

# Ordinance No. O2025-011 2025 Development Code Update

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



City Council and Planning Commission Joint Meeting, December 9, 2025

# Intent



- Conduct a joint work session to discuss the Planning Commission's recommendation on Ordinance No. O2025-011, 2025 Development Code Periodic Update
- Request the City Council place the ordinance on their December 16, 2025, consideration calendar with a recommendation to adopt





# Development Regulation Overview

# What are Development Regulations?

## Development Regulations

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

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

## 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



# 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**

Added 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

# 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

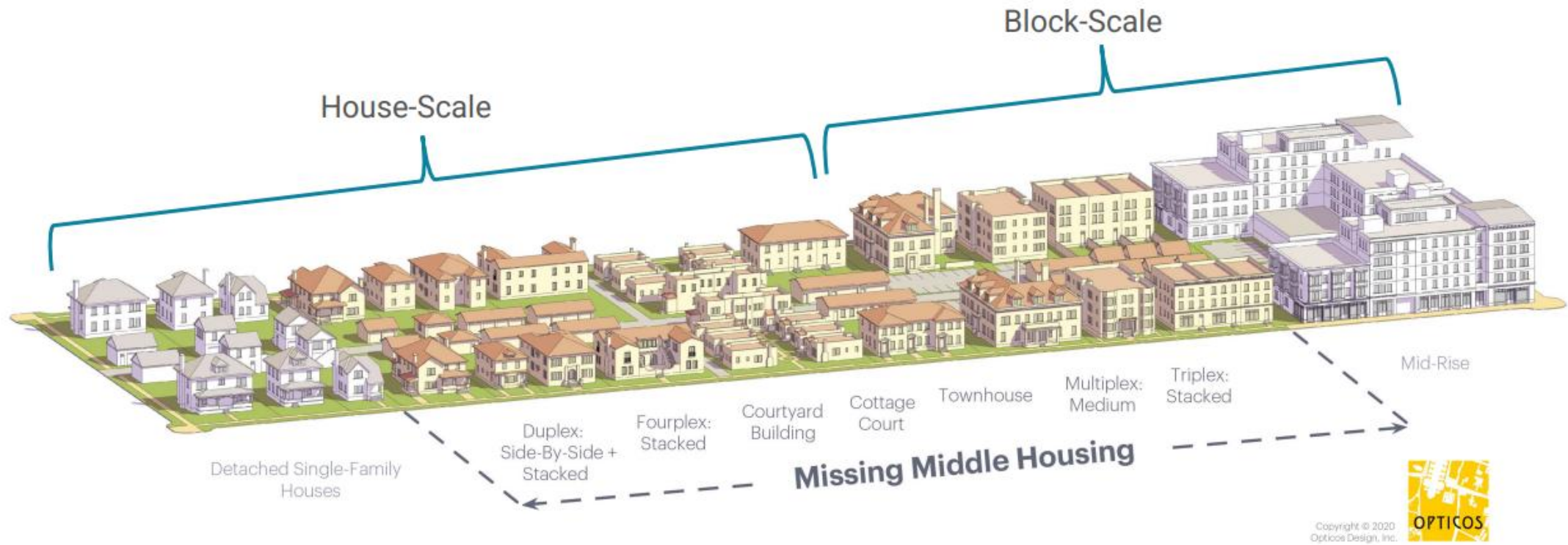


**Allow zero lot line short plats**

Zero lot line short plats and binding site plan review processes used for townhouses 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 zone districts to reflect Land Use Element
- Intended to help address existing and projected needs of all economic segments by reducing barriers to different housing types, sizes, tenure, and affordability

Current Zone District	Current Density	Proposed Zone District	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



**Must allow two accessory dwelling units per lot**



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



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



**Accessory dwelling unit maximum size increase: 800 sq. feet to 1,000 sq. feet**





# Other Housing Amendments

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



# Co-Living Housing – Shared Areas



- 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
- Replaces former boardinghouse or roominghouse uses
- Allowed in MDR Medium Density Residential, HDR High Density Residential, MU Mixed Use, and GC General Commercial zone districts

# 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

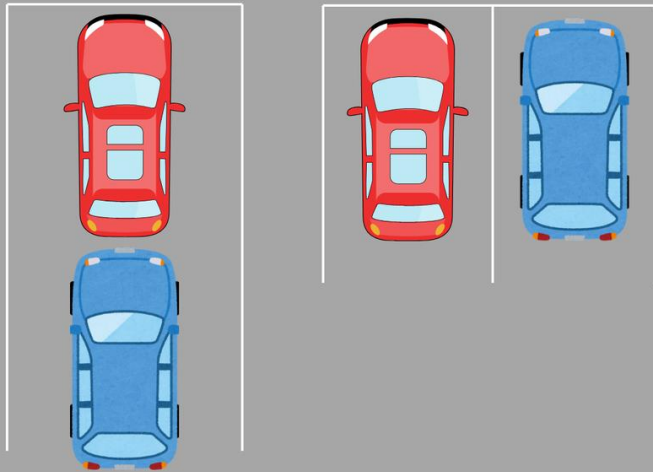
Residential parking stalls may not be required to exceed 8 feet by 20 feet

