet
Rear, if any portion of the yard is within 50 feet of, CR, HDR	1st floor — 10 feet 2nd floor and above — 20 feet
Height, maximum — 65 feet (if all criteria are met)	
Landscape requirements (minimum): See Landscape requirements of specific underlying zone. Also see Landscape, Recreation, Recycling/Solid Waste Space requirements chapter for further requirements	
Front(s)	All building setback areas must be landscaped or developed with pedestrian

	improvements per the width of the setback, rather than the landscape standards of the underlying zone.
Front if any portion of the yard is adjacent to, or across the street from, LDR zoning that is developed with a single family dwelling and that is outside of the Urban Renewal Overlay District	All building setback areas must be landscaped or developed with pedestrian improvements per the width of the setback, rather than the landscape standards of the underlying zone.
Front(s), if any portion of the yard is within 50 feet of MDR, HDR	All building setback areas shall be landscaped or developed with pedestrian improvements per the width of the setback, rather than the landscape standards of the underlying zone.
Sides	None
Sides, if any portion of the yard is within 50 feet of LDR, MDR, HDR	10 feet
Rear	None
Rear, if any portion of the yard is within 50 feet of MDR, HDR	10 feet
Recreation space	See underlying zoning
Recreation space, senior citizen housing	See underlying zoning
Off-street parking:	
Residential (except senior citizen housing)	One automobile parking space per each dwelling unit that contains up to one bedroom plus 0.5 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 units on site. An additional space shall be provided for developments with over 200 units. 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.
Other uses, including senior citizen housing	See TMC 18.56, Off-street Parking & Loading Regulations

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 providing flexibility for certain standards.

18.47.020 Applicability and Eligibility

A. A project within the Regional Center (RC) or Neighborhood Commercial Center (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 100 points to comply with the standards of this program. All applicants wishing to participate in this program shall apply for and obtain a Type 2 Design Review Permit, via which verification of compliance with this program shall be determined. A detailed narrative is required to verify compliance. The Department may request any other information or certification necessary to determine compliance with the program and award points.

B. 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	Eligibility 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	100
Affordable Homes	Eligibility: For a minimum of at least 12 years, at least 20% of all units shall be affordable to those earning 80% or less of the King County Area Median Income.	100

Development Incentive Program		
Community Benefits	Development Standards	Points
Enhanced Streetscapes	<p><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 of the development site.</p> <p><u>Required 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.</p>	100
Pedestrian Pathways	<p><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.</p> <p><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.</p> <p><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.</p>	100
Active Recreation Area	<p><u>Examples:</u> Sport courts, child play areas, dog relief areas, climbing walls, and exercise equipment.</p> <p><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.</p>	50
Enclosed Plaza	<p><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.</p> <p><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.</p>	50

Development Incentive Program		
Community Benefits	Development Standards	Points
Green Building Certification	<p><u>Eligibility:</u> The applicant shall submit evidence that the project has achieved, or will achieve upon completion, one of the following:</p> <ul style="list-style-type: none"> • <u>Certification of compliance with the Living Building Challenge, in one of the following ways:</u> <ul style="list-style-type: none"> ○ <u>Achievement of all twenty Imperatives for new buildings - LBC full certification, or</u> ○ <u>Achievement of all Core Imperatives, in addition to all imperatives in either Water, Energy, or Materials Petal - Petal Certification.</u> • <u>Certification of compliance with LEED Platinum.</u> • <u>Certification of compliance with a different green building program that provides equivalent or superior sustainability and/or environmental benefits to Tukwila's natural resources or environment to that of the Living Building Challenge certification. A detailed narrative and documentation shall be required to determine points eligibility.</u> 	100
Neighborhood Serving Use Space	<p><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.</p> <p><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.</p>	100
Small Business Spaces	<p><u>Definition:</u> Leasable retail or commercial spaces that are no smaller than 500 square feet and no larger than 2,500 square feet.</p> <p><u>Eligibility:</u> The project shall install at least one small business space.</p>	25 / Space

Development Incentive Program		
Community Benefits	Development Standards	Points
Flexible Benefit	<p><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.</p> <p><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.</p> <p>The Director shall use the following criteria when evaluating a proposed flexible benefit:</p> <ul style="list-style-type: none"> • 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. 	10-100

CHAPTER 18.52 LANDSCAPE REQUIREMENTS

Sections:

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18.52.010 Purpose

A. The purpose of this chapter is to establish minimum requirements for landscaping to:

1. Implement the Urban Forestry Comprehensive Plan goals and policies by increasing tree canopy throughout the City to improve air quality; promote the health of residents, visitors and employees; and reduce heat islands and stormwater flows.
2. Support the low impact development goals of the Comprehensive Plan and the City's National Pollution Discharge Elimination System permit.
3. Promote safety.
4. Provide screening between incompatible land uses.
5. Mitigate the adverse effects of development on the environment.
6. Improve the visual environment for both residents and nonresidents.
7. Regulate the protection of existing landscaping.
8. Establish requirements for the long-term maintenance of required landscaping.
9. Establish procedures for modifying landscaping requirements and penalties for violations of the landscaping code.

18.52.020 Applicability

A. This chapter sets forth rules and regulations to control maintenance, clearing and planting of landscaping and vegetation within the City of Tukwila on any developed properties that are zoned commercial, industrial, or multifamily; and on properties that are zoned CR and developed with a non-single-family or middle housing dwellings. For properties located within the Shoreline jurisdiction, the maintenance and removal of vegetation shall be governed by TMC 18.44, "Shoreline Overlay." For properties located within a critical area or its associated buffer, the maintenance and removal of vegetation shall be governed by TMC 18.45, "Critical Areas." Clearing and removal of trees on undeveloped land and any land zoned CR that is developed with a single-family or middle housing dwelling is regulated by TMC 18.54, "Urban Forestry and Tree Regulations." In case of conflict the most stringent regulations apply.

18.52.030 Landscaping Types

A. **General Standards for All Landscaping Types.**

1. **Trees.**

a. Trees shall be spaced based on the stature tree selected (small, medium or large stature of tree), excluding curb cuts and spaced regularly, except where there are conflicts with utilities.

b. Large and medium stature tree species are required, per the Tukwila Approved Tree List, except where there is insufficient planting area (due to proximity to a building, street light, above or below ground utility, etc.) or the planned tree location does not permit this size tree at maturity.

2. **Shrubs.** Shrubs shall be spaced based on the mature size of the plant material selected and shall achieve a continuous vertical layer within 3 years. The shrubs will provide 4 feet clearance when mature when adjacent to any fire hydrant or fire department connection.

3. **Groundcover.**

a. Sufficient live groundcovers of varying heights, colors and textures to cover, within 3 years, 100% of the yard area not needed for trees and shrubs.

b. If grass is being used as the groundcover, a 4-foot diameter ring of bark mulch is required around each tree.

B. Type I – Light Perimeter Screening.

1. The purpose of Type I landscaping is to enhance Tukwila's streetscapes, provide a light visual separation between uses and zoning districts, screen parking areas, and allow views to building entryways and signage.

2. Plant materials shall consist of the following:

- a. Trees: A mix of deciduous and evergreen trees.
- b. One shrub per 7 linear feet.
- c. Groundcover.

C. Type II – Moderate Perimeter Screening.

1. The purpose of Type II landscaping is to enhance Tukwila's streetscapes, provide a moderate visual separation between uses and zoning districts, screen blank building walls and parking areas, and allow views to building entryways and signage.

2. Plant materials shall consist of the following:

- a. Trees: A mix of deciduous and evergreen trees.
- b. One shrub per 4 linear feet, excluding curb cuts.
- c. Groundcover.

D. Type III – Heavy Perimeter Screening.

1. The purpose of Type III landscaping is to provide extensive visual separation along property lines between highly incompatible development, such as warehousing and residential uses.

2. Plant materials shall consist of the following:

- a. Trees consisting of at least 50% evergreen along the applicable property line (75% along property line adjacent to residential uses).
- b. Privacy screen utilizing evergreen shrubs, screening walls or fences (up to 7 feet tall).
- c. Groundcover.

E. Parking Lot Landscaping. This landscaping is required to mitigate adverse impacts created by parking lots such as noise, glare, stormwater run-off, and increased heat and to improve their physical appearance.

1. **General regulations.** Trees shall be evenly distributed throughout the parking lot. Planting in continuous, landscaped planting strips between rows of parking is encouraged. Surface water management design may also be combined with landscaping in parking lots. In industrial districts (C/LI, LI, HI, MIC/L, MIC/H), clustering of interior parking lot landscaping may be permitted to accommodate site usage.

2. ***Landscape islands.***

a. Landscape islands must be a minimum of 6 feet wide, exclusive of overhang, and a minimum of 100 square feet in area. All landscaped areas must be protected from damage by vehicles through the use of curbs, tire stops, or other protection techniques.

b. Landscape islands shall be placed at the ends of each row of parking to protect parked vehicles from turning movements of other vehicles.

c. The number and stature of trees shall be based on the area available in the landscape island. A minimum of one large stature evergreen or deciduous tree or two medium stature trees are required for every 100 square feet of landscaped island, with the remaining area to contain a combination of shrubs, living groundcover, and mulch.

d. For parking lots adjacent to public or private streets, the islands must be placed at minimum spacing of 1 for every 10 parking spaces. For parking areas located behind buildings or otherwise screened from public or private streets or public spaces, if landscape islands are used, islands shall be placed at a minimum of 1 for every 15 parking stalls.

3. Bioretention, which includes trees, shrubs and groundcover, may be used to meet interior parking lot landscaping requirements. The bioretention facility must be designed by a professional trained or certified in low impact development techniques as set forth in TMC 14.30. All bioretention facilities must be protected by curbing to prevent vehicle damage to the facility and for public safety.

4. ***Vehicular Overhang.***

a. Vehicle overhang into any landscaping area shall not exceed two feet.

b. No plant material greater than 12 inches in height shall be located within two feet of the curb or other protective barrier in landscape areas adjacent to parking spaces and vehicle use areas.

c. Raised curbs or curb stops shall be used around the landscape islands or bioretention facilities to prevent plant material from being struck by automobiles. Where bioretention is used, curb cuts shall be placed to allow stormwater runoff from adjacent pavements to enter the bioretention system.

5. Pervious pavement shall be used, where feasible, including parking spaces and pedestrian paths.

6. Parking lot landscape design shall accommodate pedestrian circulation.

F. **Street Trees in the Public Frontage.**

1. ***Street tree spacing.***

a. Street tree spacing in the public frontage shall be as specified in TMC 18.52.080.B.2. based on the stature size of the tree.

b. Spacing must also consider sight distance at intersections, driveway locations, and utility conflicts as specified in TMC 18.52.080.B.3.

c. Street trees in the public frontage shall be planted using the following general spacing standards:

(1) At least 3-1/2 feet back from the face of the curb.

(2) At least 5 feet from underground utility lines.

(3) At least 10 feet from utility poles.

(4) At least 7-1/2 feet from driveways.

(5) At least 3 feet from pad-mounted transformers (except 10 feet in front for access).

(6) At least 4 feet from fire hydrants and connections.

d. Planting and lighting plans shall be coordinated so that trees are not planted in locations where they will obstruct existing or planned street or site lighting, while maintaining appropriate spacing and allowing for their size and spread at maturity.

e. Planting plans shall consider the location of existing or planned signage to avoid future conflicts with mature trees and landscaping.

2. *Tree grates.*

a. Tree grates are not encouraged, but when used, shall be designed so that sections of grate can be removed incrementally as the tree matures and shall be designed to avoid accumulation of trash.

b. When used, tree grates and landscaped tree wells shall be a minimum 36 square feet in size (6' x 6'). Tree well size may be adjusted to comply with ADA standards on narrower sidewalks. See TMC 18.52.090.A.1., "Soil Preparation and Planting," for structural soil requirements. Root barriers may be installed at the curb face if structural soils are not used.

3. *Maintenance and Pruning.*

a. Street trees are subject to the planting, maintenance, and removal standards and Best Management Practices (BMPs) as adopted by the International Society of Arboriculture, as it now reads and as hereafter amended. Street trees planted prior to the adoption of the most current tree planting standards shall be exempt from these planting standards but are still subject to current removal and maintenance standards.

b. The following standards apply to street tree maintenance:

(1) Street trees shall be maintained consistent with International Society of Arboriculture BMPs.

