



# City of Tukwila

Washington

Ordinance No. 2770

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, AMENDING ORDINANCE NOS. 2741 §4 (part), 2762 §2, 2765 §11 (part) & §13; 2765 §120, §122, §124, §125, §127, §134 & §135 AS CODIFIED AT VARIOUS SECTIONS OF TUKWILA MUNICIPAL CODE (TMC) TITLE 18, "ZONING"; REENACTING TMC CHAPTERS 18.22 & 18.24; ESTABLISHING TMC CHAPTER 18.47 & TMC SECTION 18.60.080; REPEALING VARIOUS ORDINANCES AS CODIFIED AT TMC CHAPTER 18.43; REPEALING TABLES 18-2 AND 18-5; TO AMEND & ESTABLISH REGULATIONS TO SUPPORT DEVELOPMENT IN THE TUKWILA INTERNATIONAL BOULEVARD DISTRICT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, Tukwila Municipal Code ("TMC") Title 18 regulates zoning and land use in the City of Tukwila; and

**WHEREAS**, the Tukwila International Boulevard ("TIB") district is one of Tukwila's highest priority areas for revitalization; and

**WHEREAS**, the Tukwila Comprehensive Plan ("Comp Plan"), adopted on December 16, 2024, contains the goal that the TIB district "is a thriving, walkable, well-rounded neighborhood and a desirable place to live, work, shop, worship, or play"; and

**WHEREAS**, the Comp Plan directs the City to "ensure that the Zoning Code and design guidelines support the types of development envisioned" within the TIB district; and

**WHEREAS**, City staff have found that the existing development and design standards in the TMC are not in alignment with the goals and policies of the Comp Plan in relation to the TIB district and that an update of regulations supports the City's overall alignment with updates in state law, adopted housing goals, and the goals and policies of the Comp Plan; and

**WHEREAS**, City staff recommend updating portions of the TMC, including sections related to the design, parking, and use standards, as well as to the development standards within the Neighborhood Commercial Center and Regional Commercial zoning districts, the Commercial Redevelopment Areas, the Urban Renewal Overlay, and the Special Height Overlay to bring these regulations into compliance with the Comp Plan, adopted housing goals, and state regulations; and

**WHEREAS**, there are also certain ambiguities and policies in the TMC that need to be revised and updated; and

**WHEREAS**, existing language and formatting of Title 18 require revisions to improve clarity, readability, and consistency; and

**WHEREAS**, City staff prepared code amendments to address the above referenced changes for consistency, readability, and compliance with the Comp Plan and state law (collectively the “TIB Code Amendments”); and

**WHEREAS**, on July 22<sup>nd</sup>, 2025, the City’s State Environmental Policy Act (SEPA) Responsible Official issued a Determination of Non-Significance on the proposed TIB Code Amendments; and

**WHEREAS**, the Tukwila Planning Commission held a properly noticed public hearing on August 28<sup>th</sup>, 2025 to solicit and receive public comment, and following that hearing, recommended that the Tukwila City Council approve the proposed TIB Code Amendments; and

**WHEREAS**, on October 20<sup>th</sup>, 2025, after considering the analysis and proposed TIB Code Amendments prepared by City staff, the recommendation from the Planning Commission, and the public comments received (if any), the City Council desire to adopt the TIB Code Amendments as set forth herein.

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

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

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

B. The amendments that are established below comply with the requirements of the Washington State Growth Management Act and the Tukwila Municipal Code (TMC).

**Section 2. Regulations Established.** The following sections are hereby established in TMC 18.06, “Definitions,” to read as follows:

**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 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.

**18.06.238 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 vehicles which are in a lane dedicated for that purpose.

**18.06.242 Dwelling, Co-Living**

“Dwelling, Co-living” means a 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.

**18.06.249 Easily Adaptable**

“Easily Adaptable” means a space that is constructed to meet all minimum standards for a Type-B occupancy space of the International Building Code (IBC) and the International Fire Code (IFC).

**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.

**18.06.451 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 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 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.

**18.06.587 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.

**Section 3.** Ordinance No. 2741 §4 (part), as codified at various sections of TMC Chapter 18.06, "Definitions," is hereby amended to read as follows:

**18.06.005      General Definitions**

This chapter contains definitions of technical and procedural terms used throughout TMC Title 18. Any term herein not defined but defined in any other adopted regulation or statute, such as but not limited to the International Building Code or the Revised Code of Washington, is hereby adopted by reference. Words used in the present tense include the future, and the plural includes the singular; the word "he" or "his" shall also refer to "she" or "her," the word "shall" is always mandatory, the word "may" denotes a use of discretion in making a decision; the words "used" or "occupied" shall be considered as though followed by the words "or intended, arranged or designed to be used or occupied."

**18.06.073      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      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.

**18.06.241      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.

**18.06.243 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

**18.06.244 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.

**18.06.245 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.

**18.06.246 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.

**18.06.247 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.

**18.06.248 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.

**18.06.353 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, but are not limited to stores that sell

clothing, groceries, or other consumer goods, and personal services such as barbers, salons, and spas.

**18.06.584 Motel**

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

**18.06.585 Native Vegetation**

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

**18.06.586 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).

**Section 4.** Ordinance No. 2741 §4 (part), as codified at TMC Section 18.06.074, “Brew Pub,” is hereby repealed, thereby deleting this section.

~~**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.~~

**Section 5.** Ordinance Nos. 2741 §4 (part) and 2762 §2, as codified at TMC Chapter 18.08.010, “Use Districts,” is hereby amended to read as follows:

## **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

**Section 6.** Ordinance No. 2765 §11 (part), as codified at TMC Chapters 18.10.010, “Purpose,” and 18.10.020, “Land Uses Allowed,” are hereby amended to read as follows:

### **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.

### **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.

**Section 7.** Ordinance Nos. 2741 §4 (part) and 2765 §13, as codified at TMC Chapters 18.14.010, “Purpose,” and 18.14.020, “Land Uses Allowed,” are hereby amended to read as follows:

### **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.

**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.

**Section 8. Repealer.** Ordinance Nos. 2741 §4 (part), 2765 §29, §30, §31, and §32, and 2758 §6, as codified at TMC Chapter 18.22, “Neighborhood Commercial Center (NCC) District,” are hereby repealed, thereby eliminating TMC Chapter 18.22.

**Section 9. TMC Chapter 18.22 Reenacted.** TMC Chapter 18.22 is hereby reenacted to read as follows:

**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 Prohibited
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 Prohibited**

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. 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 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 TMC section 18.22.050. These requirements may be waived or altered by the Director 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.

