

Ordinance No. O2025-011 2025 Development Code Update

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



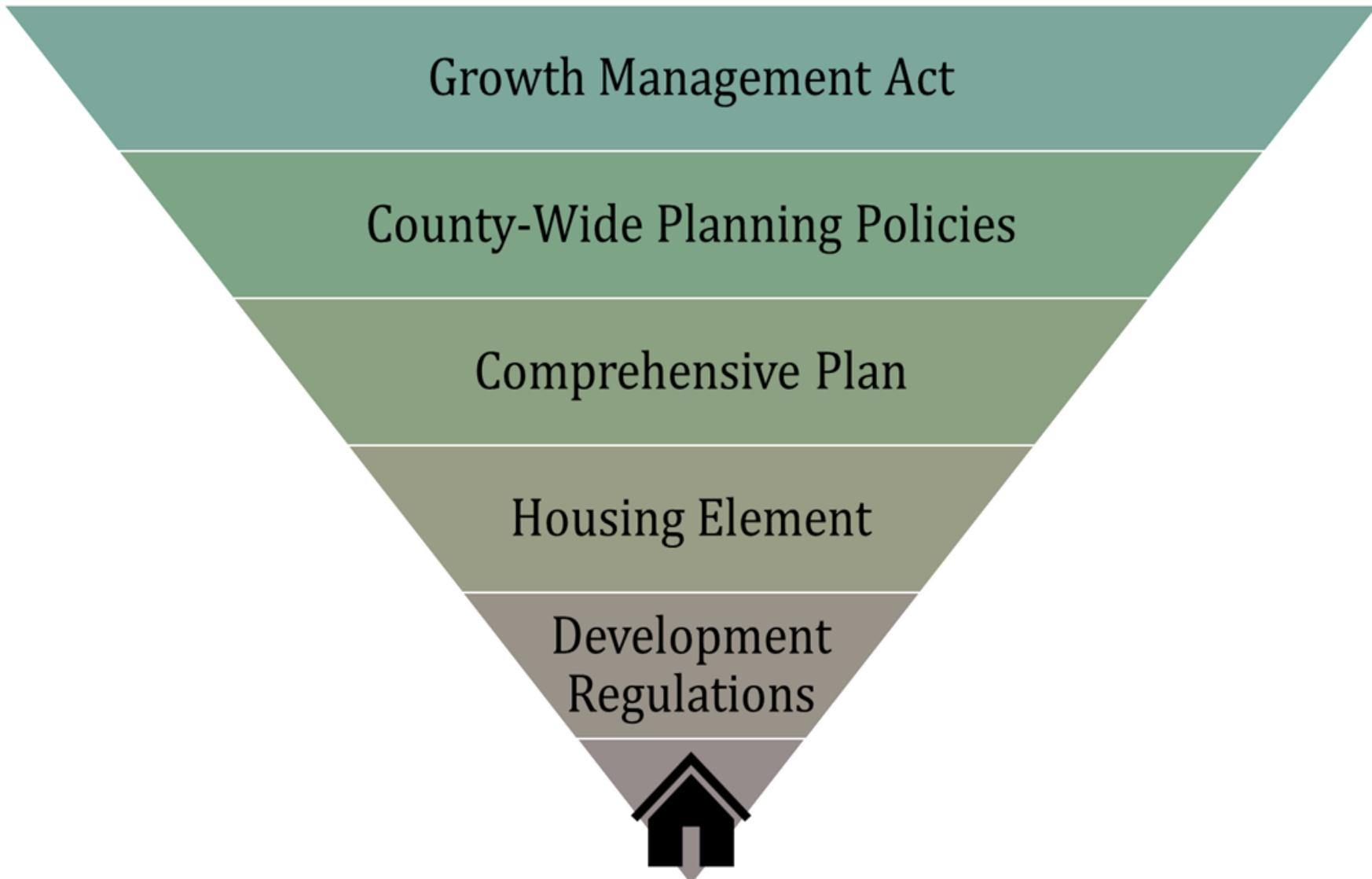
City Council, December 16, 2025

Intent

Adopt Ordinance No. 02025-011,
2025 Development Code Periodic
Update as recommended by the
Planning Commission



Relationship to the Housing Element



What are Development Regulations?

