

Ordinance No. O2025-011

2025 Development Code Update

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



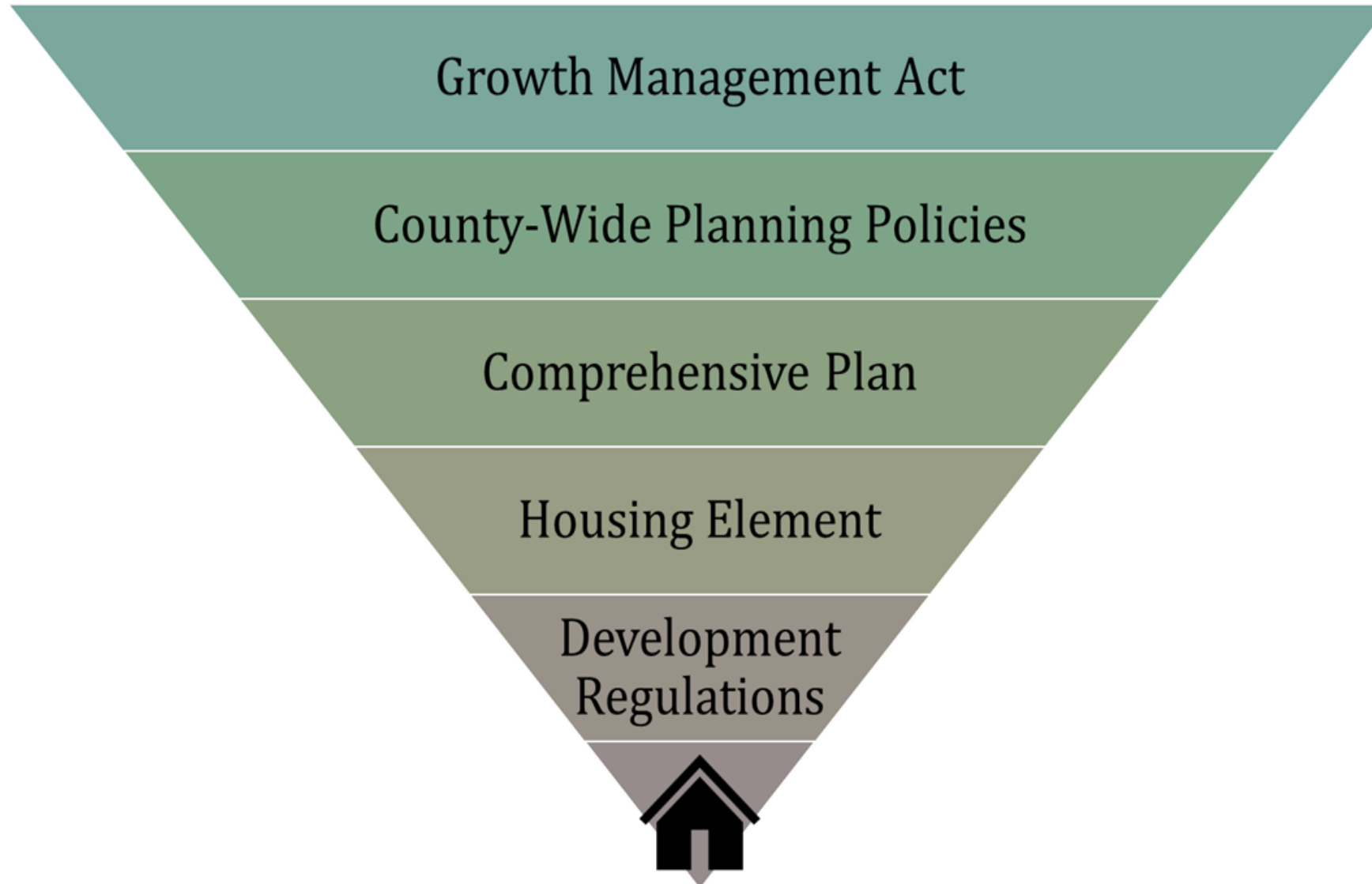
City Council, December 16, 2025

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

Less than \$35,000

**Housing
Allocation:**

2,459 units

27% of total

Housing Type:

Low-rise and Mid-
rise Multifamily
(5+ housing Units)

Rental:

Public support
needed

30-50% AMI

\$35,001 to \$58,350

**Housing
Allocation:**

1,309 units

14% of total

Housing Type:

Low-rise and Mid-
rise Multifamily
(5+ housing Units)

Rental:

Public support
needed

50-80% AMI

\$58,351 to \$93,350

**Housing
Allocation:**

1,926 units

21% of total

Housing Type:

Low-rise and Mid-
rise Multifamily
(5+ housing Units)
or Middle Housing

Rental:

Incentives needed

Home Ownership:

Subsidy or
incentives needed

80-120% AMI

\$93,350 to \$116,688

**Housing
Allocation:**

1,938 units

21% of total

Housing Type:

Low-rise and Mid-
rise Multifamily
(5+ housing Units)
or Middle Housing

**Rental or Home
Ownership:**

Incentives or
zoning flexibility
needed

Above 120% AMI

More than \$116,688

**Housing
Allocation:**

1.561 units

17% of total

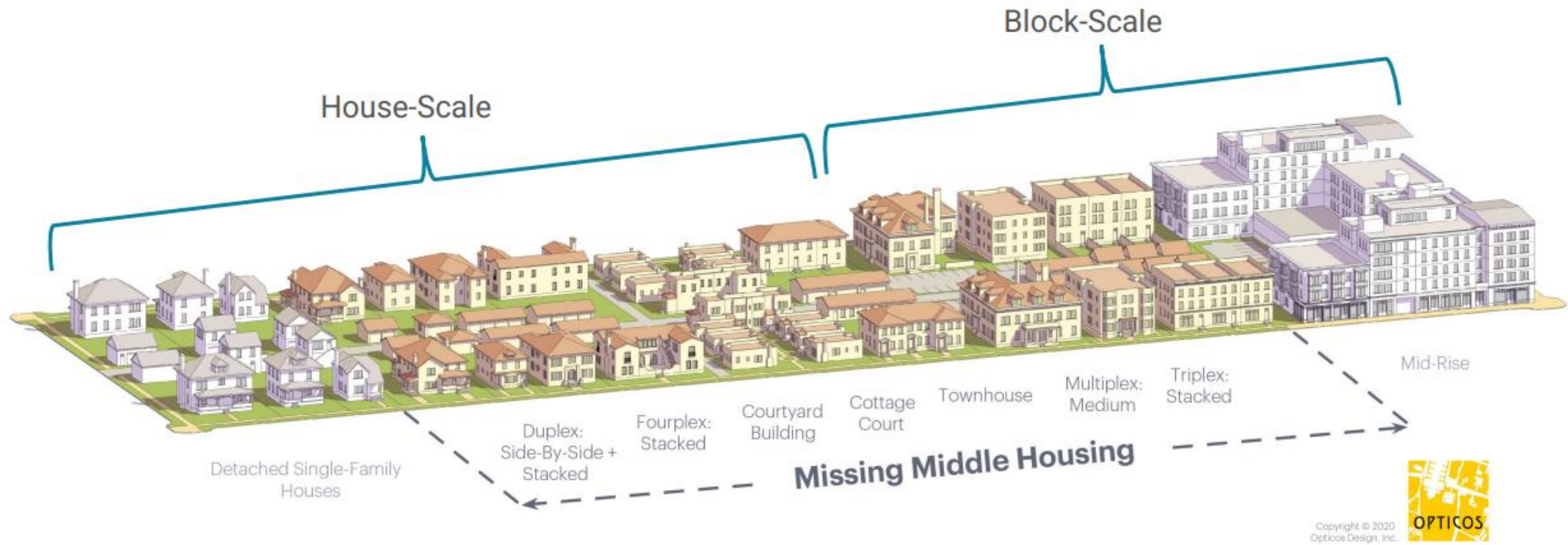
Housing Type:

Single- Family or
Middle Housing

**Market Rent and
Home Ownership**



Palette of Middle Housing Types



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