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

- 1. The alternative design provides a barrier free, safe pedestrian route; and
- 2. The alternative design accommodates all required elements of the sidewalk in the area, such as transit waiting areas or bicycle parking; and
- 3. The alternative design results in fewer removals of existing mature vegetation than would be required with strict compliance; and/or

4. The alternative design enables green stormwater infrastructure above stormwater code requirements; and/or

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

6. The alternative design allows for more extensive sidewalk improvements (1 block minimum) compared to strict compliance with the sidewalk standards, and/or

7. The alternative design better aligns with a separate project that will modify the project site’s frontage within the next 5 years, as determined by the Department.

**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 <sup>1</sup>	All Other Parcels
Minimum Lot Area	None	
Residential Density	No Maximum	
Setbacks <sup>2</sup>	<b>Fronts, Sides, Rear</b>	<b>Front</b>
	<u>Entrances of Street Facing First-Floor Homes</u> Minimum: 6’ Maximum Average: 10’	Minimum: 6’
		<b>Sides &amp; Rear</b>
	<u>All other Uses:</u> Minimum: 0’ Maximum Average: 10’	Minimum: 10’
Maximum Development Coverage	75%	
Ground Floor Uses	<u>Parcels with any frontage on Tukwila International Boulevard:</u> Non-residential uses required on a minimum of 60% of the ground floor’s façade area. As part of a Type 2 Design Review permit, this requirement may be waived if at least 60% of the ground floor’s façade area is designed such that it may be “Easily Adaptable”. See TMC 18.06.249.	
Minimum Building Heights	30 feet	N/A
Maximum Building Heights	<u>Base Height:</u> 65 feet	<u>Base Height:</u> 50 feet
	<b>Parcels South of S 146<sup>th</sup> Street:</b>	<b>All other Parcels:</b>
	<u>Incentive Height<sup>3</sup>:</u> 125 feet	<u>Incentive Height<sup>3</sup>:</u> 90 feet
		<u>Incentive Height<sup>3</sup>:</u> 70 feet

<sup>1</sup>This 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.

<sup>2</sup>Maximum 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.

<sup>3</sup>Projects 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.

**Section 10. Repealer.** Ordinance Nos. 2741 §4 (part), 2765 §33, §34, §35, and §36, and Ordinance No. 2758 §7, as codified at TMC Chapter 18.24, "Regional Commercial (RC) District", are hereby repealed, thereby eliminating TMC Chapter 18.24.

**Section 11. TMC Chapter 18.24 Reenacted.** TMC Chapter 18.24 is hereby reenacted to read as follows:

**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 Prohibited.
18.24.040	Design Standards
18.24.050	Street Frontage Improvements
18.24.060	Dimensional and Density Standards

**18.24.010 Purpose**

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

**18.24.020 Land Uses Allowed**

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

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 by the Director 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.

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

1. The alternative design provides a barrier free, safe pedestrian route; and
2. The alternative design accommodates all required elements of the sidewalk in the area, such as transit waiting areas or bicycle parking; and
3. The alternative design results in fewer removals of existing mature vegetation than would be required with strict compliance; and/or
4. The alternative design enables green stormwater infrastructure above stormwater code requirements; and/or
5. The alternative design will avoid costly utility relocations that are not recommended by the Department of Public Works; and/or
6. The alternative design allows for more extensive sidewalk improvements (1 block minimum) compared to strict compliance with the sidewalk standards, and/or

7. The alternative design better aligns with a separate project that will modify the project site’s frontage within the next 5 years, as determined by the Department.

**18.24.060 Dimensional and Density Standards**

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

<b>RC DIMENSIONAL AND DENSITY STANDARDS</b>			
<b>Minimum Lot Area</b>	None		
<b>Residential Density</b>	No Maximum		
<b>Setbacks<sup>1</sup></b>	<b>Fronts, Sides, Rear - Portions of Structure Below 85 feet</b>	<b>Front, Sides, Rear - Portions of Structure Above 85 feet</b>	
	<u>Entrances of Street Facing First-Floor Homes</u> Minimum: 6' Maximum Average: 10'  <u>All other Uses:</u> Minimum: 0' Maximum Average: 10'	<u>Abutting Street or Alley</u> Minimum: 10'  <u>Abutting Adjacent Property</u> Minimum: 20'	
<b>Maximum Development Coverage</b>	<u>Portions of Buildings Above 90 Feet:</u> 65%		
<b>Maximum Floorplates</b>	<u>Floorplates at or Above the 9<sup>th</sup> Story:</u> Average must not exceed 13,500 square feet		
<b>Ground Floor Uses</b>	<u>Parcels with any frontage on Tukwila International or Southcenter Boulevards:</u> Non-residential uses required on a minimum of 60% of the ground floor. As part of a Type 2 Design Review permit, this requirement may be waived if at least 60% of the ground floor is designed such that it may be “Easily Adaptable”. See TMC 18.06.249.		
<b>Minimum Building Heights</b>	30 feet		
<b>Maximum Building Heights</b>	<b>Parcels south of S 148<sup>th</sup> St</b>	<b>Parcels north of S 148<sup>th</sup> St &amp; south of S 146<sup>th</sup> St</b>	<b>Parcels north of S 146<sup>th</sup> St</b>
	<u>Base Height:</u> 85 feet  <u>Incentive Height<sup>2</sup>:</u> No Maximum <sup>3</sup>	<u>Base Height:</u> 65 feet  <u>Incentive Height<sup>2</sup>:</u> 130 feet	<u>Base Height:</u> 65 feet  <u>Incentive Height<sup>2</sup>:</u> 90 feet
<b>Tower Separation</b>	<u>Portions of Buildings Above 90 Feet:</u> 60 feet		N/A

<sup>1</sup>Maximum 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.

<sup>2</sup>Projects 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.

<sup>3</sup>Maximum 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.

**Section 12.** Ordinance Nos. 2741 §4 (part) and 2765 §63, §64, §65, §66, §67, and §68, as codified at TMC Chapter 18.43, "Urban Renewal Overlay (URO) District," are hereby repealed, thereby eliminating TMC Chapter 18.43.