(2) Street trees shall be maintained in a manner that does not impede public street or sidewalk traffic, consistent with the specifications in the Public Works Infrastructure Design Manual, including:

(a) 8 feet of clearance above public sidewalks.

(b) 13 feet of clearance above public local and neighborhood streets.

(c) 15 feet of clearance above public collector streets.

(d) 18 feet of clearance above public arterial streets.

(3) Street trees shall be maintained so as not to become a defective tree as per the definition in TMC 18.06.

4. Trees planted in a median shall be appropriate for the planting environment and meet the following requirements:

a. Trees shall be consistent with previously approved median tree plans, given space constraints for roots and branches at maturity.

b. Median plantings shall provide adequate species diversity Citywide and reasonable resistance to pests and diseases.

c. Columnar trees may be considered for median plantings to avoid conflicts with vehicles and utilities.

d. Structural soils shall be used to avoid the need for root barriers and to ensure the success of the median plantings.

e. Any median tree that is removed must be replaced within the same median unless spacing constraints exist. Replacement trees shall be of the same stature or greater at maturity as the removed tree, consistent with other space considerations.

18.52.040 Perimeter and Parking Lot Landscaping Requirements by Zone District

A. In the various zone districts of the City, landscaping in the front, rear and side yards and parking lots shall be provided as established by the various zone district chapters of this title. These requirements are summarized in the following table (Table A), except for Tukwila Urban Center (TUC) requirements, which are listed in TMC 18.28.

TABLE A

ZONING DISTRICTS	FRONT YARD (SECOND FRONT) (linear feet)	LANDSCAPE TYPE FOR FRONTS	LANDSCAPE FOR SIDE YARD (linear feet)	LANDSCAPE FOR REAR YARD (linear feet)	LANDSCAPE TYPE FOR SIDE/REAR	LANDSCAPING FOR PARKING LOTS (square feet)
CR (for uses other than residential)	15 ^{1,2,11}	Type I	10	10	Type I	20 per stall for non-residential uses; 15 per stall if parking is placed behind building
HDR	15 ^{1,2,11}	Type I	10	10	Type I	Same as CR
MUO	15 (12.5) ^{2,11}	Type I ⁷	6 ⁴	6 ^{4,11}	Type I ⁷	20 per stall adjacent to street; 15 per stall if parking is placed behind building
O	15 (12.5) ²	Type I ⁷	6	6 ⁴	Type I ⁷	Same as MUO
RCC	20 (10) ^{2,3}	Type I ⁷	5 10 if near CR, MDR , HDR ⁴	10 ¹¹	Type II	Same as MUO
NCC	6^{4,11} Within Setback Areas ¹⁴	Type I ^{7,13}	0⁴ Within Setback Areas ¹⁴	0^{4,11} Within Setback Areas ¹⁴	Type I ⁸	Same as MUO
RC	10 Within Setback Areas ¹⁴	Type I ¹³	5⁴ Within Setback Areas ¹⁴	0⁴ Within Setback Areas ¹⁴	Type I ⁸	Same as MUO
RCM	10	Type I	5 ⁴	0 ⁴	Type II ⁸	Same as MUO
C/LI	15 Second Front: 12.5; 15 if near CR, MDR , HDR	Type I ⁶	5 ^{5,12}	0 ^{5,12}	Type II ⁸	15 per stall; 10 per stall for parking placed behind building
LI	15 ² Second Front: 12.5	Type II	0 ^{4,12}	0 ^{4,12}	Type III	15 per stall; 10 per stall for parking placed behind building
HI	15 ² Second Front: 12.5	Type II	0 ^{4,12}	0 ^{4,12}	Type III	15 per stall
MIC/L	10 ⁵	Type II	0 ^{5,12}	0 ^{5,12}	Type III	10 per stall
MIC/H	10 ⁵	Type II	0 ^{5,12}	0 ^{5,12}	Type III	10 per stall
TUC – See TMC 18.28						
TVS – See TMC 18.40						
TSO – See TMC 18.41						

Notes:

1. Minimum required front yard landscaped areas in the HDR zones may have up to 20% of their required landscape area developed for pedestrian and transit facilities subject to the approval criteria in TMC 18.52.120.C.
2. In order to provide flexibility of the site design while still providing the full amount of landscaping required by code, the front yard landscape width may be divided into a perimeter strip and one or more other landscape areas between the building and the front property line if the perimeter strip is a minimum of 10 feet and the landscape materials are sufficient to provide landscaping along the perimeter and screening of the building mass.
3. Required landscaping may include a mix of plant materials, pedestrian amenities and features, outdoor café-type seating and similar features, subject to the approval criteria in TMC 18.52.120.C. Bioretention may also be used as required landscaping subject to the approval criteria in TMC 18.52.120.E. Required plant materials will be reduced in proportion to the amount of perimeter area devoted to pedestrian-oriented space.
4. Increased to 10 feet if any portion of the yard is within 50 feet of CR, or HDR.
5. Increased to 15 feet if any portion of the yard is within 50 feet of CR, or HDR.
6. Increased to Type II if the front yard contains truck loading bays, service areas or outdoor storage.
7. Increased to Type II if any portion of the yard is within 50 feet of CR, or HDR.
8. Increased to Type III if any portion of the yard is within 50 feet of CR, or HDR.
9. Minimum required front yard landscaped areas in the CR and HDR zones may have up to 20% of their required landscape area
10. Only required along public streets.
11. Increased to 10 feet for residential uses; or if adjacent to residential uses or non-TSO zoning.
12. In the CR and HDR districts and other districts where multifamily development is permitted, a community garden may be substituted for some or all of the landscaping. In order to qualify, a partnership with a nonprofit (501(c)(3)) with community garden expertise is required to provide training, tools and assistance to apartment residents. Partnership with the nonprofit with gardening expertise is required throughout the life of the garden. If the community garden is abandoned, the required landscaping must be installed. If the garden is located in the front landscaping, a minimum of 5 feet of landscaping must be placed between the garden and the street.
13. To accommodate the types of uses found in the C/LI, LI, HI and MIC districts, landscaping may be clustered to permit truck movements or to accommodate other uses commonly found in these districts if the criteria in TMC 18.52.120.D are met.
14. For NCC and RC zoned parcels, ~~in the Tukwila International Boulevard District, the front landscaping may be reduced or eliminated if buildings are brought out to the street edge to form a continuous building wall, and if a primary entrance from the front sidewalk as well as from off-street parking areas is provided.~~ all setback areas not covered by impervious surfaces shall be landscaped. No on-site frontage landscaping is required for projects with no setback requirements when those projects include frontage improvements and the installation, preservation, or improvement of on-street landscaping.

18.52.050 Screening and Visibility

A. Screening.

1. Screening of outdoor storage, mechanical equipment and garbage storage areas and fences:

a. Outdoor storage shall be screened from abutting public and private streets and from adjacent properties. Such screens shall be a minimum of 8 feet high and not less than 60% of the height of the material stored. The screens shall be specified on the plot plan and approved by the Community Development Director. In the ~~MDR~~-CR and HDR zones, outdoor storage shall be fully screened from all public roadways and adjacent parcels with a high obscuring structure equal in height to the stored objects and with a solid screen of exterior landscaping.

b. Ground level mechanical equipment and garbage storage areas shall be screened with evergreen plant materials and/or fences or masonry walls.

c. Fences. All fences shall be placed on the interior side of any required perimeter landscaping.

2. A mix of evergreen trees and evergreen shrubs shall be used to screen blank walls.

3. Evergreen shrubs and evergreen trees shall be used for screening along rear property lines, around solid waste/recycling areas, utility cabinets and mechanical equipment, and to obscure grillwork and fencing associated with subsurface parking garages. Evergreen shrubs and trees shall be pruned so that 18 inches visibility at the base is maintained.

B. Visibility.

1. Design of new landscaping and maintenance of existing landscaping shall consider Crime Prevention Through Environmental Design (CPTED) principals and visibility for safety and views. Appropriate plant species shall be specified to avoid the need for excessive maintenance pruning.

2. Landscaping shall not obstruct views from or into building windows, the driveway, sidewalk or street. Landscape design shall allow for surveillance from streets and buildings and avoid creating areas that might harbor criminal activity.

3. Landscaping at crosswalks and other locations where vehicles and pedestrians intersect must not block pedestrians' and drivers' views.

4. In general, deciduous trees with open branching structures are recommended to ensure visibility to retail establishments. More substantial shade trees or evergreens are recommended in front of private residences.

18.52.060 Significant Tree Retention

A. All significant trees located within any required landscape area that are not dead, dying, diseased, or a nuisance species, as identified in the Tukwila Approved Tree List, and that do not pose a safety hazard or conflict with overhead utility lines as determined by the City or an ISA certified arborist, shall be retained and protected during construction with temporary fencing or other enclosure, as appropriate to the site and following Best Management Practices for tree protection (see TMC 18.54).

B. Topping of trees is prohibited and is subject to replacement. Additionally, pruning of more than 25% of canopy in a 36-month period is prohibited and is subject to replacement per TMC 18.52.130, Table C.

C. Retained significant trees may be counted towards required landscaping. Additionally, the required landscaping may be reduced in exchange for retaining significant trees subject to Director approval and per TMC 18.52.120.F.

D. The area designated for protection will vary based on the tree's diameter, species, age, and the characteristics of the planted area, and Best Management Practices for protection shall be utilized (see TMC Chapter 18.54). Property owners may be required to furnish a report by an ISA certified arborist to document a tree's condition if a tree is to be retained. The Director may require that an ISA certified arborist be retained to supervise tree protection during construction. Grade changes around existing trees within the critical root zone are not allowed.

18.52.070 Tree Protection Standards

A. All trees not proposed for removal as part of a project or development shall be protected using Best Management Practices and the standards below.

1. The Critical Root Zones (CRZ) for all trees designated for retention, on site or on adjacent property as applicable, shall be identified on all construction plans, including demolition, grading, civil and landscape site plans.

2. Any roots within the CRZ exposed during construction shall be covered immediately and kept moist with appropriate materials. The City may require a third party Qualified Tree Professional to review long-term viability of the tree.

3. Physical barriers, such as 6-foot chain link fence or plywood or other approved equivalent, shall be placed around each individual tree or grouping at the CRZ.

4. Minimum distances from the trunk for the physical barriers shall be based on the approximate age of the tree (height and canopy) as follows:

a. Young trees (trees which have reached less than 20% of life expectancy): 0.75 per inch of trunk diameter.

b. Mature trees (trees which have reached 20-80% of life expectancy): 1 foot per inch of trunk diameter.

c. Over mature trees (trees which have reached greater than 80% of life expectancy): 1.5 feet per inch of trunk diameter.

5. Alternative protection methods may be used that provide equal or greater tree protection if approved by the Director.

6. A weatherproof sign shall be installed on the fence or barrier that reads:

"TREE PROTECTION ZONE – THIS FENCE SHALL NOT BE REMOVED OR ENCROACHED UPON. No soil disturbance, parking, storage, dumping or burning of materials is allowed within the Critical Root Zone. The value of this tree is \$ [insert value of tree as determined by a Qualified Tree

Professional here]. Damage to this tree due to construction activity that results in the death or necessary removal of the tree is subject to the Violations section of TMC 18.54.”

7. All tree protection measures installed shall be inspected by the City and, if deemed necessary, a Qualified Tree Professional, prior to beginning construction or earth moving.

8. Any branches or limbs that are outside of the CRZ and might be damaged by machinery shall be pruned prior to construction by a Qualified Tree Professional. No construction personnel shall prune affected limbs except under the direct supervision of a Qualified Tree Professional.

9. The CRZ shall be covered with 4 to 6 inches of wood chip mulch. Mulch shall not be placed directly against the trunk. A 6-inch area around the trunk shall be free of mulch. Additional measures, such as fertilization or supplemental water, shall be carried out prior to the start of construction if deemed necessary by the Qualified Tree Professional's report to prepare the trees for the stress of construction activities.

