

Ordinance No. O2025-011 2025 Development Code Update

*Balancing Nature and Community:
Tumwater's Path to Sustainable Growth*



Planning Commission Work Session, November 10, 2025

Intent



- Discuss the State required amendments to the Tumwater Municipal Code that are required to be completed by December 31, 2025
- Ask the Planning Commission to set a hearing date for November 25, 2025



Development Regulation Overview

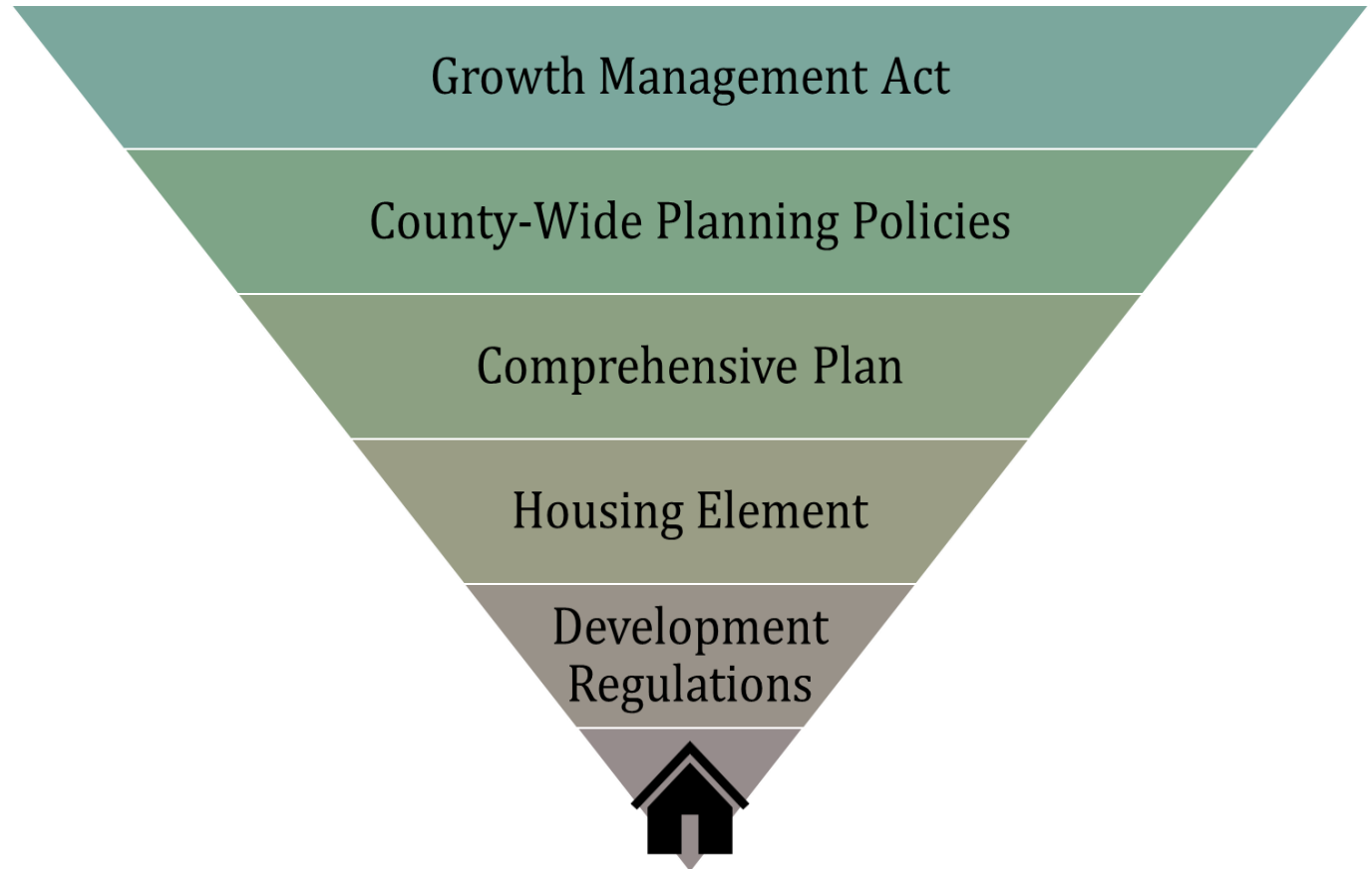
Development Regulation Discussion Questions

- Do the amendments address state requirements and reflect the needs of Tumwater?
- Are the amendments clear and understandable?