**Section 13 . Regulations Established.** TMC Chapter 18.47, "Development Incentive Program," is hereby adopted to read as follows:

**CHAPTER 18.47  
DEVELOPMENT INCENTIVE PROGRAM**

**Sections:**

18.47.010	Purpose
18.47.020	Applicability and Eligibility
18.47.030	Community Benefits and Development Standards

**18.47.010 Purpose**

A. 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
<b>Family Sized Homes</b>	<p><u>Eligibility</u></p> <ol style="list-style-type: none"> <li>At least 5% of all units contain 3 or more bedrooms and at least 20% of all homes contain 2 bedrooms; or</li> <li>At least 10% of all units contain 3 or more bedrooms; or</li> <li>At least 40% of all units contain 2 bedrooms</li> </ol>	<b>100</b>
<b>Affordable Homes</b>	<p><u>Eligibility:</u></p> <p>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.</p>	<b>100</b>
<b>Enhanced Streetscapes</b>	<p><u>Eligibility:</u></p> <p>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></p> <p>The frontage shall feature at least 3 of the following:</p> <ol style="list-style-type: none"> <li>Additional landscaping beyond the minimum required;</li> <li>Decorative paving;</li> <li>Additional weather protection;</li> <li>Artistic elements;</li> <li>Structures that encourage active use, such as permanent street café features or play equipment, and retail patios;</li> <li>Residential patios or stoops.</li> </ol>	<b>100</b>
<b>Pedestrian Pathways</b>	<p><u>Definition:</u></p> <p>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></p> <p>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></p> <p>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>	<b>100</b>

Development Incentive Program		
Community Benefits	Development Standards	Points
<b>Active Recreation Area</b>	<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>	<b>50</b>
<b>Enclosed Plaza</b>	<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 gallerias.</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>	<b>50</b>
<b>Green Building Certification</b>	<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"> <li>• Certification of compliance with the Living Building Challenge, in one of the following ways: <ul style="list-style-type: none"> <li>○ Achievement of all twenty Imperatives for new buildings - LBC full certification, or</li> <li>○ Achievement of all Core Imperatives, in addition to all imperatives in either Water, Energy, or Materials Petal - Petal Certification.</li> </ul> </li> <li>• Certification of compliance with LEED Platinum.</li> <li>• 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.</li> </ul>	<b>100</b>

Development Incentive Program		
Community Benefits	Development Standards	Points
<b>Neighborhood Serving Use Space</b>	<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>	<b>100</b>
<b>Small Business Spaces</b>	<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>	<b>25 / Space</b>
<b>Flexible Benefit</b>	<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"> <li>• The proposed benefit has merit and value for the community; and</li> <li>• The proposed benefit is outside of the anticipated Development Incentive Program structure; and</li> <li>• The proposed benefit does not conflict with existing Land Use Code regulations; and</li> <li>• The proposed benefit equals or exceeds what would be provided by the standard benefits provided above.</li> </ul>	<b>10-100</b>

**Section 14.** Ordinance Nos. 2741 §4 (part) and 2765 §120, as codified at TMC Chapter 18.60.20, “Scope and Applicability”, are hereby amended to read as follows:

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

D. Except for multi-family, mixed-use, hotel, and motel uses, which shall be subject to the thresholds found at TMC 18.60.070.A, all projects proposing new structures or additions to structures on a parcel or an integrated site, where the new development's floor area cumulatively exceeds 5,000 square feet, shall be required to apply for a Type 2 Design Review Permit. For projects not meeting the threshold for the requirement to apply for a Type 2 Design Review Permit, compliance with the applicable design standards shall be reviewed via the development permit application.

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.

**Section 15.** Ordinance Nos. 2741 §4 (part) and 2765 §122, as codified at TMC Chapter 18.60.040, "Design Review Criteria Applicability," are hereby amended to read as follows:

#### **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. Mixed-use structures, hotels, or motels; 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, Mixed-Use, Hotel, and Motel Uses:** All multi-family, mixed-use, hotel, and motel 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. **Vehicular Areas and Parking Structure Design Review Criteria:** The Vehicular Areas and Parking Structure Design Review Criteria set forth in TMC 18.60.080 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 18.60.090, 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.

**Section 16.** Ordinance Nos. 2741 §4 (part) and 2765 §124, as codified at TMC Chapter 18.60.070, "Multi-Family, Hotel, and Motel Design Review Criteria," are hereby amended to read as follows:

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

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

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

B. **Standards:**

1. **Transparency:** Minimum ground floor transparency requirements are as follows:

a. **Commercial Frontages:** A minimum of sixty (60) percent of the area of all ground floor facades between two (2) and eight (8) feet in height above ground level that face public streets shall be comprised of transparent doors or windows.

b. **Residential Frontages:** A minimum of 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*".

**Section 17. Regulations Established.** TMC Section 18.60.080, "Vehicular Areas and Parking Structure Design Review Criteria," is hereby established to read as follows:

**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.

**Section 18.** Ordinance Nos. 2741 §4 (part) and 2765 §125, as codified at TMC Chapter 18.60.080, "Tukwila South Design Criteria," are hereby renumbered as TMC Chapter 18.60.090.

**Section 19.** Ordinance No. 2741 §4 (part), as codified at TMC Chapter 18.60.090, “Commercial Redevelopment Areas Approval Procedures and Criteria,” is hereby renumbered as TMC Chapter 18.60.100 and amended to read as follows:

**18.60.100 Commercial Redevelopment Areas**

A. **Intent:** The intent of this section is to create a more uniform commercial district along the Tukwila International Boulevard corridor and to better integrate mixed use or commercial developments with the adjacent 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 this section.

B. **Eligibility and Process:** Any CR or HDR zoned parcel within a Commercial Redevelopment Area (CRA) shall be permitted to aggregate with, via a lot consolidation, binding site improvement plan, and/or development agreement, any adjacent parcel that is within the NCC or RC zoning districts. The permitted uses and development standards of the subject parcel within the CRA shall be those of the adjacent RC or NCC zoning district to which the CR or HDR zoned properties are being aggregated.

C. **Criteria of Approval:** The development shall include at least one parcel that fronts on Tukwila International Boulevard. It may include any number of additional adjacent parcels within the CRA.

**Section 20.** Ordinance Nos. 2741 §4 (part) and 2765 §127, codified at TMC Section 18.60.100, “Expiration of Design Review Permits,” are hereby renumbered and recodified at TMC 18.60.110.

**Section 21.** Ordinance No. 2741 §4 (part), as codified at TMC Figure 18-3, “Building Height Exception Areas,” is hereby amended to read as referenced in Exhibit A.

**Section 22.** Ordinance Nos. 2741 §4 (part) and 2765 §135, as codified at TMC Figure 18-7, “Required Number of Parking Spaces for Automobiles and Bicycles,” are hereby amended to read as referenced in Exhibit B.

**Section 23.** Ordinance No. 2741 §4 (part), as codified at TMC Figure 18-9, “Commercial Redevelopment Areas in the Tukwila International Boulevard Corridor,” is hereby amended to read as referenced in Exhibit C.