10. No storage of equipment or refuse, parking of vehicles, dumping of materials or chemicals, or placement of permanent heavy structures or items shall occur within the CRZ.

11. No grade changes or soil disturbance, including trenching, shall be allowed within the CRZ. Grade changes within 10 feet of the CRZ shall be approved by the City prior to implementation.

12. The applicant is responsible for ensuring that the CRZ of trees on adjacent properties are not impacted by the proposed development.

13. A pre-construction inspection shall be conducted by the City to finalize tree protection actions.

14. Post-construction inspection of protected trees shall be conducted by the City and, if deemed necessary by the City, a Qualified Tree Professional. All corrective or reparative pruning will be conducted by a Qualified Tree Professional.

18.52.080 Plant Material Requirements and Tree Standards

A. Plant Material Requirements.

1. Plants shall meet the American Standard for Nursery Plant Stock (American Nursery and Landscape Association-ANLA) (ANSI Z60.1) as it now reads and as hereafter amended, and shall be healthy, vigorous and well-formed, with well-developed, fibrous root systems, free from dead branches or roots. Plants shall be free from damage caused by temperature extremes, pre-planting or on-site storage, lack of or excess moisture, insects, disease, and mechanical injury. Plants in leaf shall be well foliated and of good color. Plants shall be habituated to outdoor environmental conditions (i.e. hardened-off).

2. Evergreen trees shall be a minimum of 6 feet in height at time of planting.

3. Deciduous trees shall have at least a 2-inch caliper at time of planting as measured 4.5 feet from the ground, determined according to the American Standard for Nursery Stock as it now reads and as hereafter amended.

4. Shrubs shall be at least 18 inches in height, and full and bushy at time of planting.

5. New plant materials shall include native species or non-native species with lower water requirements and that are adapted to the climatic conditions of the Puget Sound Region. There must be a diversity of tree and shrub genus and species in the site landscaping, taking into account species in existing development around the site.

a. If there are more than 8 required trees, no more than 40 percent may be of one species.

b. If there are more than 24 required trees, no more than 20 percent may be of one species.

c. If there are more than 25 required shrubs, no more than 50 percent may be of one species.

6. Any species that is listed on the State of Washington or King County noxious weed lists or otherwise known to be a nuisance or invasive shall not be planted.
7. Plant materials shall be selected that reinforce the landscape design concept, and are appropriate to their location in terms of hardiness, cultural requirements, tolerance to urban conditions, maintenance needs and growth characteristics.
8. The classification of plant material as trees, shrubs and evergreens shall be as listed in the Hortus Third, A Concise Dictionary of Plants Cultivated in the U.S. and Canada, as it now reads and as hereafter amended.
9. Plant material requirements for bioretention facilities shall be in accordance with the City's Bioretention Plant List, unless approved by staff.
10. Non-developed site areas, such as utility easements, shall be landscaped and/or treated with erosion control planting or surfacing such as evergreens, groundcover, shrubs, trees, sod or a combination of similar materials. In areas with overhead utility lines, no shrubs or trees shall be allowed that could mature over 20 feet in height. Trees should not be planted within 10 feet of underground utilities, such as power, water, sewer or storm drainage pipes.

B. Tree Standards.

1. Tree species shall be appropriate for the planting environment as determined by the Department Director in consultation with the City environmentalist and shall seek to achieve a balance of the following:
 - a. Consistency with Tukwila Approved Tree List or the City's Bioretention Plant List.
 - b. Compatibility with space constraints for roots and branches at maturity.
 - c. Adequate species diversity Citywide and reasonable resistance to pests and diseases.
2. Trees shall be provided adequate spacing from new and existing trees according to the following standards wherever possible:
 - a. Trees categorized as small stature on the tree list shall be spaced no greater than 20 feet on center and not closer than 15 feet on center from other newly planted or existing trees.
 - b. Trees categorized as medium stature on the tree list shall be spaced no greater than 30 feet on center and not closer than 20 feet on center from other newly planted or any existing trees.
 - c. Trees categorized as large stature on the tree list shall be spaced no greater than 40 feet on center and not closer than 30 feet on center from other newly planted or existing trees.
 - d. Any tree determined to have a mature spread of less than 20 feet (a columnar or fastigate variety) is discouraged except under specific conditions and shall be considered a small stature tree and spaced accordingly.
3. Trees shall be placed according to the following standards:
 - a. Small stature trees shall be planted with the center of their trunks a minimum of 2 feet from any hard surface paving.
 - b. Medium stature trees shall be planted with the center of their trunks a minimum of 2.5 feet from any hard surface paving.
 - c. Large stature trees shall be planted with the center of their trunks a minimum of 3 feet from any hard surface paving.
 - d. Trees shall generally be planted a minimum of:
 - (1) 4 feet on center from any fire hydrant, above-ground utility or utility pole;
 - (2) 2 feet on center from any underground utility;
 - (3) 5 feet on center from a street light standard;

(4) 20 feet from a street intersection; however, a greater or lesser corner setback may be required based on an analysis of traffic and pedestrian safety impacts.

(5) 5 to 10 feet from building foundations depending on species.

4. Where there are overhead utility lines, the tree species selected shall be of a type which, at full maturity, will not interfere with the lines or require pruning to maintain necessary clearances.

5. Root barriers may be installed according to the manufacturer's specifications when a tree is planted within 5 feet of any hard surface paving or utility feature and in areas where structural soil is not required, subject to approval by the Department Director in consultation with the City's environmentalist.

6. Low water usage species are encouraged in order to minimize future irrigation requirements, except where site conditions within the required landscape areas ensure adequate moisture for growth.

7. Shade trees should be planted to shade buildings' east- and west-facing windows to provide a balance between summer cooling and winter heating through solar gain.

18.52.090 Soil Preparation, Planting and Irrigation

A. Soil Preparation and Planting.

1. For landscaping in sidewalks and parking lots, or in limited areas of soil volume, structural soils (Cornell University product or similar) must be used to a preferred depth of 36 inches to promote tree root growth and provide structural support to the paved area. Minimum soil volumes for tree roots shall be 750 cubic feet per tree (see specifications and sample plans for CU-Structural Soils). Trees and other landscape materials shall be planted according to specifications in "CU Structural Soils – A Comprehensive Guide," as it now reads and as hereafter amended, or using current Best Management Practices (BMPs) as approved by the Director. Suspended pavement systems (Silva Cells or similar) may also be used if approved by the Director.

2. For soil preparation in bioretention areas, existing soils must be protected from compaction. Bioretention soil media must be prepared in accordance with standard specifications of the Surface Water Design Manual, adopted in accordance with TMC 14.30, to promote a proper functioning bioretention system. These specifications shall be adhered to regardless of whether a stormwater permit is required from the City.

3. For all other plantings (such as large planting areas where soil volumes are adequate for healthy root growth with a minimum volume of 750 cubic feet per tree), soils must be prepared for planting in accordance with BMP T5.13, "Post Construction Soil Quality and Depth," from the Washington Department of Ecology Stormwater Management Manual for Western Washington (as it now reads and as hereafter amended), regardless of whether a stormwater permit is required by the City.

4. The applicant will be required to schedule an inspection by the City of the planting areas prior to planting to ensure soils are properly prepared. Soil must be amended, tilled and prepped to a depth of at least 12 inches.

5. Installation of landscape plants must comply with BMPs including:

a. Planting holes that are the same depth as the size of the root ball and two to three times wider than the root ball.

b. Root balls of potted and balled and burlapped (B&B) plants must be loosened and pruned as necessary to ensure there are no encircling roots prior to planting. All burlap and all straps or wire baskets must be removed from B&B plants prior to planting.

c. The top of the root flare, where the roots and the trunk begin, should be placed at grade. The root ball shall not extend above the soil surface and the flare shall not be covered by soil or mulch.

d. If using mulch around trees and shrubs, maintain at least a 6-inch mulch-free ring around the base of the tree trunks and woody stems of shrubs. If using mulch around groundcovers until they become established, mulch shall not be placed over the crowns of perennial plants.

B. Irrigation.

1. The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering and to ensure their long term viability.

2. All required plantings must be served by a permanent automatic irrigation system, unless approved by the Director.

a. Irrigation shall be designed to conserve water by using the best practical management techniques available, including BMPs, for daily timing of irrigation to optimize water infiltration and conservation. These techniques may include, but not be limited to: drip irrigation (where appropriate) to minimize evaporation loss, moisture sensors to prevent irrigation during rainy periods, automatic controllers to ensure proper duration of watering, sprinkler head selection and spacing designed to minimize overspray, and separate zones for turf and other landscaping and for full sun exposure and shady areas to meet watering needs of different sections of the landscape.

b. Exceptions to the irrigation requirement may be approved by the Director, such as xeriscaping (i.e., low water usage plantings), plantings approved for low impact development techniques, established indigenous plant material, or landscapes where natural appearance is acceptable or desirable to the City. However, those exceptions will require temporary irrigation until established.

3. All temporary irrigation must be removed at the end of the 3-year plant establishment period.

18.52.100 Maintenance and Pruning

A. Any landscaping required by this chapter shall be retained and maintained by the property owner for the life of the development in conformance with the intent of the approved landscape plan and this chapter. Maintenance shall also include keeping all planting areas free of weeds and trash and replacing any unhealthy or dead plant materials.

B. Green roofs or rooftop gardens shall be maintained to industry standards and any dead or dying plant material replaced.

C. Pruning of trees and shrubs is only allowed for the health of the plant material, to maintain sight distances or sight lines, or if interfering with overhead utilities. All pruning must be done in accordance with American National Standards Institute (ANSI) A-300 specifications, as it now reads and as hereafter amended.

D. No tree planted by a property owner or the City to fulfill landscape requirements, or any existing tree, may be topped or removed without prior approval from the City. Any tree topped or removed without approval shall be subject to code enforcement action per TMC 8.45 in addition to the requirements of TMC 18.52.130, "Violations."

E. Private property owners shall collect and properly dispose of all landscaping debris. Private property landscaping debris shall not be placed or blown into the public right-of-way for City collection. Violations will be subject to code enforcement action per TMC 8.45.

F. As trees along the street frontages mature, they shall be limbed up, using proper ISA pruning techniques, to a minimum height of 8 to 18 feet depending on location of tree (over sidewalk, adjacent to road, etc.) to allow adequate visibility and clearance for vehicles. Trees may be pruned to improve views of signage and entryways by using such techniques as windowing, thinning, and limbing up; however, no more than 1/4 of the canopy may be removed within any 2-year period. All pruning shall be done in accordance with ANSI Standard A-300 specifications, as it now reads and as hereafter amended.

G. Trees may only be pruned to lower their height to prevent interference with an overhead utility line with prior approval by the Director. The pruning must be carried out under the direction of an ISA certified arborist. The crown shall be maintained to at least 2/3 the height of the tree prior to pruning. Otherwise, trees shall not be topped. Illegal topping is subject to replacement. Additionally, pruning of

more than 25% of canopy in a 36-month period is prohibited and is subject to replacement per TMC 18.52.130, Table C.

18.52.110 Landscape Plan Requirements

A. Landscape plan design shall take into consideration the mature size of proposed landscape materials to minimize the future need for pruning (i.e. placement such that mature trees and shrubs will not cause problems for foundations, obscure signage, grow too close to overhead or underground utility lines, obstruct views of traffic, etc.).

B. A Washington State licensed landscape architect or other accredited landscape design professional shall prepare the landscape plans in accordance with the standards herein. Detailed plans for landscaping and screening shall be submitted with plans for building and site improvements. The plans shall, at a minimum, include the type, quantity, spacing and location of plants and materials; typical planting details; soil amendment/installation; tree protection details as applicable; and the location of irrigation systems and significant trees within 20 feet of the property line on adjacent properties. Underground and at-ground utilities shall be shown on the plans so that planting conflicts are avoided. A detailed list of items to be included on the landscape plan is available in the Landscape Plan handout, available on-line or at the offices of the Department of Community Development.

C. Installation of the landscaping and screening shall be completed and a Landscaping Declaration submitted by the owner or owner's agent prior to issuance of the Certificate of Occupancy. Any plant substitutions shall be noted on the Declaration. If necessary, due to weather conditions or construction scheduling, the installation may be postponed to the next planting season (October – April) if approved by the Director and stated on the building permit. A performance assurance device equal to 150% of the cost of the labor and materials must be provided to the City before the deferral is approved.