City's Role in Development

Tumwater's zoning, development regulations, permit procedures, and fees directly influence the location, intensity, and type of use that can be built



What are Development Regulations?

Development Regulations

Development regulations identify what, where, and how a proposal can happen within the City. This includes permits required, how to create lots, what housing types are allowed, building site requirements, etc.

Zoning Map

Based on the Citywide Future Land Use Map, the City's Zoning Map establishes the location and boundaries of the zoning districts that allow specific uses and intensities. For example, residential zoning and commercial zoning. What zone district a proposed project is in will determine the kind of development regulations that will apply.



Focus on Specific Housing Related Amendments

1. Middle housing
2. Accessory dwelling units
3. Co-housing
4. Parking
5. Religious organization housing
6. Design review





Middle Housing

Middle Housing - E2SHB 1110



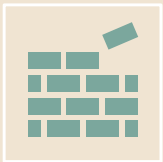
Allow two units per lot and four units per lot in residential zone districts if at least one unit is affordable housing

Staff added a definition for “dwelling unit allowance” and created standards to implement the new requirements in the residential zone districts



Meet density requirements on 75% lots in Tumwater that are primarily dedicated to residential uses

Two primarily residential zone districts are excluded from middle housing requirements above as allowed under state law: the RSR Residential/Sensitive Resource and the MHP Manufactured Home Park zone districts



Meeting the two accessory dwelling units per lot requirements of EHB 1337 counts towards dwelling unit allowance

Tumwater chose to count accessory dwelling units towards dwelling unit allowance

Dwelling Unit Allowance Example:

Unit Density



Middle Housing- E2SHB 1110



Allow at least six of the nine types of middle housing in residential zones

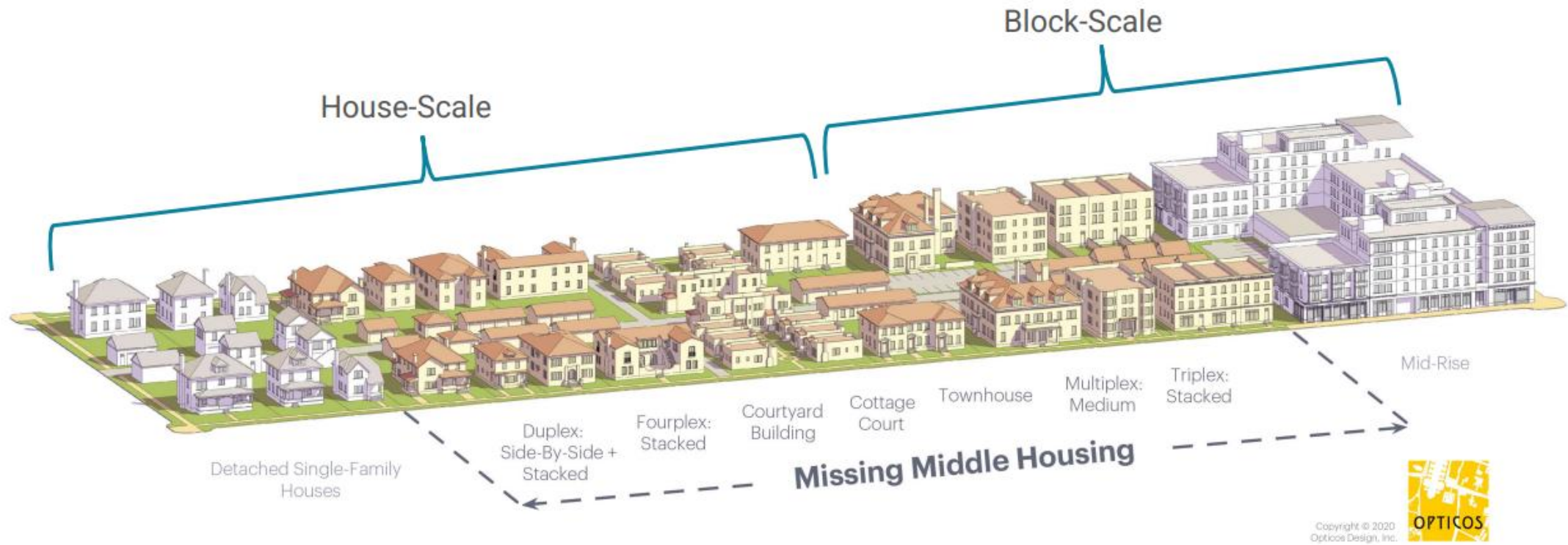
Duplexes, triplexes, quadplexes, stacked flats, townhouses, and cottage housing allowed