**Section 24.** Ordinance No. 2741 §4 (part), as codified at TMC Figure 18-10, “City of Tukwila Zoning Map,” is hereby amended to read as referenced in Exhibit D.

**Section 25.** Ordinance No. 2756 §4 (part), as codified at TMC Table 18-2, “Tukwila Urban Center Land Uses Allowed By District,” is hereby repealed.

**Section 26.** Ordinance Nos. 2741 §4 (part) and 2765 §133, as codified at TMC Table 18-5, “Provision of Parking”, are hereby repealed.

**Section 27.** Ordinance Nos. 2741 §4 (part) and 2765 §134, as codified at TMC Table 18-6, "Land Uses Allowed by District", are hereby amended to read as referenced in Exhibit E.

**Section 28. Corrections by City Clerk or Code Reviser Authorized.** Upon approval of the City Attorney, the City Clerk and the code reviser are authorized to make necessary corrections to this ordinance, including the correction of clerical errors; references to other local, state or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering.

**Section 29. Severability.** If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

**Section 30. Effective Date.** This ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after passage and publication as provided by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 20<sup>th</sup> day of October, 2025.

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
Andy Youn-Barnett, CMC, City Clerk

  
\_\_\_\_\_  
Thomas McLeod, Mayor

APPROVED AS TO FORM BY:

  
\_\_\_\_\_  
Office of the City Attorney

Filed with the City Clerk: 10-14-25  
Passed by the City Council: 10-20-25  
Published: 10-23-25  
Effective Date: 10-28-25  
Ordinance Number: \_\_\_\_\_

Exhibit A: Figure 18-3, "Special Height Exception Areas"  
Exhibit B: Figure 18-7, "Minimum Automobile and Bicycle Parking Requirements"  
Exhibit C: Figure 18-9, "Commercial Redevelopment Areas"  
Exhibit D: Figure 18-10, "City of Tukwila Zoning Map"  
Exhibit E: Table 18-6, "Land Uses Allowed by District"

City of Tukwila Public Notice of Ordinance Adoption for Ordinance 2770-2771.

On October 20, 2025, the City Council of the City of Tukwila, Washington, adopted the following ordinance, the main points of which are summarized by title as follows:

**ORDINANCE 2770:** AN ORDINANCE AMENDING ORDINANCE NOS. 2741 §4 (PART), 2762 §2, 2765 §11 (PART) & §13; 2765 §120, §122, §124, §125, §127, §134 & §135 AS CODIFIED AT VARIOUS SECTIONS OF TUKWILA MUNICIPAL CODE (TMC) TITLE 18, "ZONING"; REENACTING TMC CHAPTERS 18.22 & 18.24; ESTABLISHING TMC CHAPTER 18.47 & TMC SECTION 18.60.080; REPEALING VARIOUS ORDINANCES AS CODIFIED AT TMC CHAPTER 18.43; REPEALING TABLES 18-2 AND 18-5; TO AMEND & ESTABLISH REGULATIONS TO SUPPORT DEVELOPMENT IN THE TUKWILA INTERNATIONAL BOULEVARD DISTRICT; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

**ORDINANCE 2771:** AN ORDINANCE GRANTING TO LEVEL 3 COMMUNICATIONS LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS AFFILIATES, SUCCESSORS, AND ASSIGNS, THE RIGHT, PRIVILEGE, AUTHORITY AND NONEXCLUSIVE FRANCHISE FOR FIVE YEARS, TO CONSTRUCT, MAINTAIN, OPERATE, REPLACE, AND REPAIR A TELECOMMUNICATIONS NETWORK IN, ACROSS, OVER, ALONG, UNDER, THROUGH, AND BELOW CERTAIN DESIGNATED PUBLIC RIGHTS-OF-WAY OF THE CITY OF TUKWILA; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

The full text of these ordinances will be provided upon request.