18.52.120 Request for Landscape Modifications

A. Revisions to existing landscaping may be approved only if the following criteria are met:

1. The revision does not reduce the landscaping to the point that activities on the site become a nuisance to adjacent properties.

2. Proposed vegetation removal, replacement, and any mitigation measures proposed are consistent with the purpose and intent of this chapter and bring landscaping into conformance with standards of TMC 18.52.

3. Proposed revision will not be detrimental to the public health, safety or welfare or injurious to other property in the vicinity.

4. Any trees proposed to be removed shall be replaced with trees of similar or larger size at a minimum ratio of 1:1.

B. The following deviations to the requirements of this chapter may be considered either as a Type 2, Special Permission Director decision, or through design review if the project is subject to that process.

1. Deviation from the requirements of Type I, II, or III landscaping, including but not limited to the use of the landscape area for pedestrian and transit facilities, landscape planters, rooftop gardens or green roofs, terraced planters or green walls, or revisions to existing landscaping. The amount of landscaping on commercially-zoned properties may be reduced by 15% if buildings are moved to the front of the site with no parking between the building and the front landscaping, to create a more pedestrian-friendly site design.

2. Clustering and/or averaging of required landscaping. The landscape perimeter may be clustered if the total required square footage is achieved, unless the landscaping requirement has been increased due to proximity to CR or HDR. In addition, up to 50% of the perimeter landscaping may be relocated to the interior parking to provide more flexibility for site organization.

3. Substitution of bioretention facility for required landscaping for Type I or II landscaping. Landscaping in a bioretention facility that includes trees, shrubs and groundcover may be counted up to 100% towards required landscaping depending on the location, type of bioretention facility proposed and proposed use.

4. Credit for retained significant trees towards landscaping requirement.

C. The following criteria apply to requests for deviation from any required landscaping standards.

1. The deviation does not reduce the landscaping to the point that activities on the site become a nuisance to neighbors; and
2. The modification or revision does not diminish the quality of the site landscape as a whole; and
3. One or more of the following are met:
 - a. The modification or revision more effectively screens parking areas and blank building walls; or
 - b. The modification or revision enables significant trees or existing built features to be retained; or
 - c. The modification or revision is used to reduce the number of driveways and curb cuts and allow joint use of parking facilities between neighboring businesses; or
 - d. The modification or revision is used to incorporate pedestrian or transit facilities; or
 - e. The modification is for properties in the NCC or RC districts along Tukwila International Boulevard, where the buildings are brought out to the street edge and a primary entrance from the front sidewalk ~~as well as from off-street parking areas~~ is provided; or
 - f. The modification is to incorporate alternative forms of landscaping such as landscape planters, rooftop gardens, green roof, terraced planters or green walls; or
 - g. The modification is to incorporate a community garden, subject to the provisions of TMC 18.52.040, Note 11.

D. Clustering or perimeter averaging of landscaping may be considered if:

1. It does not diminish the quality of the site landscape as a whole; and
2. It does not create a nuisance to adjacent properties; and
3. If adjacent to residential development, the impacts from clustering are minimized; and
4. One or more of the following criteria are met:
 - a. Clustering or perimeter averaging of plant material allows more effective use of the industrial property; or
 - b. Clustering or perimeter averaging of landscaping enables significant trees to be retained; or
 - c. Clustering or perimeter averaging is used to reduce the number of driveways and curb cuts and/or allow joint use of parking facilities between neighboring businesses; or
 - d. Clustering or perimeter averaging avoids future conflicts with signage.

E. Landscaping in a bioretention facility that includes trees, shrubs, and groundcovers as identified on the City's approved Bioretention Plant List and as regulated in TMC 14.30, may be counted up to 100% towards required Type I or Type II landscaping. Bioretention facilities shall not be counted towards required Type III landscaping. All of the following criteria must be met:

1. The bioretention facility has been designed by a professional trained or certified in low impact development techniques; and
2. The landscaping meets the screening requirements of the specified landscape type; and
3. Public safety concerns have been addressed; and
4. The number of trees required by the landscape type are provided.

F. **Credit for Significant Trees.**

1. Credit for retained significant trees may be counted towards required landscaping if the following criteria are met:
 - a. Assessment of trees by an ISA certified arborist as to tree health, value of the trees and the likelihood of survivability during and after construction is provided; and
 - b. Retention of tree(s) supports the Tukwila Comprehensive Plan urban tree canopy goals and policies; and
 - c. A financial assurance is posted based on 150% of the value of the retained tree(s) to ensure tree replacement should the retained trees be damaged or die as a result of construction impacts. The financial assurance shall be retained for three years.
2. The value of the significant tree(s) to be retained, as determined by an ISA certified arborist, shall be posted on the tree prior to site preparation and retained throughout the construction of the project.

18.52.130 Violations

- A. **Violations.** The following actions shall be considered a violation of this chapter:
 1. Any removal or damage of landscaping that is required by this chapter.
 2. Topping or excessive pruning of trees or shrubs, except as explicitly allowed by this chapter.
 3. Failure to replace dead landscaping materials.
- B. **Penalties.** In addition to any other penalties or other enforcement actions, any person who fails to comply with the provisions of this chapter also shall be subject to a civil penalty assessed against the violator as set forth herein. Each unlawfully removed or damaged tree shall constitute a separate violation.
 1. The amount of the penalty shall be assessed based on Table B below. The Director may elect not to seek penalties or may reduce the penalties if he/she determines the circumstances do not warrant imposition of any or all of the civil penalties.
 2. Penalties are in addition to the restoration of removed plant materials through the remedial measures listed in TMC 18.52.130.C.
 3. It shall not be a defense to the prosecution for a failure to obtain a permit required by this chapter that a contractor, subcontractor, person with responsibility on the site or person authorizing or directing the work erroneously believes a permit was issued to the property owner or any other person.

TABLE B – Fines

Type of Violation	Allowable Fines per Violation
Removal or damage of trees or specimen shrubs without applying for and obtaining required City approval	\$1,000 per tree, or up to the marketable value of each tree removed or damaged as determined by an ISA certified arborist.

- C. **Remedial Measures.** In addition to the penalties provided in TMC 18.52.130.B, the Director shall require any person conducting work in violation of this chapter to mitigate the impacts of unauthorized work by carrying out remedial measures.
 1. Any illegal removal of required trees shall be subject to obtaining a tree permit and replacement with trees that meet or exceed the functional value of the removed trees. In addition, any shrubs and groundcover removed without City approval shall be replaced.
 2. To replace the tree canopy lost due to the tree removal, additional trees must be planted on-site. Payment may be made into the City's Tree Fund if the number of replacement trees cannot be accommodated on-site. The number of replacement trees required will be based on the size of the tree(s) removed as stated in Table C.

TABLE C – Tree Replacement Requirements

Diameter* of Tree Removed (<i>*measured at height of 4.5 feet from the ground</i>)	Number of Replacement Trees Required
4-6 inches (single trunk) OR 2 inches (any trunk of a multi-trunk tree)	3
Over 6-8 inches	4
Over 8-20 inches	6
Over 20 inches	8

D. **Enforcement.** It shall be the duty of the Community Development Director to enforce this chapter pursuant to the terms and conditions of TMC 8.45 or as otherwise allowed by law.

E. **Inspection Access.**

1. For the purposes of inspection for compliance with the provisions of a permit or this chapter, the Director or designee may enter all sites for which a permit has been issued, consistent with TMC 8.45.

2. Upon completion of all requirements of a permit, the permittee shall request a final inspection by contacting the planner of record. The permit process is complete upon final approval by the Director or designee.

CHAPTER 18.60 DESIGN REVIEW

Sections:

18.60.010	Purpose and Objectives
18.60.020	Scope and Applicability
18.60.030	Design Review Applications
18.60.040	Design Review Criteria Applicability
18.60.050	Commercial and Light industrial Design Review Criteria
18.60.060	Single-Family and Middle Housing Design Review Criteria
18.60.070	Multi-Family, <u>Mixed-Use</u> , Hotel, and Motel Design Review Criteria
<u>18.60.080</u>	<u>Vehicular Areas and Parking Structure Design Review Criteria</u>
18.60.09 80	Tukwila South Design Review Criteria
18.60.10 090	Commercial Redevelopment Areas Approval Procedures and Criteria
18.60.11 000	<u> </u> Expiration of Design Review Permits

18.60.010 Purpose and Objectives

A. It is the purpose of this chapter to provide for the review of land development and building design to promote the public health, safety and welfare. The regulations herein provide a review process for evaluating the design and arrangement of development. These architectural and site design regulations are intended to be consistent with and implement the policies of the Tukwila Comprehensive Plan. The purposes of these design review regulations are to:

1. Foster good decision-making for development through architectural and site design within the context of the community's built and natural environmental character, scale and diversity;
2. Promote the use of appropriate scale of buildings and the configuration of open space and parking areas for development to safely and comfortably accommodate pedestrian activities;
3. Coordinate the interrelationship of buildings and public and private open space;
4. Discourage monotony in building design and arrangement, while promoting harmony among distinct building identities; and
5. Mitigate, through design and site plan measures, the visual impact of large building facades, particularly those which have high public visibility (encourage the creative use of architectural and landscape features in order to reduce the actual and perceived scale and bulk of structures).

18.60.020 Scope and Applicability

A. The Director shall have the authority to approve, approve with conditions, or deny all projects submitted based on a demonstration of compliance with all of adopted guidelines referenced in this chapter, as judged by the preponderance of evidence standard.

B. The Director is authorized to review projects subject to design standard review. The Director may approve, approve with conditions, modify and approve with conditions, or deny, the application for design standard review. The City shall grant design approval when the Director has determined that the applicable criteria listed in this chapter have been met by the development proposal. The Director may impose specific conditions upon the development proposal, including an increase in the standards of this title. These conditions may include, but are not limited to: restrictions on locations of structures and uses; structural restrictions that address safety, noise, light and glare, vibration, views, aesthetics, and other impacts; and increased buffering requirements, including open space, berms, fencing and landscaping.

C. For development in the NCC, RC, and MUO zones within the Tukwila International Boulevard corridor, identified in TMC **Figure 18-9**, certain landscaping and setback standards may be waived and conditioned in accordance with criteria and guidelines in the Tukwila International Boulevard Design

Manual, as currently enacted or hereafter amended. Landscaping and setback standards may not be waived on commercial property sides adjacent to residential districts.

D. No changes shall be made to approved designs without Director approval and consideration of the change in the context of the entire project.

E. A building permit shall not be issued until the proposed development project has received design approval.

F. Any reference to the term ‘Board of Architectural Review’ in any adopted design review guidelines or Code shall, unless otherwise stated, be understood to refer exclusively to the Director.

18.60.030 Design Review Applications

A. Applications for ‘Design Review’ permits shall be processed as Type 2 decisions, subject to the provisions of TMC 18.104.

B. All applications shall meet the application submittal requirements found at TMC 18.104.060.

C. The Director is authorized to request and rely upon any document, guideline, or other consideration they deem relevant or useful to satisfy the purpose and objectives of this chapter, specifically including but not limited to the following criteria. The applicant shall bear the full burden of proof that the proposed development plans satisfy all of the criteria. The Director may modify a literal interpretation of the design review criteria if, in their judgment, such modifications better implement the Comprehensive Plan goals and policies.

18.60.040 Design Review Criteria Applicability

A. **Commercial and Light Industrial Uses:** All commercial and light industrial uses shall be evaluated using the design review criteria set forth in TMC 18.60.050, with the following exclusions:

1. Hotels; or
2. Developments within the TSO District.

B. **Single-Family and Middle Housing Uses:** All new single-family and middle housing dwellings shall be evaluated using the design review criteria set forth in TMC 18.60.060.

C. **Multi-Family and Hotel Uses:** All multifamily and hotel uses, as well as non-residential development in the CR zoning district, shall be evaluated using the applicable residential design review criteria set forth in TMC 18.60.070.

D. **Parking Structure Design Guidelines:** The Parking Structure Design Guidelines shall be used whenever the provisions of this Title require a design review decision on proposed or modified parking structures.