Allow zero lot line short plats

Zero lot line short plats and binding site plan review processes used for condominiums under Title 17 Land Division

Palette of Middle Housing Types



Middle Housing- E2SHB 1110



Limit design review for middle housing to standards that apply to single-family houses

Revised single-family chapter of the Citywide Design Guidelines to include middle housing



Limit parking requirements for middle housing to one parking space on lots less than 6,000 square feet and two spaces on lots > 6,000 square feet

Also made allowances that existing residential parking may be retained, even if it does not meet current code requirements for new development

Amendments to Residential Zone Districts

- Updated zoning districts to reflect Land Use Element
- Intended to address existing and projected needs of all economic segments by reducing barriers to different housing types, sizes, tenure, and affordability

Current zoning	Current density	Proposed zoning	Proposed density
SFL- Single Family Low	4-7 units/acre	LDR- Low Density Residential	6-9 units/acre
SFM- Single Family Medium	6-9 units/acre	LDR- Low Density Residential	6-9 units/acre
MFM- Multifamily medium	9-15 units/acre	MDR- Medium Density Residential	10-19 units/acre
MFH- Multifamily High	14-29 units/acre	HDR- High Density Residential	20+ units/acre *no maximum





Accessory Dwelling Units

ADU Wedgewood, Seattle by Pam MacRae/Sightline Institute

Accessory Dwelling Units



Allow two accessory dwelling units per lot

Current code limits accessory dwelling units to one per lot with a single-family structure

Amendments allows up to two if development standards are met, such as lot coverage, setbacks, etc.



Accessory dwelling units not less than 1,000 square feet

Current code limits accessory dwelling units to 800 square feet in size

Tumwater provides pre-approved accessory dwelling unit plans that are 1,000 square feet in size

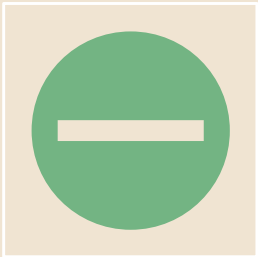
Accessory Dwelling Units



No development or design standards for accessory dwelling units more restrictive than the principal home

Current code limits the design of an accessory dwelling to maintaining the design of main building “principal home”

Amendments remove this requirement



Must allow conversion of existing building to an accessory dwelling unit even if nonconforming

A structure may be converted to an accessory dwelling unit even if it does not meet current standards like setbacks

The structure may not be expanded beyond existing footprint

Accessory Dwelling Units



Impact fees for accessory dwelling units may not be greater than 50% of single-family homes