Andy Youn-Barnett, City Clerk

Published Seattle Times: October 23, 2025

# Special Height Exception Areas

Figure 18-3

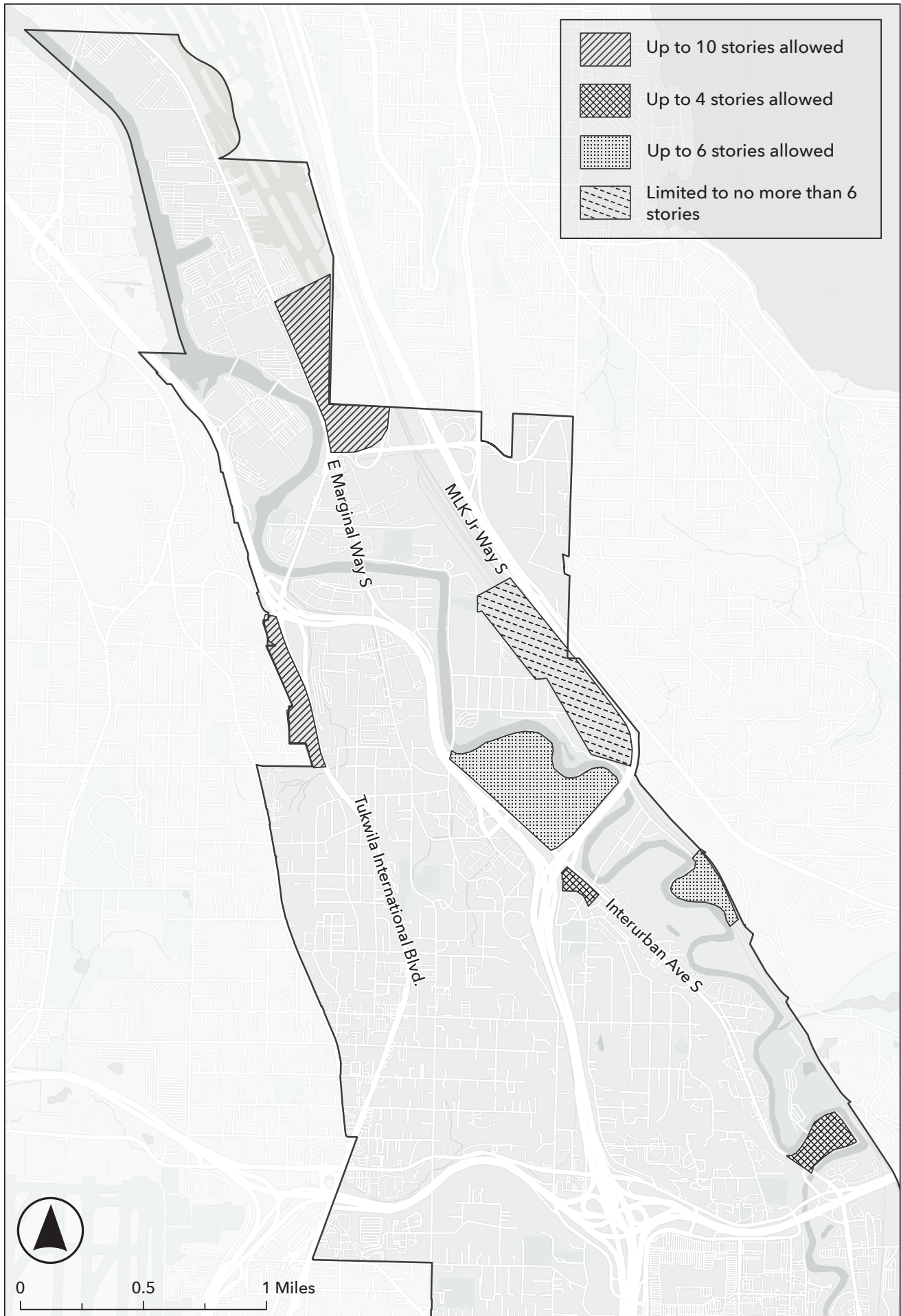


Figure 18-7: Minimum Automobile and Bicycle Parking Requirements

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

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

**See TMC 18.56.130 for bicycle parking standards.**

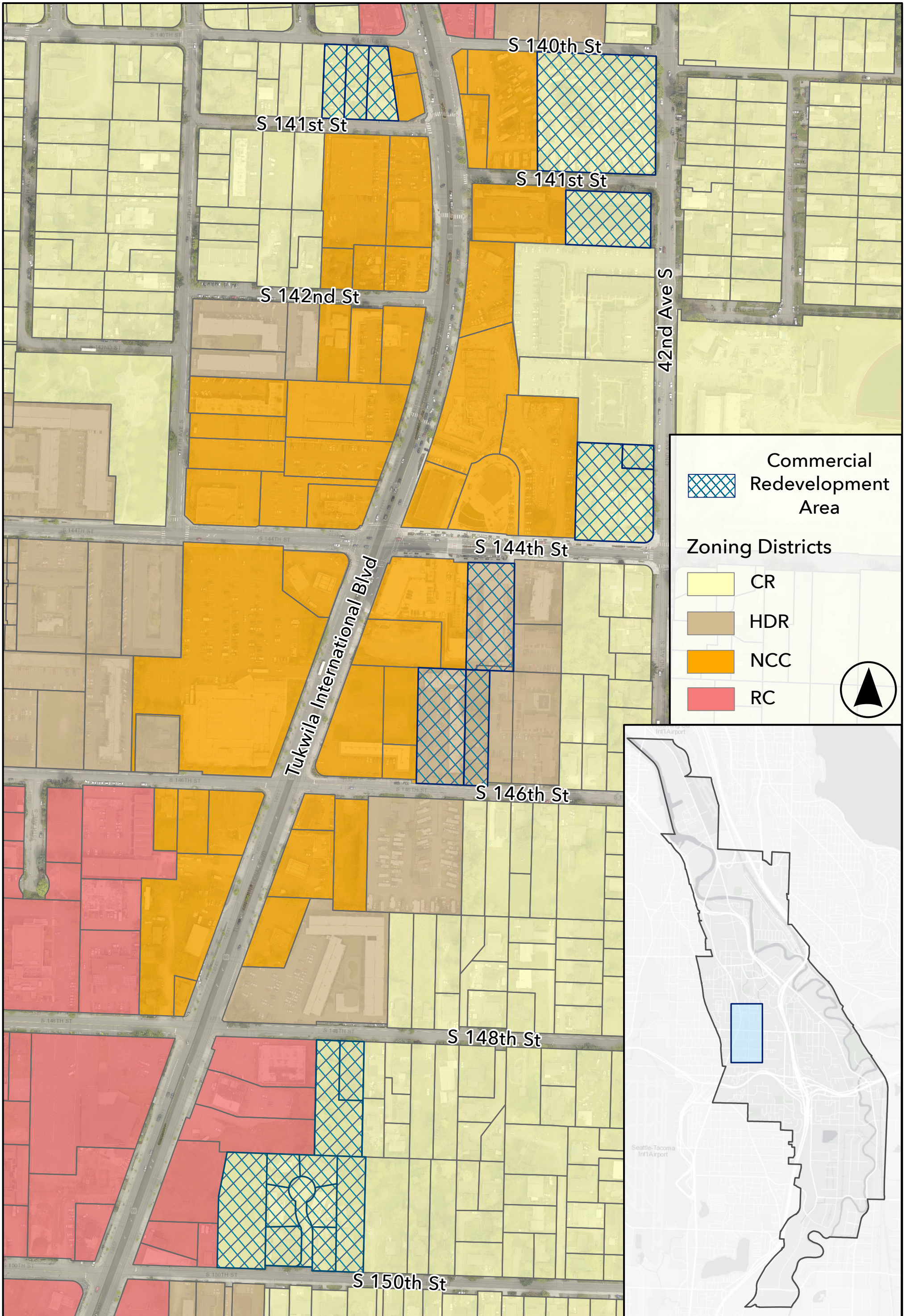
<sup>1</sup>Any fraction shall be rounded up to the nearest whole number.

<sup>2</sup>The Director shall have the discretion to reduce the amount of required secure bicycle parking if it can be demonstrated that the occupancy of the use will be limited to a group that is less likely to travel by bicycle. The age of occupants does not, on its own, serve to demonstrate this.

<sup>3</sup>The Director, in consultation with the Director of Public Works, shall have the discretion to require more bicycle parking spaces based on the following factors: Area topography; pattern and volume of expected bicycle users; nearby residential and employment density; proximity to a trails system and other existing and planned bicycle facilities; projected transit ridership and expected access to transit by bicycle; and other relevant transportation and land use information.