E. **Tukwila South Design Review Criteria:** The criteria found at TMC 18.60.080, as well as the guidelines contained in the Tukwila South Overlay District Design Manual or the Tukwila South Residential Design Guidelines, shall be used whenever the provisions of this Title require a design review decision on a proposed or modified development in the Tukwila South Overlay district.

F. **Southcenter Design Criteria:** The criteria contained in the Southcenter Design Manual shall be used whenever the provisions of this title require a design review decision on a proposed or modified development in the Tukwila Urban Center districts.

G. **Shoreline Design Criteria.** The criteria contained in the Shoreline Design Guidelines found at TMC 18.44.090 shall be used whenever the provisions of this title require a design review decision on a proposed or modified development in the Shoreline Overlay District.

18.60.050 Commercial and Light Industrial Design Review Criteria

A. **Relationship of Structure to Site:**

1. The site should be planned to accomplish a desirable transition with streetscape and to provide for adequate landscaping and pedestrian movement.
2. Parking and service areas should be located, designed and screened to moderate the visual impact of large paved areas.
3. The height and scale of each building should be considered in relation to the site.

B. Relationship of Structure and Site to Adjoining Area:

1. Harmony of texture, lines and masses is encouraged.
2. Appropriate landscape transition to adjoining properties should be provided.
3. Public buildings and structures should be consistent with the established neighborhood character.
4. Compatibility of vehicular pedestrian circulation patterns and loading facilities in terms of safety, efficiency and convenience should be encouraged.
5. Compatibility of on-site vehicular circulation with street circulation should be encouraged.

C. Landscaping and Site Treatment:

1. Where existing topographic patterns contribute to beauty and utility of a development, they should be recognized, preserved and enhanced.
2. Grades of walks, parking spaces, terraces and other paved areas should promote safety, and provide an inviting and stable appearance.
3. Landscape treatment should enhance architectural features, strengthen vistas and important axis, and provide shade.
4. In locations where plants will be susceptible to injury by pedestrian or motor traffic, mitigating steps should be taken.
5. Where building sites limit planting, the placement of trees or shrubs in paved areas is encouraged.
6. Screening of service yards and other places that tend to be unsightly should be accomplished by use of walls, fencing, planting or combination.
7. In areas where general planting will not prosper, other materials such as fences, walls and pavings of wood, brick, stone or gravel may be used.
8. Exterior lighting, when used, should enhance the building design and the adjoining landscape. Lighting standards and fixtures should be of a design and size compatible with the building and adjacent area. Lighting should be shielded, and restrained in design. Excessive brightness and brilliant colors should be avoided.

D. Building Design:

1. Architectural style is not restricted; evaluation of a project should be based on quality of its design and relationship to its surroundings.
2. Buildings should be to appropriate scale and in harmony with permanent neighboring developments.
3. Building components such as windows, doors, eaves, and parapets should have good proportions and relationship to one another. Building components and ancillary parts shall be consistent with anticipated life of the structure.
4. Colors should be harmonious, with bright or brilliant colors used only for accent.
5. Mechanical equipment or other utility hardware on roof, ground or buildings should be screened from view.

6. Exterior lighting should be part of the architectural concept. Fixtures, standards, and all exposed accessories should be harmonious with building design.
7. Monotony of design in single or multiple building projects should be avoided. Variety of detail, form and siting should be used to provide visual interest.

E. Miscellaneous Structures and Street Furniture:

1. Miscellaneous structures and street furniture should be designed to be part of the architectural concept of design and landscape. Materials should be compatible with buildings, scale should be appropriate, colors should be in harmony with buildings and surroundings, and proportions should be to scale.
2. Lighting in connection with miscellaneous structures and street furniture should meet the guidelines applicable to site, landscape and buildings.

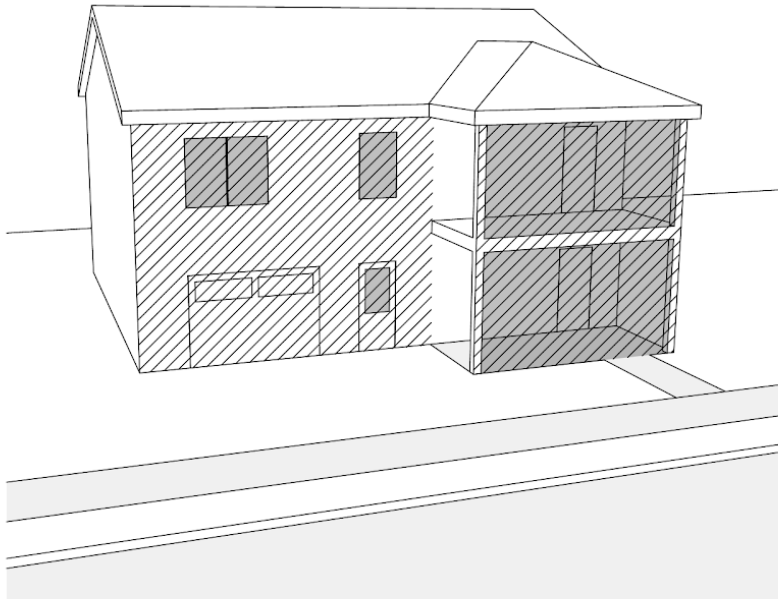
18.60.060 Single-Family and Middle Housing Design Review Criteria

A. Entrances:

1. Purpose: To ensure that entrances are easily identifiable, clearly visible, and accessible from streets, sidewalks, and common areas, to encourage pedestrian activity and enliven the street.
2. Applicability: The following standards apply to all residential building facades that face a public or private street, except those that are separated from the street by another building.
3. Standard:
 - a. Each residential structure must have at least one main entrance fronting a public or private street, or within 10' of street facing building facade.
 - b. Each unit with individual ground-floor entry and all shared entries must have a covered porch or stoop that is at least 25 square feet with the minimum dimension of 3'.

B. Windows:

1. Purpose: To maintain a lively and active street face while increasing safety and general visibility to the public realm.
2. Applicability: the following standards apply to all building facades that face a public or private street, except those that are separated from the street by another building.
3. Standard:
 - a. Windows shall be provided in façades facing public or private streets, comprising at least **twenty percent** of the façade area.
 - b. Window area is considered the entire area within, but not including, the window casing, including any interior window grid.
 - c. Windows in pedestrian doors may be counted toward this standard.
 - d. Windows in garage doors may not be counted toward this standard.
 - e. Open areas within covered porches may be counted toward this standard.



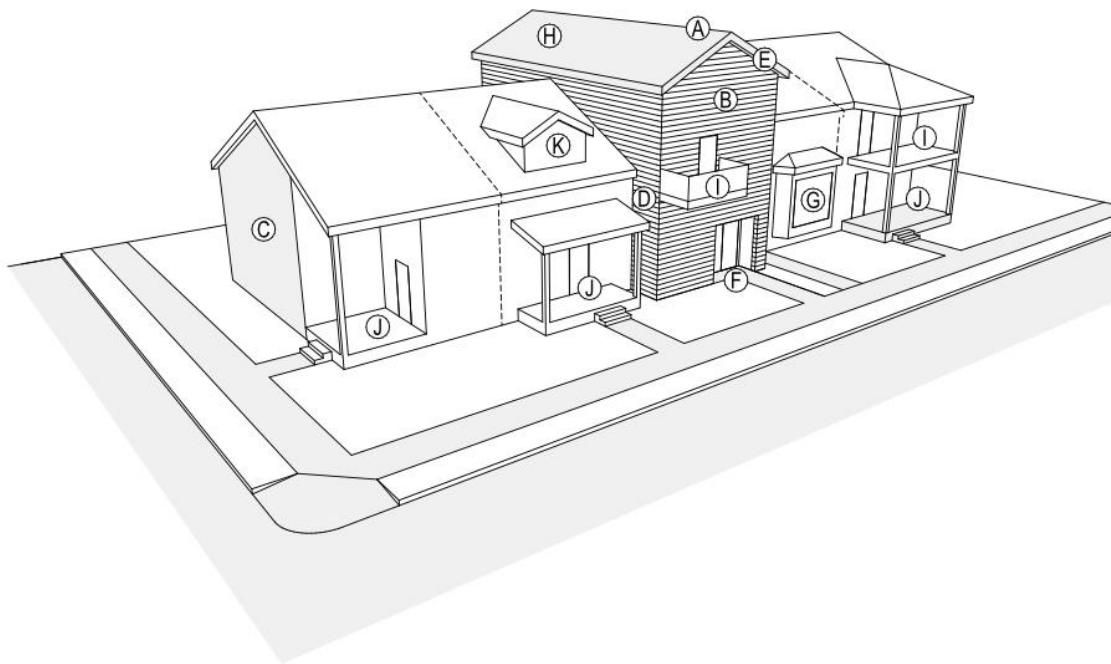
TOTAL STREET FACING FACADE AREA



CONTRIBUTING AREA

C. **Building Articulation:**

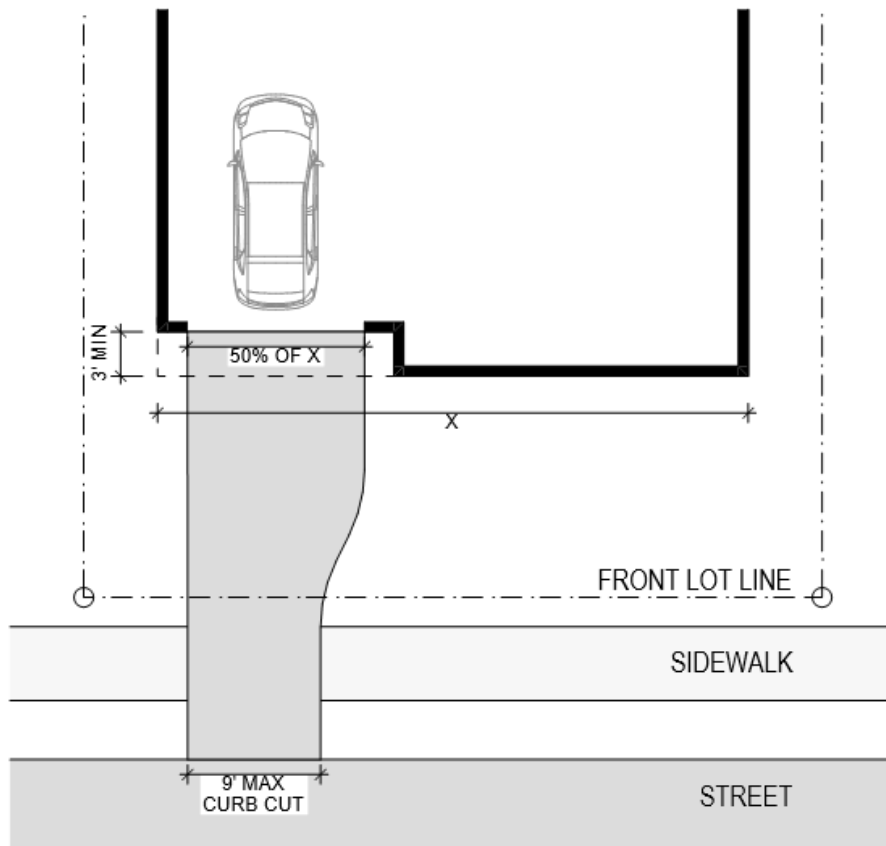
1. Purpose: To ensure that buildings along any public or private street display the greatest amount of visual interest and reinforce the residential scale of the streetscape and neighborhood.
2. Applicability: The following standards apply to all building facades that face a public or private street, except those that are separated from the street by another building.
3. Standard:
 - a. Horizontal street-facing facades wider than **forty feet** must include at least four of the following design features per façade. At least one of these features must be used every forty feet.
 1. Varied building heights
 2. Use of different materials
 3. Different colors
 4. Building perimeter offsets minimum of 4'
 5. Projecting roofs (minimum of twelve inches)
 6. Recesses, minimum of 3'
 7. Bay windows, must project a minimum of 1' and cover at least 10% of the facade. May project as much as 2', and cover up to 35% of the facade
 8. Variation in roof materials, color, pitch, or aspect
 9. Balconies, minimum of 25 square feet
 10. Covered porch or patio
 11. Dormers