Development Regulations

Development regulations identify what, where, and how a proposal can happen in Tumwater

This includes what permits required, how to create lots, what housing types are allowed, what are the bulk and dimensional requirements

The Citywide Design Guidelines ensure attractive, functional development

Zoning Map

Based on the Citywide Future Land Use Map, the Tumwater's Zoning Map establishes the location and boundaries of the zone districts that allow specific uses and intensities

What zone district a proposed project is in determines the kind of development regulations that apply



Specific Housing Related Amendments

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

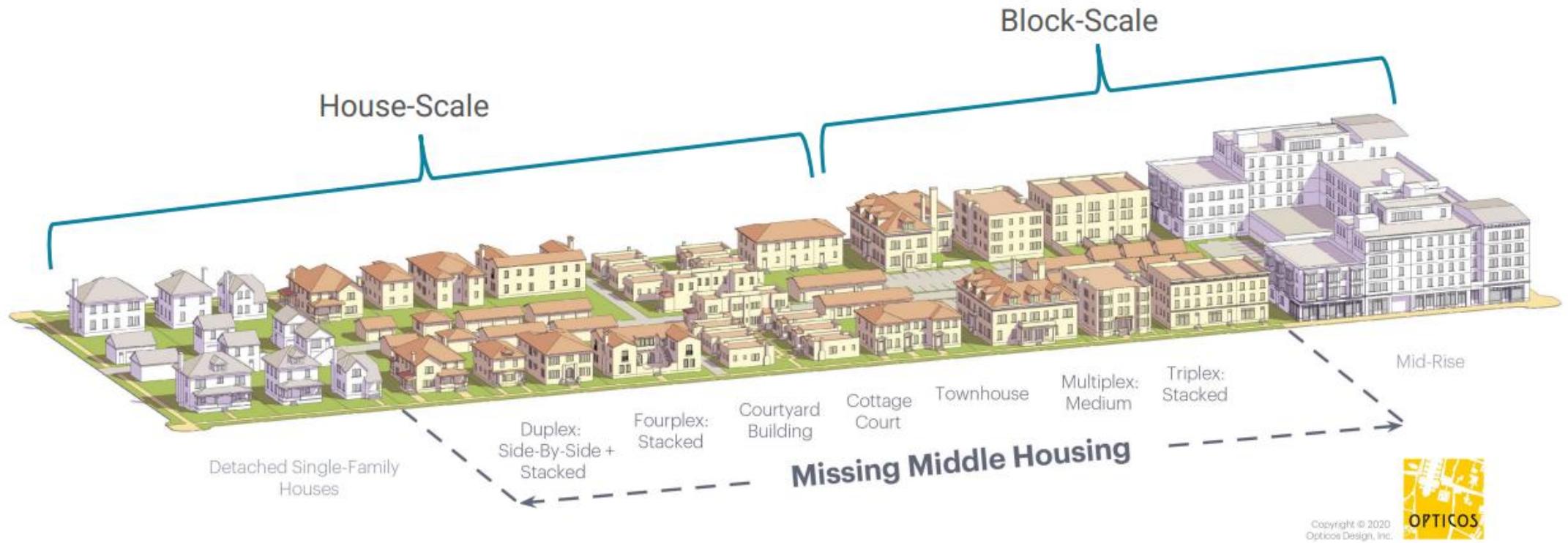


Housing Need

0-30% AMI	30-50% AMI	50-80% AMI	80-120% AMI	Above 120% AMI
Less than \$35,000	\$35,001 to \$58,350	\$58,351 to \$93,350	\$93,350 to \$116,688	More than \$116,688
Housing Allocation: 2,459 units 27% of total	Housing Allocation: 1,309 units 14% of total	Housing Allocation: 1,926 units 21% of total	Housing Allocation: 1,938 units 21% of total	Housing Allocation: 1,561 units 17% of total
Housing Type: Low-rise and Mid-rise Multifamily (5+ housing Units)	Housing Type: Low-rise and Mid-rise Multifamily (5+ housing Units)	Housing Type: Low-rise and Mid-rise Multifamily (5+ housing Units) or Middle Housing	Housing Type: Low-rise and Mid-rise Multifamily (5+ housing Units) or Middle Housing	Housing Type: Single- Family or Middle Housing
Rental: Public support needed	Rental: Public support needed	Rental: Incentives needed Home Ownership: Subsidy or incentives needed	Rental or Home Ownership: Incentives or zoning flexibility needed	Market Rent and Home Ownership



Palette of Middle Housing Types

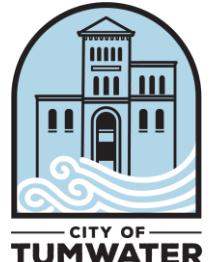


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Public Approval Process

Action	Date
Planning Commission Briefing	October 28, 2025
Planning Commission Work Session	November 10, 2025
Planning Commission Hearing	December 9, 2025
Joint City Council and Planning Commission Work Session	December 9, 2025



Conclusions

The Ordinance No. 02025-011 meets the relevant review and approval criteria found in TMC 18.60.025(B)



Planning Commission Recommendation

After a public hearing on December 9, 2025, the Planning Commission recommended that the City Council approve the Development Code periodic update by Ordinance No. 02025-011



Requested Action

Adopt Ordinance No. 02025-011, Development Code Periodic Update