# Commercial Redevelopment Areas

Figure 18-9

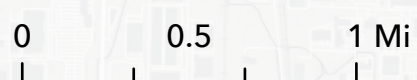
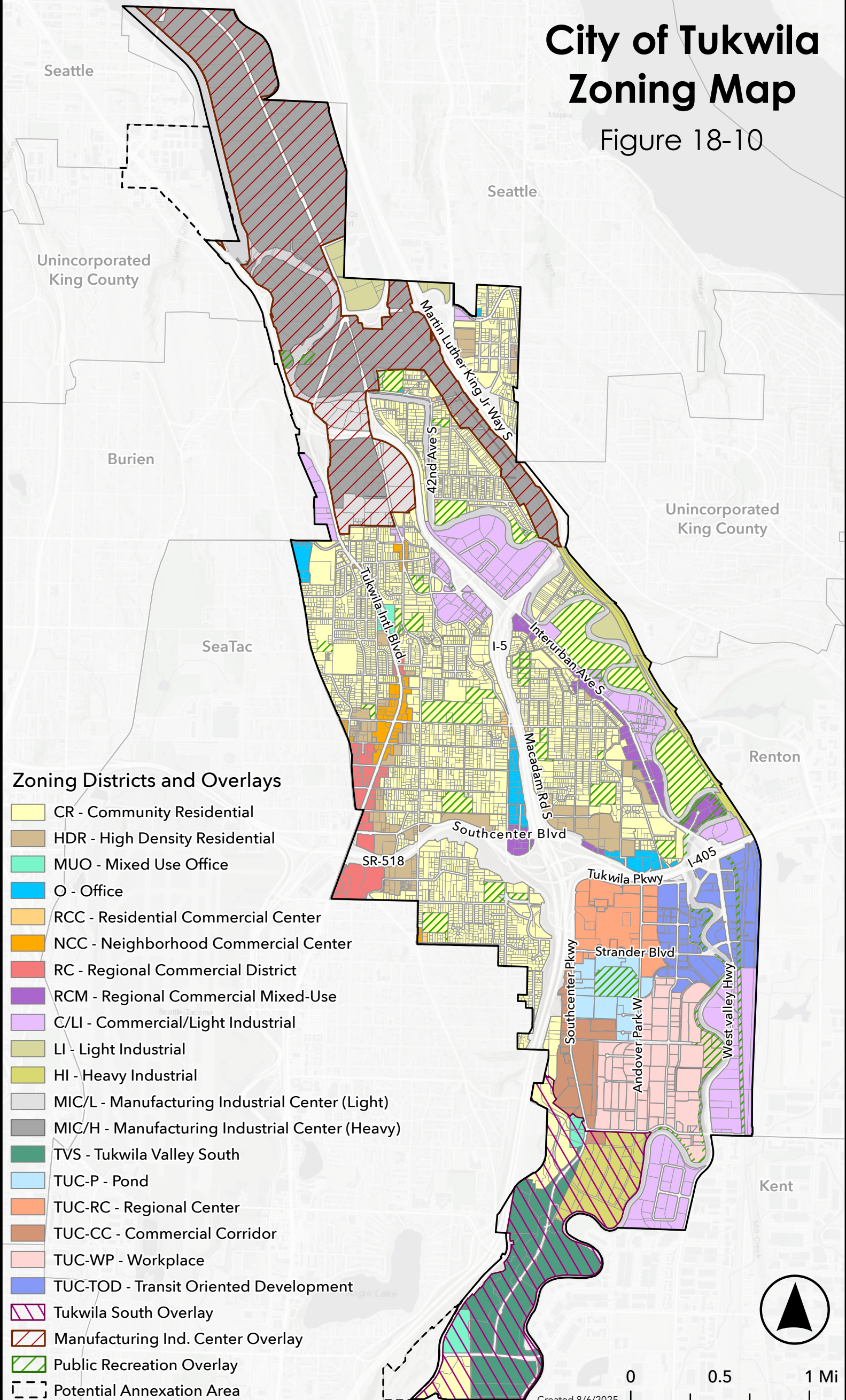


# City of Tukwila Zoning Map

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



Created 8/6/2025

# 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.

Land Use Designations Commercial Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/L I	LI	HI	MIC/ L	MIC/ H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
<b>Adult Day Cares</b>	A	A	A	A		A	A	A							P						
<b>Adult Entertainment</b> subject to location restrictions¹									P	P	P	P	P	P	P						
<b>Amusement Parks</b>								C	C	C	C			C	P						
<b>Animal Shelters &amp; Kennels</b> subject to additional State & local regulations. no permit required for fewer than 4 cats/dogs.								C	C	C	C			C						C	C
<b>Animal Veterinaries</b> including associated temporary indoor boarding. access to an arterial required,	P	P	P		P	P	P	P	P					P			P	P	P	P	P
<b>Bed &amp; Breakfast Lodging</b> no size limit specified			C												P		P	P	P		
<b>Bed &amp; Breakfast Lodging</b> not more than twelve guests⁵	C	C															P	P	P		
<b>Cannabis Producers or Processors</b> State issued license required											P			P	P19						
<b>Cannabis Retailers</b> State issued license required								P			P			P	P19					P	P
<b>Day Care Centers</b>		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
<b>Drive-In Theatres</b>								C	C	C	C			C							
<b>Drive-Throughs</b>								A	A	A	A	A	A	A	A		A	A42		A	A
<b>Eating &amp; Drinking Establishments</b>			P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P43
<b>Electric Vehicle Charging Stations</b> Level 1 & Level 2	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P		A	A	A	A	A
<b>Electric Vehicle Charging Stations</b> 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
<b>Extended-Stay Hotels</b>								P	P	P	P			P	P		P	P	P		

Land Use Designations 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
<b>Farming &amp; Farm-Related Activities</b>														P	P						
<b>Greenhouses or Nurseries</b> commercial					P			P	P	P	P			P	P						
<b>Home Occupations</b> see TMC 18.50.240	A	A	A	A	A	A	A	A						A	A		A	A	A		A
<b>Hotels</b>							P34	P	P	P	P	C	C	P	P		P	P	P		
<b>Laundries</b> commercial								P	P	P	P	P		P							
<b>Laundries</b> self-serve, dry cleaning, tailor, dyeing			P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
<b>Morticians &amp; Funeral Homes</b>								P	P	P	P			P	C						
<b>Motels</b>								P	P	P	P	C	C	P	P		P	P	P		
<b>Nightclubs</b>								P	P	P	P			P	P		P	P41	P	P	
<b>Offices</b> including professional, outpatient medical/dental, government services, research, banking, real estate, or			P22	P	P22	P	P	P	P	P	P	P9 C10	P24 C25	P	P		P	P	P	P	P
<b>Parking</b> commercial & principal or primary use			P7	P7			P36	P7	P7	P	P			P			P45	P45	P45	P45	P45
<b>Pawnbrokers / Payday Lenders</b>								C	P	P	P			P	P						
<b>Recreation Facilities</b> 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
<b>Recreation Facilities</b> commercial & indoor no usable floor area maximum						C	C	P	P	P				P	P		P	P	P		P
<b>Recreation Facilities</b> commercial & outdoor									C	C	C			C							P
<b>Retail</b> General Retail & Services			P	p4	P	P	P	P	P	P	P	C3	C3	P	P		P	P	P	P	P
<b>Theaters</b> not including "Adult Entertainment Establishments"						P	P	P	P	P	P			P	P31		P		P	P	
<b>Vehicle Fueling Stations</b> and typical appurtenances, including car washes									P	P	P	P	P	P	P			P42		P	P
<b>Vehicle Maintenance Facilities</b> not including vehicle fueling or major repair								P	P	P	P	P	P	P	P		P41				P