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

D. **Parking Facilities:**

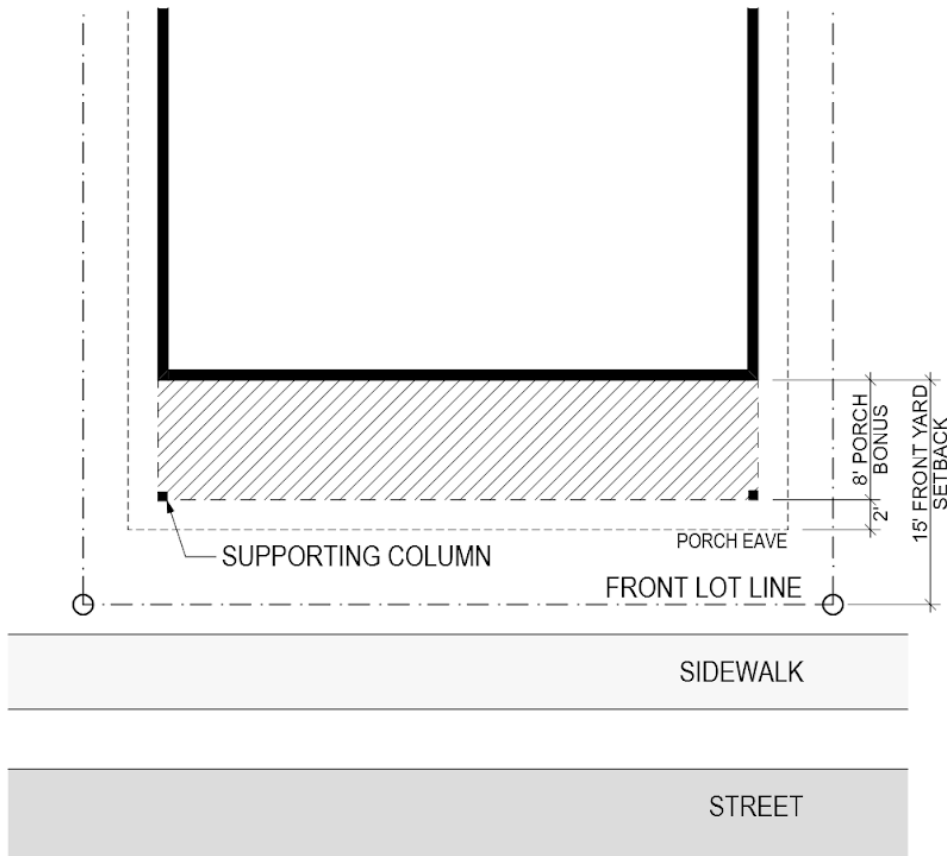
1. Purpose: To integrate parking facilities with the building and surrounding residential context, promote pedestrian-oriented environments along streets, reduce impervious surfaces, and preserve on-street parking and street tree opportunities. To minimize the visual impact of garage entrances. Garage entrances are limited as a percentage of the building facade but a single car garage is always allowed. The provision for allowing the garage door to be set back from front porches also incentivizes front porches.
2. Applicability: The following standards apply to all garage entrances that face a public or private street.
3. Standard:
 - a. The combined width of all street-facing garage doors may be up to fifty percent (50%) of the length of the street-facing building façade or ten feet per unit, whichever is greater. For attached housing, this standard applies to the combined length of the street-facing façades of all units. For all other lots and structures, the standards apply to the street-facing façade of each individual building.
 - b. Street-facing garage walls must be set back at least three feet from the primary street-facing building façade or five feet from a covered porch.
 - c. Garage entrances shall use materials and colors that match the residence.
 - d. Parking structures, garages, carports, and parking areas other than driveways shall not be located between the principal structure and streets.



X = Length of street facing building facade

E. Porches:

1. Purpose: To maintain a lively and active street face, reinforce the residential scale of the streetscape and neighborhood, while providing visual interest and community cohesion.
2. Applicability: The following standards apply to all residential building facades that face a public or private street, except those that are separated from the street by another building.
3. Standard: Covered porches may project eight feet into the front yard setback, measured from supporting columns. Covered porch eaves may project an additional two feet.

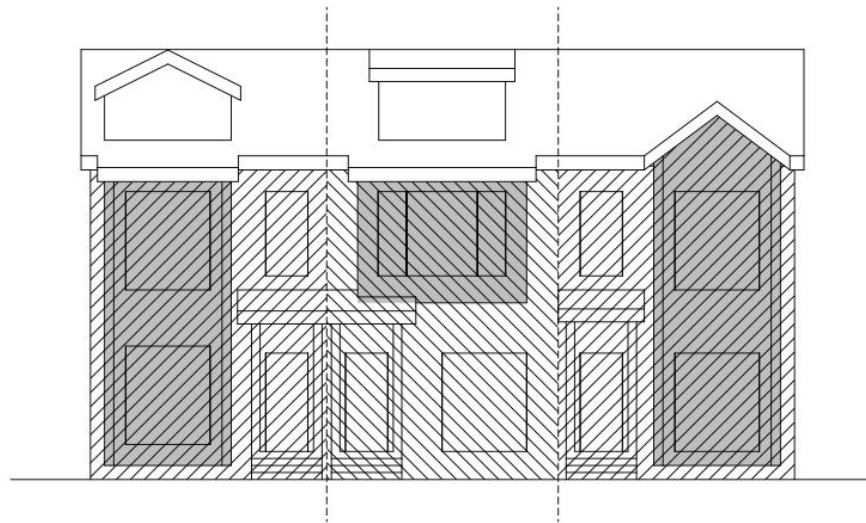


F. Balconies:

1. Purpose: Ability to stack balconies over porches makes structural logic and provides useful space for stacked flat and townhouse typologies.
2. Applicability: The following standards apply to all balconies in single-family and middle housing development.
3. Standard: Balconies are permitted stack over porches or other balconies.

G. Bay Windows:

1. Purpose: Bay windows create visual interest and create usable interior square footage without increasing a building's overall street presence.
2. Applicability: The following standards apply to all residential building facades.
3. Standard:
 - a. Bay windows may project up to two feet into side or front yard setbacks.
 - b. Each bay window may be up to twelve feet wide and up to sixty percent of the façade.



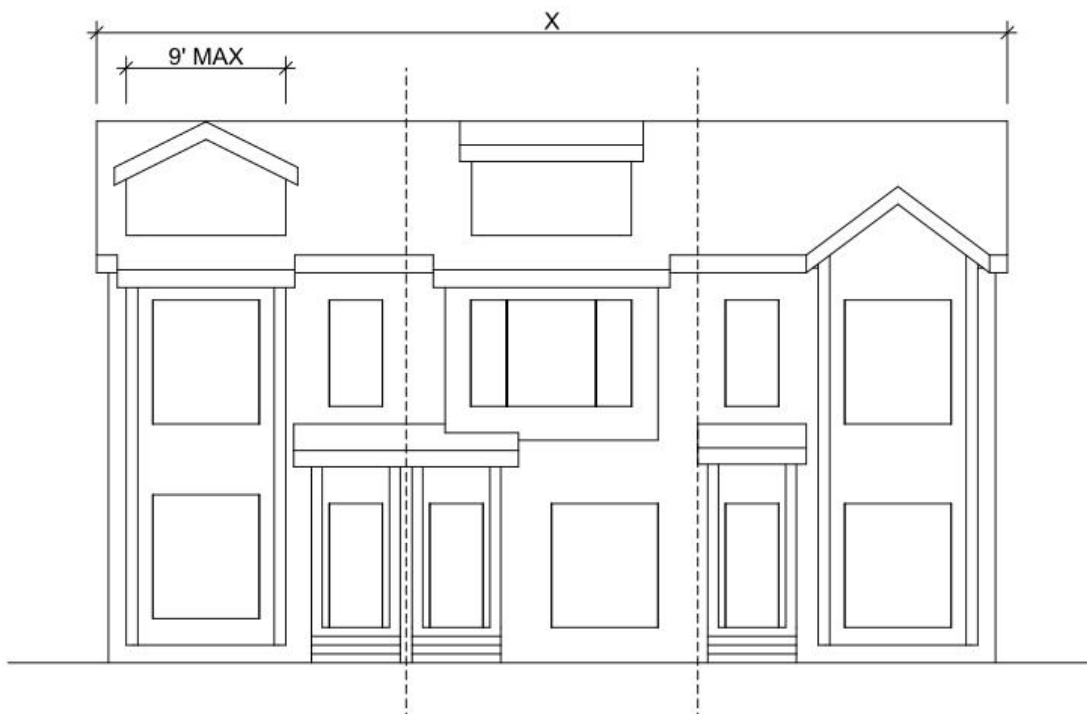
TOTAL STREET FACING FACADE AREA



CONTRIBUTING AREA

H. Dormers:

1. Purpose: Dormers create visual interest and create usable interior square footage without enlarging a building's overall street presence.
2. Applicability: The following standards apply to all residential building roofs.
3. Standard: Each dormer may be up to nine feet wide and the total length of all can add up to 40% of the building length.



~~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.~~

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 twenty-five (25) percent of the area of all walls along frontages must be comprised of transparent doors or windows.

2. **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 fifty (50) 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. Decorative cornices projecting at least 1 foot. Cornices shall extend along all frontages of the building.

i. 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. The corner tower shall extend a minimum of 10 horizontal feet along each corner façade.

b. Projecting or recessed corner entrances, with at least 10 feet of offset. The area that is projecting or recessed shall extend a minimum of 10 horizontal feet along each corner façade.

c. Angled corners, where a façade at least 20 feet wide faces towards the middle of the intersection.

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. Illumination level of 1 footcandle shall be provided in all pedestrian areas, including building entries, along walkways, parking areas, and other public areas. 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.

e. Large areas shall be illuminated with multiple low-intensity light sources rather than single high-intensity light sources.

f. Pole lights shall be no taller than 35 feet above a 36-inch base in parking lots and traffic areas and no taller than 12 feet in pedestrian areas.

g. The following outdoor lighting equipment is prohibited:

(1) Lighting that flashes, chases, changes color, or changes intensity for any purpose other than serving as a safety light; and

(2) Laser lighting.

h. The correlated color temperature of all outdoor lighting shall be between 3000 and 6000 Kelvin with tolerance within the ANSI standards.

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*".

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.

18.60.09080 Tukwila South Design Criteria

A. Site Planning:

1. Site Design Concept and Site Relationships:

a. Organize site design elements to provide an orderly and easily understood arrangement of buildings, landscaping, and circulation elements that support the functions of the site.

b. Maintain visual and functional continuity between the development and adjacent properties where appropriate.

2. Site Design for Safety:

a. Reduce the potential for conflicts between drivers and pedestrians.

b. Provide building, site, and landscape designs that allow comfortable and safe navigation by employees, customers, and visitors.

c. Provide lighting at building entries, along walkways, parking areas, and other public areas to enhance safety and visibility.

d. Avoid light trespass beyond the boundaries of the property lines.

3. Siting and Screening of Parking Areas:

a. Organize site and building designs to deemphasize vehicular circulation and parking.

b. Use building placement, walls, berms, and/or landscaping to create a distinct street edge.

4. Siting and Screening of Service Areas and Mechanical Equipment:

a. Reduce the visual, sound, and odor impacts of service areas from adjacent residential properties, public view and roadways through site design, building design, landscaping, and screening.

b. Ensure that larger pieces of mechanical equipment are visually unobtrusive.

c. Locate and/or screen roof-mounted mechanical equipment to minimize visibility from streets, trails, and adjacent properties.

5. Natural Features:

a. Incorporate natural features and environmental mitigation areas such as existing topography, significant wooded areas, wetlands, and/or watercourses into the overall site plan where appropriate.

b. Provide connections to existing and planned trails, open spaces, and parks per the Master Open Space and Trails Plan.

6. Pedestrian and Vehicular Circulation:

a. Provide an efficient and comprehensive internal circulation system, including motorized and non-motorized access points, parking, loading, and emergency accessways.

b. Create on-site pedestrian networks from streets and drives to building entrances, through parking lots to connect buildings to the street, and between sites.