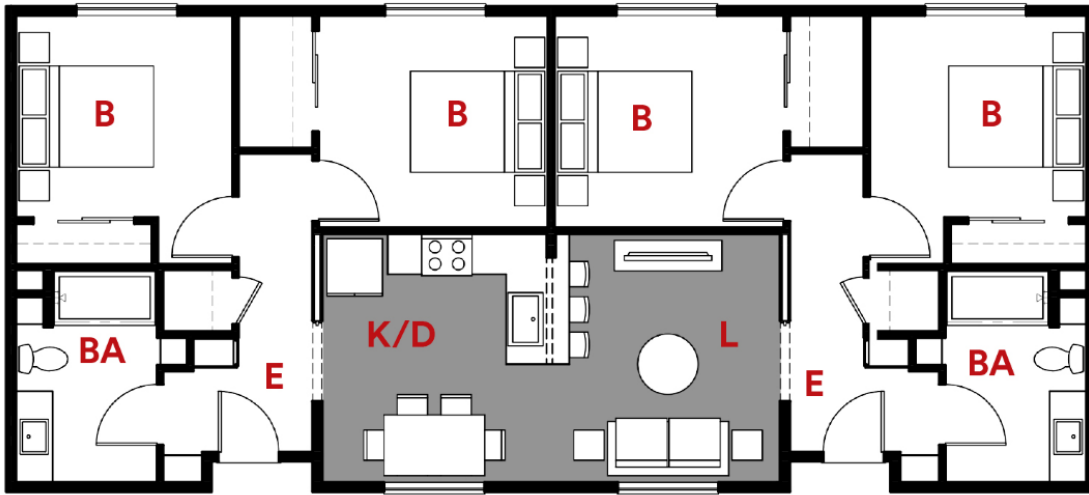
Current fee resolution reflects this



Co-Living Housing

A sketch of a cohousing community in Boulder, CO (Source: cohousing.org)

Co-Living Housing – Shared Areas



In-Line Unit Plan

1,269 sq. ft. | 4 Bedroom | 2 Bath

- Co-living housing are sleeping units that are independently rented and provide living and sleeping space, in which residents share kitchen facilities with residents of other units in the building
- Amendment created definition for co-living to replace boardinghouses or roominghouses
- Allowed in MDR Medium Density Residential, HDR High Density Residential, MU Mixed Use, and GC General Commercial zone districts
- A sleeping unit is calculated as one quarter of a dwelling unit for density. 4 sleeping units equates to 1 dwelling unit

Co-Living Housing – State Requirements

The City may not require co-living housing to:

- Meet any standards that are more restrictive than those that are required for other types of residential uses in the same zone
- Exclude co-living housing from participating in affordable housing incentives