Land Use Designations 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
<b>Vehicle Rental Facilities</b> non-CDL vehicles							P36	P	P	P	P	P	P	P	P		P	P42	P		
<b>Vehicle Rental Facilities</b> CDL vehicles									P	P	P	P	P	P	P						
<b>Vehicle Sales Lots</b>								P	P	P	P			P	P		P	P42	P		P
<b>Vehicle Storage</b> (no customers onsite) does not include park-and-fly operations															P						

Continued next page

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
<b>Convalescent &amp; Nursing Homes &amp; Assisted Living Facilities</b>			P	P		P		P	P					P	P			P	P		
<b>Daycare Family Home (Family Child Care Home)<sup>32</sup> and/or Adult Family Homes</b>	A	A	A	A	A	A	A	A						A	A		A	A	A		A
<b>Diversion Facilities &amp; Diversion Interim Services Facilities</b> south of Strander Blvd only									U												
<b>Domestic Shelters</b>	P	P	P	P																	
<b>Dormitories</b> accessory to permitted use	C	C	A	A	A	A	A	A	A	A	A			A	A			A	A		
<b>Dwellings</b> Co-living Housing <sup>52</sup>		P	P		P	P	P	P						P	P		P	P	P		P46
<b>Dwellings</b> Cottage Housing	P	P	P		P	P															
<b>Dwellings</b> Courtyard Apartments	P	P	P		P	P															
<b>Dwellings</b> Detached Single Family	P	P	P47	P47	P47									P47	P						
<b>Dwellings</b> Detached Zero-Lot Line Units	P	P	P		P																
<b>Dwellings</b> Duplex, Triplex or Fourplex, Fiveplex or Townhouse <sup>4*</sup>	P	P	P		P										P						
<b>Dwellings</b> Multi-Family (mixed-use)			P		P	P	P	P						C15	P		P	P	P		P46
<b>Dwellings</b> Multi-Family (single-use)		P				P	P								P		P	P	P		P46
<b>Dwellings</b> Senior Citizen Housing / Assisted Living Facility		P 60/a	P 60/a			P	P	P 60/a						C15	P		P	P	P		P46
<b>Dwellings</b> Stacked Flat	P	P	P		P	P															
<b>Dwellings</b> Townhouses	P	P	P		P	P									P		P	P	P		P46
<b>Dwellings</b> Accessory <sup>16</sup>	A	A	A	A	A									A	A						
<b>Emergency Housing &amp; Emergency Shelters <sup>37</sup></b>							P	P	P	P	P	P	P	P	P		P	P	P		
<b>Garages or Carports (private) not exceeding 1,500 square feet</b>	A																				
<b>Greenhouses &amp; Storage Sheds (noncommercial) not exceeding 1,000 square feet</b>	A	A	A																		
<b>Manufactured &amp; Mobile Home Parks <sup>37</sup></b>		P																			

<b>Land Use Designations Residential Uses</b>	<b>CR</b>	<b>HDR</b>	<b>MUO</b>	<b>O</b>	<b>RCC</b>	<b>NCC</b>	<b>RC</b>	<b>RCM</b>	<b>C/L I</b>	<b>LI</b>	<b>HI</b>	<b>MIC/ L</b>	<b>MIC/ H</b>	<b>TVS</b>	<b>TSO</b>	<b>PRO</b>	<b>TUC RC</b>	<b>TUC TOD</b>	<b>TUC P</b>	<b>TUC CC</b>	<b>TUC WP</b>
<b>Permanent Supportive Housing <sup>28</sup></b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		P46
<b>Residences for Security or Maintenance Personnel</b>			A	A	A	A	A	A	A	A	A	A	A	A	A						
<b>Secure Community Transition Facilities <sup>28</sup></b>													U								
<b>Tiny Home Villages <sup>39</sup></b>	P	P	P	P	P	P	P	P	P	P	P			P	P						
<b>Transitional Housing <sup>38</sup></b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		P46

Continued next page

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
<b>Animal Rendering</b>										U					P						
<b>Cargo Containers</b> see TMC 18.50.060	A&S	A&S					A&S	A&S	A&S	P	P	P	P	P							A
<b>Cement Manufacturing</b>									U	U	U	U	U	U							
<b>Contractor Storage Yards</b>									P	P	P	P	P	P							
<b>Etching, Film Processing, Lithography, Printing &amp; Publishing</b>								P	P	P	P	P	P	P	P						P
<b>Hazardous Waste Treatment &amp; Storage Facilities</b> (off-site) (subject to compliance with state siting criteria. See RCW)											C		C								
<b>Heavy Equipment Repair &amp; Salvage</b>									P	P	P	P	P	P							
<b>Industrial Uses, Heavy</b> not otherwise listed see TMC 18.06.452.									C	C	P	C	P	C							
<b>Industrial Uses, Light</b> not otherwise listed see TMC 18.06.451								P	P	P	P	P	P	P	P						P43
<b>Internet Data/Telecommunication Centers</b>									P	P	P	P	P	P	P						
<b>Manufacturing and/or Assembly that Includes:</b> rock crushing / asphalt or concrete batching or mixing / stone cutting /									C	C	P	C	P	C	C						
<b>Manufacturing, Refining or Storing:</b> highly volatile noxious or explosive products (less than tank car lots) such as acids, petroleum products, oil or gas, matches, fertilizer or insecticides; <u>except for accessory</u>											U		U	U	U						
<b>Medical &amp; Dental Laboratories</b>			P	P			A	P	P	P	P			P	P		P	P	P		P
<b>Minor Expansion of an Existing Warehouse</b> <sup>20</sup>															S						
<b>Removal &amp; Processing of:</b> sand, gravel, rock, peat, black soil & other natural deposits together with									U	U	U	U	U	U							
<b>Research &amp; Development Facilities</b>														P	P						
<b>Sales &amp; Rental Facilities of Heavy Machinery &amp; Equipment</b> <sup>20</sup>									P	P	P	P	P	P	P						
<b>Salvage &amp; Wrecking Operations</b>									P49	P49	P	P49	P	C P49							
<b>Self-Storage Facilities</b>									P	P	P	P	P	P	P	P					P