7. Pedestrian Environment:

a. Incorporate amenities in site design to increase the utility of the site and enhance the overall pedestrian/employee environment.

b. Ensure that pedestrian amenities are durable and easy to maintain.

c. Select site furnishings that complement the building and landscape design of the development.

8. Gateways:

a. Designate gateways at key intersections into district and secondary gateways at major use nodes per the Tukwila South Master Plan.

b. Provide special treatment at designated gateway locations.

B. Building Design:

1. Architectural Concept:

a. Develop an architectural concept for structure(s) on the site that conveys a cohesive and consistent thematic or stylistic statement, and is responsive to the functional characteristics of the development.

b. Reduce the apparent scale of large commercial and industrial buildings located adjacent to low density residential developments.

c. Provide distinctive building corners at street intersections through the use of architectural elements and detailing and pedestrian-oriented features where possible.

d. Provide prominent rooflines that contribute to the character of the area and are consistent with the type of building function and uses.

2. Building Elements and Architectural Details:

a. Utilize durable, high quality building materials that contribute to the overall appearance, ease of maintenance, and longevity of the building.

b. Buildings and site design should provide an inviting entry orientation.

c. Colors used on building exteriors should integrate a building's various design elements or features.

C. Landscape and Planting Design:

1. Landscape Design:

a. Develop a landscape plan that demonstrates a design concept consistent with or complementary to the site design and the building's architectural character.

b. Develop a landscape design concept that fulfills the functional requirements of the development, including screening and buffering.

2. **Planting Design:**

a. Incorporate existing significant trees, wooded areas and/or vegetation in the planting plan where they contribute to overall landscape design.

b. Select plant materials that reinforce the landscape design concept, and are appropriate to their location in terms of hardiness, maintenance needs and growth characteristics.

D. **Signage Design:**

1. Provide signage that is consistent with the site's architectural theme.

2. Manage sign elements such as size, location and arrangement so that signs complement the visual character of the surrounding area and appear in proportion to the building and site to which they pertain.

3. Provide signage that is oriented to both pedestrians and motorists in design and placement.

4. Provide a wayfinding system within the development to allow for quick location of buildings and addresses, that coordinates with other sites and the district, where appropriate. _____

18.60.100099 Commercial Redevelopment Areas Approval Procedures and Criteria

A. **Intent:** The intent of this section is to create a more uniform commercial district along the Tukwila International Boulevard corridor ~~that serves the space needs of mixed use or commercial development that fronts on Tukwila International Boulevard, to allow and create developments that are designed and built to better buffer the negative impacts of the commercial district on the adjacent residential neighborhoods, and~~ to better integrate, ~~where appropriate, the~~ mixed use or commercial developments with the adjacent ~~residential~~ neighborhoods. Development within the five identified commercial redevelopment areas that is not in accordance with the underlying zone's uses and standards may be approved by the Director if the development complies with the ~~following criteria~~ is section.

B. **Eligibility and Process:** Any CR or HDR zoned parcel within a Commercial Redevelopment Area (CRA) shall be permitted to aggregate with any adjacent parcel that is within the NCC or RC zoning districts. Aggregation does not require lot consolidation and may be accomplished via design review or development applications which propose multi-parcel development. ~~1. **Uses allowed:** The permitted and accessory~~ uses and development standards of the subject parcel within the CRA shall be those of the adjacent ~~commercial RC or NCC zoning~~ district to which the ~~residentially CR or HDR~~ zoned properties are being aggregated.

~~2. **Standards:** The basic development standards shall be those of the adjacent commercial district to which the site is being aggregated and the standards for the uses that are being proposed:~~

C. ~~3. **Approval procedure**~~ **Criteria of Approval:**

~~a. In a Commercial Redevelopment Area, the Director must review and approve any development per the Tukwila International Boulevard Design Manual and the intent and criteria of this section:~~

~~b. The development must shall include at least one parcel that fronts on Tukwila International Boulevard. It may include and any number of additional adjacent parcels within the commercial redevelopment areas CRA. (Exception: Commercial use of property in Site 2, in the block bounded by 42 Avenue South, South 144th Street Tukwila International Boulevard and South 142nd Street, must aggregate with the property on the north side South 142nd Street.)~~

~~c. The following criteria from the Tukwila International Boulevard "Design Manual are augmented to include the following intent:~~

~~(1) to create streetscapes that are similar in setback, landscape and building heights where development occurs across from single-family residential;~~

~~(2) to create architecture that is compatible with desired residential character and scale where development occurs adjacent to residential, the following elements must be addressed:~~

~~(a) Site Design with special attention to continuity of sites with adjacent sites and siting and screening of service yards; and~~

~~(b) Building Design with special attention to architectural relationships; and~~

~~(c) Landscape Design~~

18.60.1100 Expiration of Design Review Permits

A. A complete building permit application for a project which received an approved design review permit must be received by the Department within three (3) years from the date of the Notice of Decision of the Design Review Permit, or the approval decision of the Design Review Permit becomes null and void.

Figure 18-7: Minimum Automobile and Bicycle Parking Requirements

<u>Use Types (See TMC Table 18-6 for Detailed Uses)</u>		<u>Minimum On-Site Vehicle Parking</u>
<u>Within Half a Mile from a Major Transit Stop¹</u>		
<u>All Uses</u>		<u>None</u>
<u>Greater than Half a Mile from a Major Transit Stop¹</u>		
<u>Residential Uses which:</u> <ul style="list-style-type: none"> • <u>Meet the definition of affordable (RCW 36.70A.030); or</u> • <u>Limit occupancy to senior citizens or those with disabilities; or</u> • <u>Meet the definition of Accessory Dwelling Units; or</u> • <u>Are permitted as emergency or permanent supportive housing; or</u> • <u>Meet the definition of Co-Living Housing; or</u> • <u>Contain less than 1,200 sf of interior livable floor area.</u> 		<u>None</u>
<u>Residential Uses which:</u> <ul style="list-style-type: none"> • <u>Do not meet one of the criteria above; and</u> • <u>Meet the definition of middle housing or multi-family housing.</u> 		<u>1 vehicle parking space</u> <u>/</u> <u>dwelling unit</u>
<u>Residential Uses which:</u> <ul style="list-style-type: none"> • <u>Do not meet one of the criteria above; and</u> • <u>Meet the definition of single-family housing.</u> 		<u>2 vehicle parking spaces</u> <u>/</u> <u>dwelling unit</u>
<u>Commercial and Industrial Uses which:</u> <ul style="list-style-type: none"> • <u>Serve alcohol for on-site consumption; or</u> • <u>Contain less than 3,000 sf of usable floor area (UFA); or</u> • <u>Are childcare uses, such as commercial daycares.</u> 		<u>None</u>
<u>All Other Commercial and Industrial Uses which:</u> <ul style="list-style-type: none"> • <u>Do not require conditional or unclassified use permits</u> 		<u>1 vehicle parking space</u> <u>/</u> <u>1000 sf of UFA</u>
<u>All Uses which:</u> <ul style="list-style-type: none"> • <u>Do not require conditional or unclassified use permits; and</u> • <u>Will be sited within existing buildings that are proposed for new occupancy or change of use; or</u> • <u>Are permitted as accessory uses; or</u> • <u>Are Transportation, Communication, and Infrastructure Uses; or</u> • <u>Are Civic and Institutional Uses.</u> 		<u>None</u>
<u>All Other Uses which:</u> <ul style="list-style-type: none"> • <u>Require conditional or unclassified use permits</u> 		<u>The provision of parking may be required as a condition of approval to mitigate potential transportation impacts.</u>
<u>See TMC 18.56 for Off-Street Parking and Loading Regulations.</u> <u>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.</u>		
¹ See TMC 18.06.556, "Major Transit Stop".		

<u>Use Types (See TMC Table 18-6 for Detailed Uses)</u>		<u>Minimum Secure Bicycle Parking^{1,2,3}</u>	<u>Minimum Short-Term Bicycle Parking^{1,3}</u>
<u>Residential Uses:</u>		<u>1 space / dwelling unit</u>	<u>1 space / 20 dwelling units</u>
<u>Civic and Institutional Uses:</u>	<u>Colleges, Universities, or Schools</u>	<u>3 spaces / classroom</u>	<u>1 space / classroom</u>
	<u>Cultural Facilities and Religious Institutions</u>	<u>1 space / 4,000 sf of UFA</u>	<u>1 space / 2,000 sf of UFA</u>
	<u>Fire & Police Stations</u>	<u>1 space / 5,000 sf of UFA</u>	<u>2 spaces / facility</u>
	<u>Hospitals</u>	<u>1 space / 4,000 sf of UFA</u>	<u>1 space / 10,000 sf of UFA</u>
<u>Commercial Uses:</u>	<u>with on-site customers</u>	<u>1 space / 5,000 sf of UFA</u>	<u>1 space / 1,000 sf UFA</u>
	<u>no on-site customers</u>	<u>1 space / 5,000 sf of UFA</u>	<u>1 space / 10,000 sf of UFA</u>
<u>Industrial Uses with:</u> <u>habitual transportation demands</u>		<u>1 space / 5,000 sf of UFA</u>	<u>1 space / 20,000 sf of UFA</u>
<u>Transportation Facilities which:</u> <u>are not an accessory use</u>		<u>20 spaces / facility</u>	<u>10 spaces / facility</u>
<u>All Other Uses:</u>		<u>The provision of bicycle parking may be required as a condition of approval to mitigate potential transportation impacts.</u>	
<u>See TMC 18.56.130 for bicycle parking standards.</u>			

¹Any fraction shall be rounded up to the nearest whole number.

²The 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.

³The 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.

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	1 space/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	-	-

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.
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.

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
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.
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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 Cares	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 Veterinaries 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 Stations 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 Stations 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
Extended-Stay Hotels								P	P	P	P			P	P		P	P	P		

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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
Farming & Farm-Related Activities														P	P						
Greenhouses or Nurseries commercial					P			P	P	P	P			P	P						
Home Occupations 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
Pawnbrokers / Payday Lenders								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
Recreation Facilities commercial & outdoor									C	C	C			C							P
Retail General Retail & Services			P	P4	P	P	P	P	P	P	P	C3	C3	P	P		P	P	P	P	P

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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
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 Lots²								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/LI	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 Shelters	P	P	P	P																	
Dormitories accessory to permitted use	C	C	A	A	A	A	A	A	A	A	A			A	A			A	A		
Dwellings Co-living Housing ⁵²		P	P		P	P	P	P						P	P		P	P	P		P46
Dwellings Cottage Housing	P	P	P		P	P															
Dwellings Courtyard Apartments	P	P	P		P	P															
Dwellings Detached Single Family	P	P	P47	P47	P47									P47	P						
Dwellings Detached Zero-Lot Line Units	P	P	P		P																
Dwellings Duplex, Triplex or Fourplex, Fiveplex or Townhouse ⁴⁰	P	P	P		P										P						
Dwellings Multi-Family (mixed-use)			P		P	P	P	P						C15	P		P	P	P		P46
Dwellings Multi-Family (single-use)		P				P	P								P		P	P	P		P46
Dwellings 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
Dwellings Stacked Flat	P	P	P		P	P															
Dwellings Townhouses	P	P	P		P	P									P		P	P	P		P46
Dwellings 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		
Garages or Carports (private) not exceeding 1,500 square feet	A																				

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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 Facilities 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

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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					
Sales & Rental Facilities of Heavy Machinery & Equipment ⁵⁰									P	P	P	P	P	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
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

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Land Use Designations Transportation, Communication, and Infrastructure 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
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 and/or rail	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
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

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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		

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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							
Stables private	A29	A29													P						

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:

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

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

- 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:
 - 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;
 - In or within one-half mile of:
 - Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools; and
 - Care centers, preschools, nursery schools or other child care facilities;
 - In or within 1,000 feet of:
 - public park, trail or public recreational facility; or
 - church, temple, synagogue or chapel; or
 - public library.
- 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.
- 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:

- the manager/owner must live on-site,
- the maximum number of residents, either permanent or temporary, at any one time is twelve,
- 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,

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- 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.
- 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.

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)

- 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.
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.