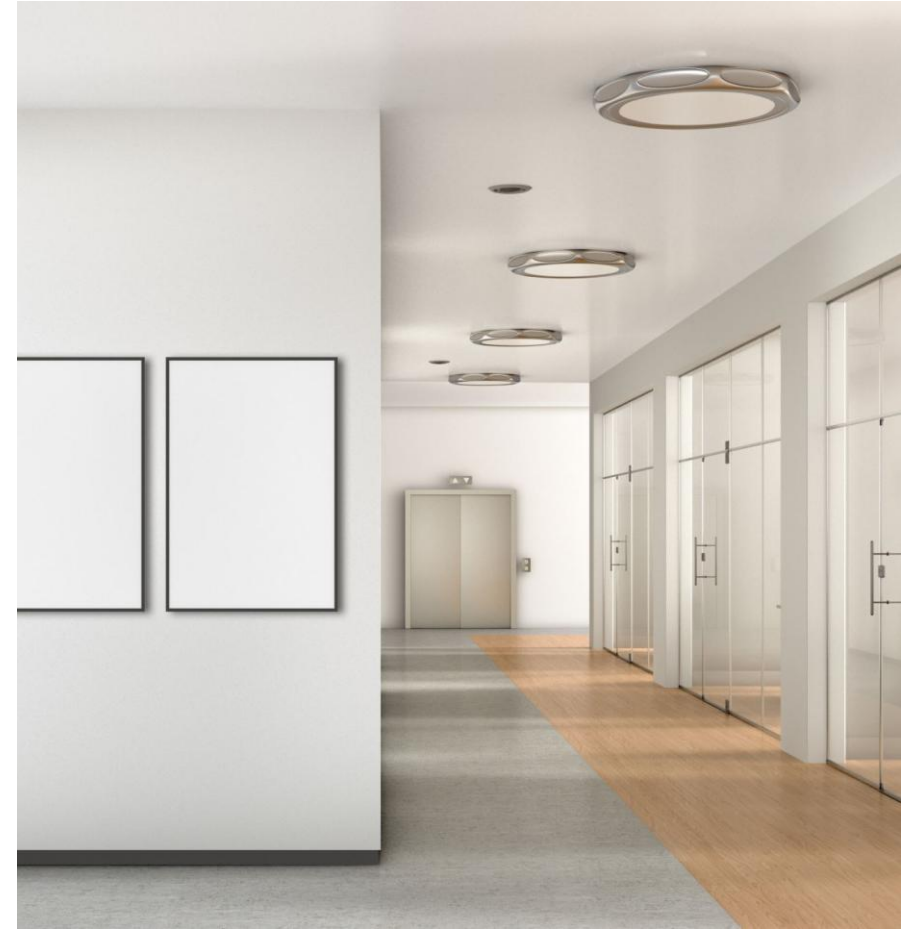


Sleeping unit interiors. Left. Courtesy of Natural and Built Environments, LLC. Right. Courtesy of Neiman Taber Architects.

Co-Living Housing – State Requirements

Amendments address:

- Room dimensional standards are the same as required by the State Building Code, including dwelling unit size, sleeping unit size, room area, and habitable space
- Providing more than 0.25 off-street parking spaces per sleeping unit





Other Housing Items

Parking

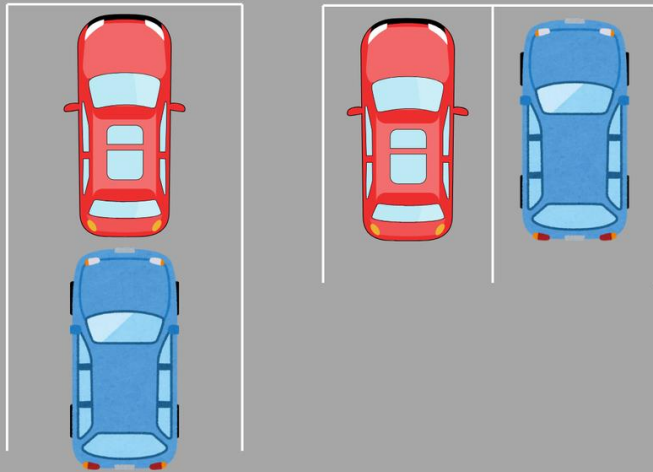
Amendments address:

- Parking requirements in residential development can be met with covered or uncovered spaces
- Parking spaces cannot exceed eight feet by twenty feet for residential uses, except for required parking for people with disabilities



Parking

Tandem Parking vs Regular Parking



<https://www.apartmentguide.com/blog/what-is-tandem-parking/>



Housing for seniors and people with disabilities, housing affordable to very- or extremely-low-income households, and market-rate multifamily housing

- Updated Figure 18.50.070(A) parking requirements for residential uses and adds reduced required parking for development withing one half mile of transit stop and the path is paved

Residential parking stalls may not be required to exceed 8' x 20'

- Updated the code in TMC 18.50.070(E) Off street parking standards

Must allow tandem parking spaces to count toward required parking

- "Tandem" is defined as having two or more vehicles, one in front of or behind the others with a single means of ingress and egress. 20 linear feet is defined as 1 parking space

Parking

Amendments address:

- May not require off-street parking as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible
- Parking spaces that consist of grass block pavers may count toward minimum parking requirements
- Existing nonconforming lots are not required to be modified or resized, except for compliance with ADA
- New middle housing and co-housing uses



Religious Sponsored Housing Density Bonus

- Increased density bonus for affordable housing developments on property owned or controlled by a religious organization
- The housing must be affordable for households earning less than 80% of the area median income and must remain affordable for at least 50 years
- Added Table 18.42.140(B)(2) defining density bonuses and allowances



Religious Sponsored Homeless Housing

- TMC 18.59.050 Homeless encampments updated to include requirements of ESHB 1754

- Added definition:

A homeless encampment as an accommodation of religious exercise by a host agency and sponsoring agency may include temporary uses limited to an outdoor encampment, an indoor overnight shelter, a tiny house village, or a vehicle resident safe parking.



Religious Sponsored Homeless Housing

- Updated criteria to include regular garbage disposal, site parking, indoor overnight shelters, fire and safety requirements, and more
- Included tiny home villages under temporary overnight shelters

Design Review Requirements

The City must have clear & objective design review processes in the Citywide Design Guidelines.

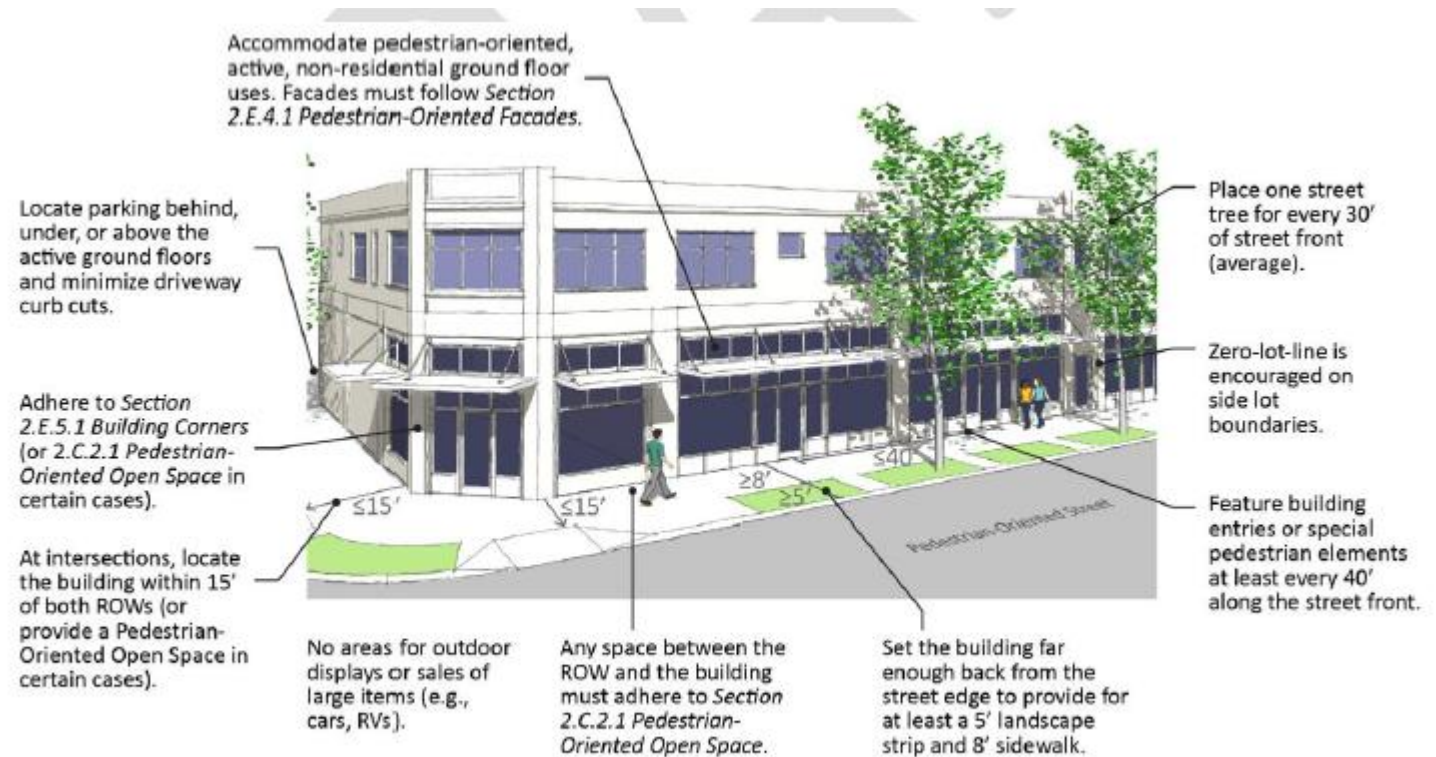


Figure 2.B.2-1. Pedestrian-Oriented Street requirements summary.

Design Review

Clear objective
design review
process in the
Citywide
Design
Guidelines



Section	Current Version	Amended Version	Notes
Table of Contents	Table of Contents	Table of Contents	Final version of the Table of Contents will be updated to reflect the amended Citywide Design Guidelines
Chapter 1	Introduction - Applicability	Introduction	Amendments to Chapter 1 reflect new order of chapters.
Chapter 2	Commercial, Mixed and Multi-Family	Commercial, Mixed and Multi-Family	Amendments throughout Chapter 2 to formatting, clarifying Chapter 2 applies to multifamily residential development, and removing townhouse development (old Section 2.B.11) to Chapter 6