Land Use Designations Industrial Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/L I	LI	HI	MIC/ L	MIC/ H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP	
<b>Storage (outdoor) of:</b> materials allowed to be manufactured or handled within facilities									P	P	P	P	P	P	P	P						A
<b>Storage (outdoor) of:</b> any materials not otherwise listed. <sup>51</sup>												P	P	P	C	C						
<b>Tow-Truck Operations</b> subject to all additional State & local regulations										P	P	P	P	P	P	P						
<b>Truck Terminals</b>										P	P	P	P	P	P							
<b>Warehouse Storage and/or Wholesale Distribution Facilities</b>								P	P	P	P	P	P	P	P							P

Continued next page

<b>Land Use Designations</b> <b>Transportation, Communication, and Infrastructure Uses</b>	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
<b>Airports, Landing Fields &amp; Heliports</b> except emergency sites									U	U	U	U	U	U	U						
<b>Hydroelectric &amp; Private Utility Power Generating Plants</b>							U	U	U	U	U	U	U	U							
<b>Park &amp; Ride Lots</b> operated by a public agency			C	C		A	A	C	C	C	C	C	C	C	C		U	U	U		U
<b>Parking Areas</b> 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
<b>Parking Areas</b> for Municipal Uses & Police Stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P						
<b>Radio, Television, Microwave, or Observation Stations &amp; Towers</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C
<b>Railroad Freight or Classification Yards</b>											U	U	U	U							
<b>Railroad Tracks</b> including lead, spur, loading or storage									P	P	P	P	P	P							
<b>Telephone Exchanges &amp; Internet Data Centers</b>			P	P				P	P	P	P	P	P	P	P						P
<b>Transfer Stations</b> refuse & garbage, operated by a public agency											U	U	U	U							
<b>Transit Facilities</b> bus and/or rail	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
<b>Utility Facilities</b> above ground	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		C	C	C	C	P
<b>Utility Facilities</b> under ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
<b>Vertical Take-Off &amp; Landing Pads</b> as accessory uses							C48								C						
<b>Wireless Telecommunications Facilities</b> see TMC 18.58	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

Continued next page

<b>Land Use Designations Civic &amp; Institutional Uses</b>	<b>CR</b>	<b>HDR</b>	<b>MUO</b>	<b>O</b>	<b>RCC</b>	<b>NCC</b>	<b>RC</b>	<b>RCM</b>	<b>C/LI</b>	<b>LI</b>	<b>HI</b>	<b>MIC/ L</b>	<b>MIC/ H</b>	<b>TVS</b>	<b>TSO</b>	<b>PRO</b>	<b>TUC RC</b>	<b>TUC TOD</b>	<b>TUC P CC</b>	<b>TUC WP</b>	
<b>Cemeteries &amp; Crematories</b>	C	C	C	C				C	C	C	C			C	C						
<b>Colleges &amp; Universities</b>			C	C		C	C	C	C	C	C	C6	C6	C6	P		P	P	P		
<b>Convention &amp; Exhibition Facilities</b> including Multipurpose Arenas							P	P	P	P	P			P	P		P	P42	P		
<b>Correctional Institutes</b>				U11						U	U		U								
<b>Cultural Facilities</b> 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		
<b>Fire &amp; Police Stations</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		C	C	C	P	P
<b>Golf Courses</b> publicly owned& operated																P					
<b>Hospitals</b>			C	C			C	C	C	C	C			C	P						
<b>Parks, Trails, Community Centers, Sports Courts</b> 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
<b>Religious Institutions</b> 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
<b>Religious Institutions</b> 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
<b>Sanitariums</b> or similar institutes														C							
<b>Schools</b> public or private, elementary through high school	C	C	C	C	C	C	C	C				P9 C10		C	C	P44	P	P	P		

<b>Land Use Designations Miscellaneous Uses</b>	<b>CR</b>	<b>HDR</b>	<b>MUO</b>	<b>O</b>	<b>RCC</b>	<b>NCC</b>	<b>RC</b>	<b>RCM</b>	<b>C/LI</b>	<b>LI</b>	<b>HI</b>	<b>MIC/ L</b>	<b>MIC/ H</b>	<b>TVS</b>	<b>TSO</b>	<b>PRO</b>	<b>TUC RC</b>	<b>TUC TOD</b>	<b>TUC P</b>	<b>TUC CC</b>	<b>TUC WP</b>
<b>Essential Public Facilities</b> not otherwise listed	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	U	U	U
<b>Landfilling &amp; Excavating</b> 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							
<b>Stables</b> 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.*

- 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.
- No dismantling of cars or travel trailers or sale of used parts allowed.
- 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.
- 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).
- 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,
  - the maximum length of continuous stay by a guest is 14 days,
  - breakfast must be offered on-site to customers, and
  - all necessary permits or approvals are obtained from the Health Department.
- 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.
  - 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.
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.

## SCRIVENER'S ERROR NOTIFICATION FORM

**Requested By**      Jennifer Marshall, Deputy City Clerk

<b>Ordinance No.</b> <u>2770</u>	<b>Date of Passage</b> October 20, 2025
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### Brief Explanatory Statement

1. Ordinance No. 2769, updated the Tukwila Municipal Code (TMC) Chapter 18.06, "Definitions," Chapter 18115.210, "Marijuana Related Uses" to update all references to "marijuana" to "cannabis".
2. Ordinance No. 2770, Section 27, Exhibit B/Table 18-6 makes two references to "marijuana".

### As Passed

1. Ordinance No. 2770, Section 27, amended Table 18-6 "Land Uses Allowed by District" per Exhibit E. The table contained in the exhibit utilized "marijuana" in the table when recent ordinances changed other references to "cannabis".

<b>Marijuana Producers or Processors</b> State issued license required
<b>Marijuana Retailers</b> State issued license required

### Correction Needed

1. Ordinance No. 2770, Exhibit E (Table 18-6) should be updated to use "Cannabis" in place of "Marijuana" in two instances. Proposed edits:

<del>Marijuana</del> <b>Cannabis</b> Producers or Processors State issued license required				
<del>Marijuana</del> <b>Cannabis</b> Retailers State issued license required				

### City Attorney Review

<input checked="" type="checkbox"/> Approved as Scrivener's Error	<input type="checkbox"/> Amendment Needed to Ordinance
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### City Attorney Comments

The two corrections in Table 18-6, specifically changing marijuana references to cannabis, may be made as scrivener's errors, as these words were unintentionally missed during the recent update.