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)

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	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRQ
Adult day care	A	A	A	A			A	A							P	
Adult entertainment (subject to location restrictions ⁴)									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 guests ⁵	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/ æ	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						C15 100/æ	P	

Dwelling—Stacked Flat	P	P	P		P	P										
Dwelling unit—Accessory ⁴⁶	A	A	A		A	A										
Electrical Substation—Distribution	E	E	E	E		E	E	E	E	E	E	E	E	E	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	E	E	E	E	E	E	E	E	E	E	E	E	E	E	E	
Fraternal organizations			P	P	E	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)											E		E			
Heavy equipment repair and salvage									P	P	P	P	P	P		
Helipads, accessory																E
Home Occupation (Permitted in dwellings as covered in TMC Section 18.06.430.)	A	A	A	A	A	A		A							A	A
Hospitals			E	E			E	E	E	E	E				E	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	
Libraries, museums, or art galleries (public)	C	P	P	P	C	P	P	P	P	P	P	P	P	P	P	
Manuf./Mobile home park ¹²		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	MUG	Ø	RCC	NCC	RG	RCM	C/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) i) — Fermenting and distilling included										P	P	P	P			
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)									C	C	P	C	P	C		
(B) Manufacturing, processing and/or assembling of previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining, and consumable electrode melting; and similar heavy industrial uses									C	C	P	C	P	C		
(C) Manufacturing, processing and/or assembling of previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand forging							C	C	C	P	P	P	P	C		

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		
E) Heavy metal processes such as smelting, blast furnaces, drop forging or drop hammering													E	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	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	U									P	
Storm water pump station	U	U	U	U	U	U										
Studios—Art, photography, music, voice and dance			P	P	P	P	P	P	P					P	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	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	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-	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															P	
Warehouse storage and/or wholesale distribution facilities							P	P	P	P	P	P	P	P		
Water pump station	U	U	U	U	U	U									P	
Water utility reservoir and related facilities	U	U	U	U	U	U										
Wireless Telecommunications Facilities (*see TMC Ch. 18.58)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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

- 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 Center	Work-Place
-	Retail¹					
60	Animal Kennels and Shelters, including doggy daycare				C	C
810A	Athletic or Health Clubs	P	P	P	P	P
90	Automotive Service and Repair	P2				P
400	Banks, Financial, Insurance, and Real Estate Services	P	P	P		
1030	Bar & Nightclubs	P	P3	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	P3		P	P
360A	Electric Vehicle Charging Station L1&2	P	P	P	P	P
360B	Electric Vehicle Charging State L3	A	P3	A	A	A
90	Gas Stations, including Car Wash		P3		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, shoe, computer)	P	P	P		P
Ref. above†	Restaurants with associated cocktail lounges and sidewalk cafes	P	P	P	P	P6
Ref. above†	Theaters except adult entertainment	P		P	P	
840	Vehicle Rental and Sales (not requiring a commercial DL)	P	P3	P5		P
70	Veterinary Clinic with temporary indoor boarding and grooming	P	P	P	P	P
-	Office					

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 Center	Work-Place
-	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	P3	P		
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, Picnic Areas, Playgrounds, and Public Community Centers	P	P	P	P	P
410	Police and Fire Stations	C	C	C	P	P
-	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

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 Center	Work-Place
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	P7	P7	P7	P7	P7
-	Residential					

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 Center	Work-Place
320	Dormitories		A	A		
Ref. above†	Dwelling: Multi-family, Townhouses, Mixed Use, Senior Citizen Housing	P	P	P		P4
510	Home Occupation	A	A	A		P4
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 Pond.

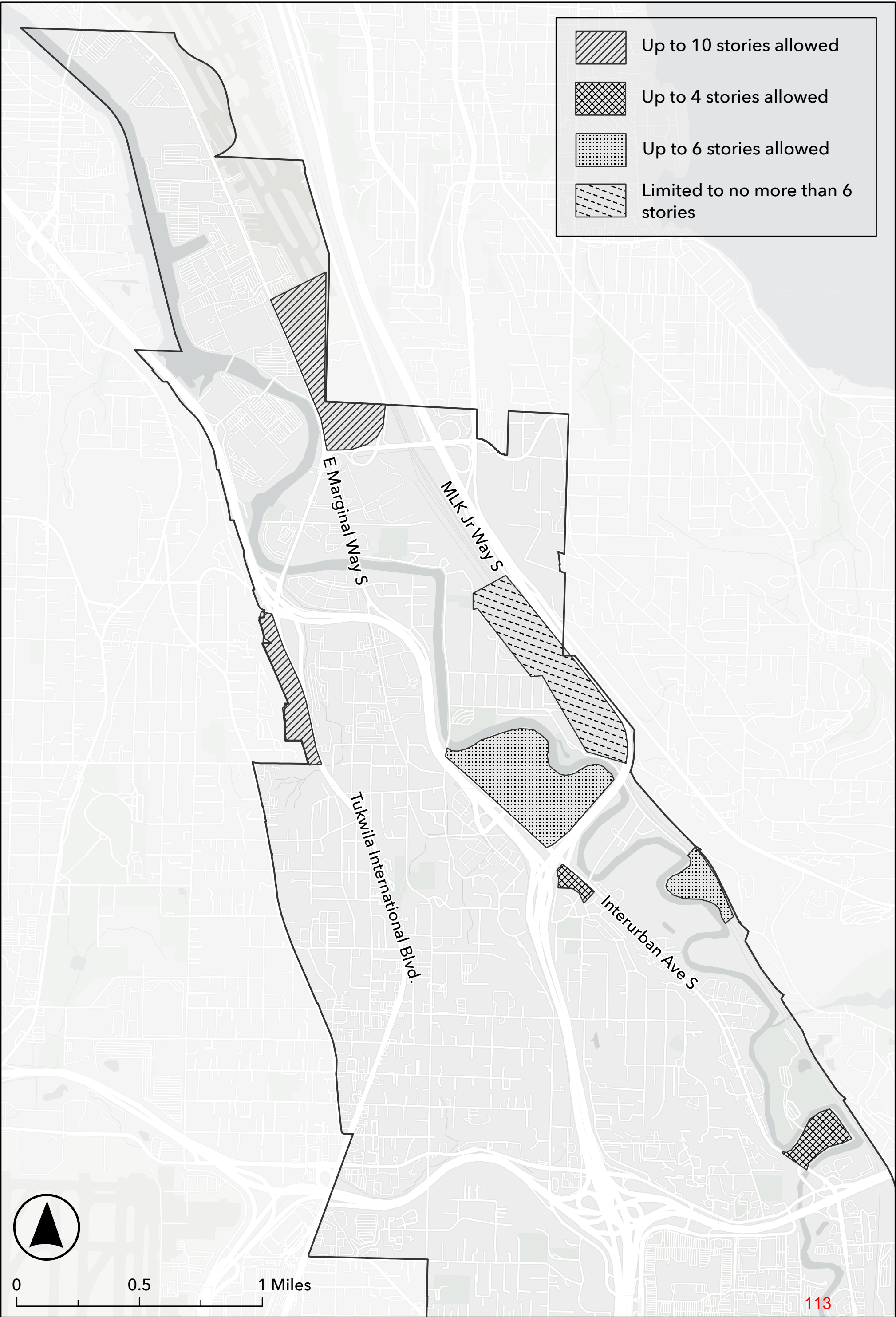
5. Excludes vehicle storage or maintenance.

6. 3,500 sf max per use.

7. Subject to TMC 18.58.

Special Height Exception Areas

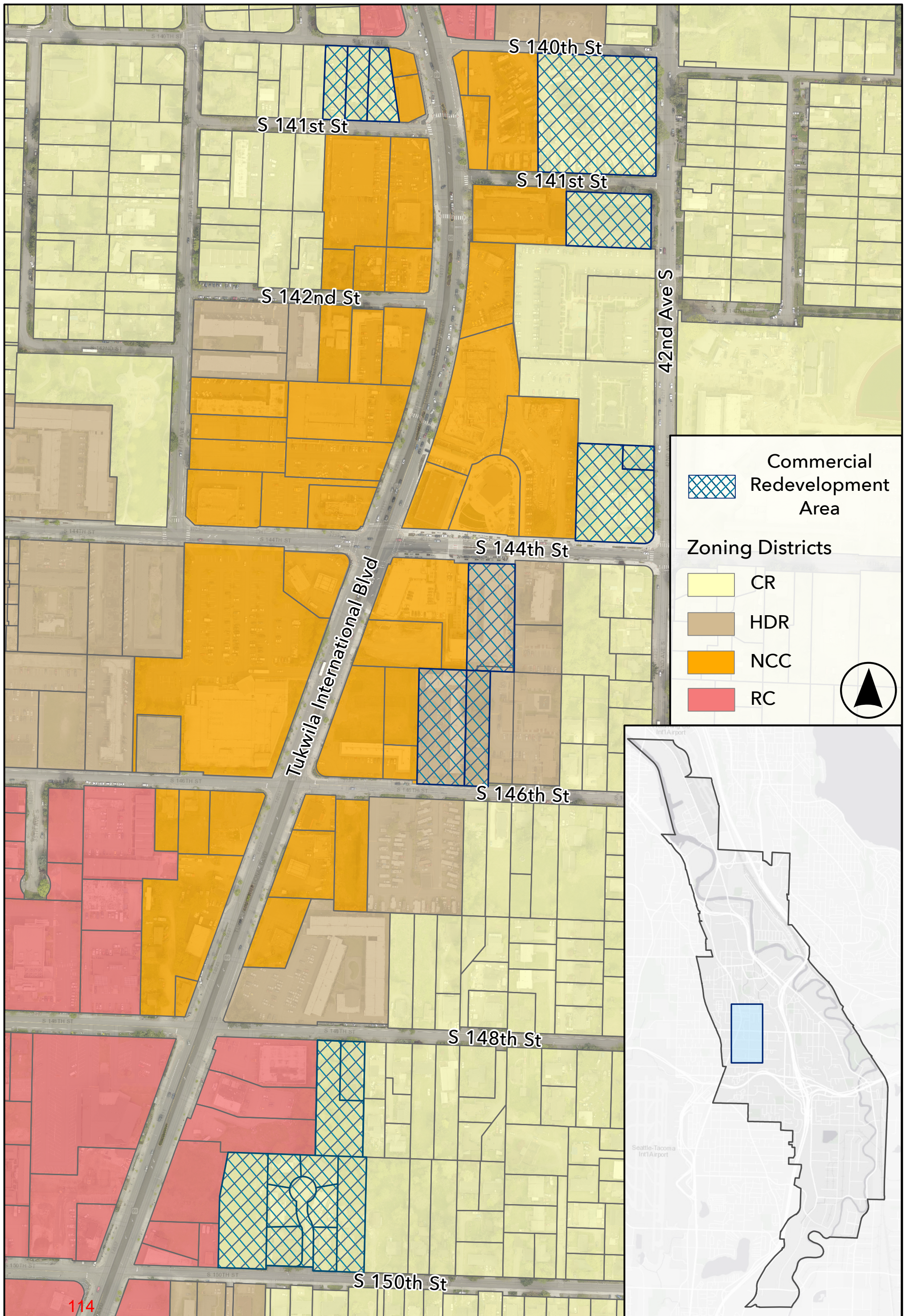
Figure 18-3



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Commercial Redevelopment Areas

Figure 18-9



City of Tukwila Zoning Map

Figure 18-10

Zoning Districts and Overlays

- CR - Community Residential
- HDR - High Density Residential
- MUO - Mixed Use Office
- O - Office
- RCC - Residential Commercial Center
- NCC - Neighborhood Commercial Center
- RC - Regional Commercial District
- RCM - Regional Commercial Mixed-Use
- C/LI - Commercial/Light Industrial
- LI - Light Industrial
- HI - Heavy Industrial
- MIC/L - Manufacturing Industrial Center (Light)
- MIC/H - Manufacturing Industrial Center (Heavy)
- TVS - Tukwila Valley South
- TUC-P - Pond
- TUC-RC - Regional Center
- TUC-CC - Commercial Corridor
- TUC-WP - Workplace
- TUC-TOD - Transit Oriented Development
- Tukwila South Overlay
- Manufacturing Ind. Center Overlay
- Public Recreation Overlay
- Potential Annexation Area