Chapter 3	Industrial	Industrial	No changes to Chapter 3
Chapter 4	Institutional	Institutional	No changes to Chapter 4
Chapter 5	Cottage Housing	Middle Housing, Single Family Detached Dwellings, and Accessory Dwelling Units	Current version of Chapter 5 (Cottage Housing) deleted and replaced by new Chapter 5 Middle Housing, Single Family Detached Dwellings, and Accessory Dwelling Units
Chapter 6	Single-Family	Definitions	Current version of Chapter 6 (Single-Family) deleted and replaced by amended former Chapter 7 (Definitions)
Chapter 7	Definitions	No Chapter 7	Current version of Chapter 7 (Definitions) deleted and not replaced by a new Chapter 7
Appendix A	Street Designations	Street Designations	No changes to Appendix A

Adoption Process Ordinance No. 2025-011



November 10, 2025: Planning Commission Work Session on Ordinance No. 02025-011 and Hearing on Ordinance No. 2025-010



November 25, 2025: Planning Commission Hearing on Ordinance No. 2025-010



December 9, 2025: Joint Work Session with City Council on Ordinance Nos. 2025-010 and 2025-011



December 16, 2025: City Council Consideration Ordinance No. 2025-010 and 2025-011

Project Web Site

Balancing Nature & Community

Tumwater's Path to Sustainable Growth

Every ten years, the City is required by the state to conduct a periodic update of its Comprehensive Plan and related development regulations to ensure that they comply with the Growth Management Act and respond to changes in the City.

GET INVOLVED	+
PROJECT SCHEDULE	+
PUBLIC ENGAGEMENT	+
CITY MEETINGS	+
DRAFT ELEMENTS	+
GUIDANCE DOCUMENTS	+
CITY PRESENTATIONS	+
CITY PUBLIC ENGAGEMENT	+
CITY STAFF REPORTS	+



All documents related to the periodic update are on the [City's periodic update webpage](#), including:

- Information on all meetings
- State guidance materials
- Drafts of the Elements as they are prepared
- Staff reports and presentations

Submitting Comments or Questions

Written comments or questions are welcome at any time during the periodic update process

- Update website: [2025 Comprehensive Plan Update](#)
- Periodic update email: compplan@ci.tumwater.wa.us
- City of Tumwater contact:
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Tumwater, WA 98501
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