- 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 with 20 linear feet defined as one parking space

Tandem Parking vs Regular Parking



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



# 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 and 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.*
- 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

Tumwater must have clear and objective design review processes in the Citywide Design Guidelines

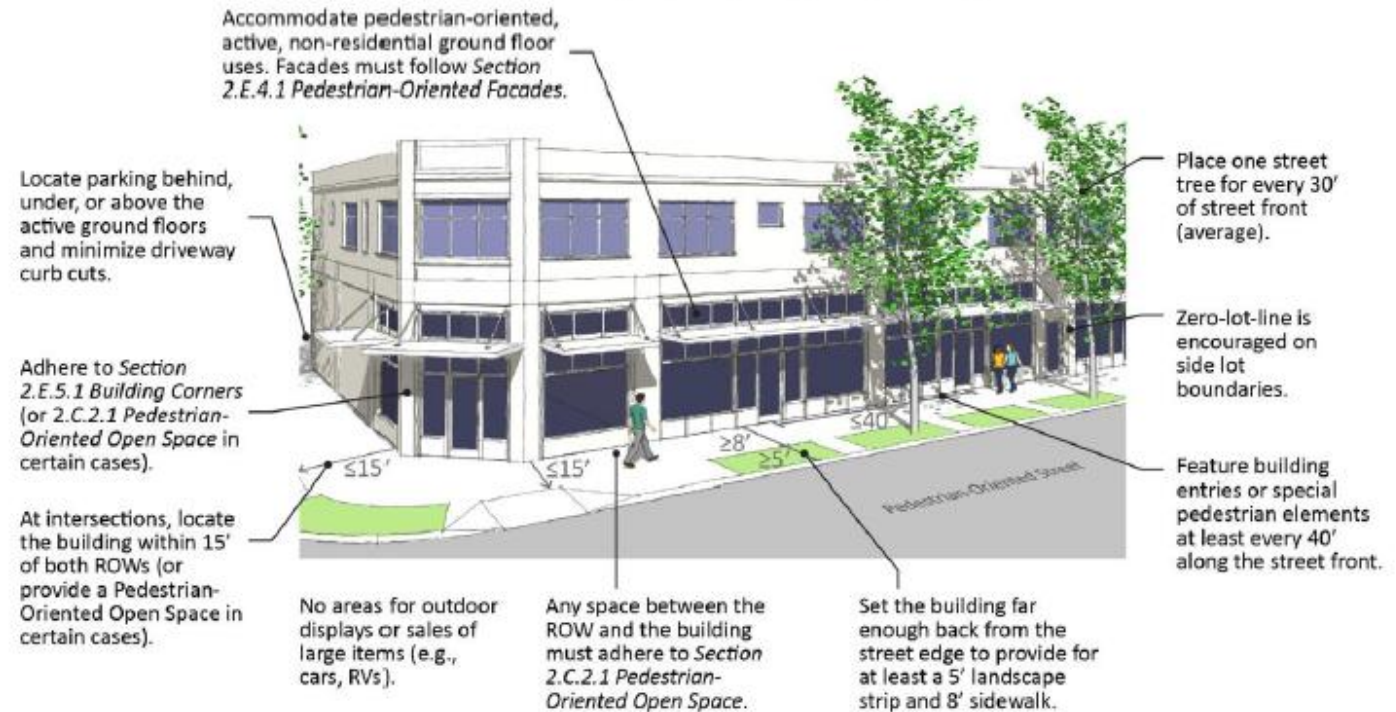


Figure 2.B.2-1. Pedestrian-Oriented Street requirements summary.

# Design Review



Section	Current Version	Amended Version	Notes
<b>Table of Contents</b>	Table of Contents	Table of Contents	Final version of the Table of Contents will be updated to reflect the amended Citywide Design Guidelines
<b>Chapter 1</b>	Introduction - Applicability	Introduction	Amendments to Chapter 1 reflect new order of chapters.
<b>Chapter 2</b>	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
<b>Chapter 3</b>	Industrial	Industrial	No changes to Chapter 3
<b>Chapter 4</b>	Institutional	Institutional	No changes to Chapter 4
<b>Chapter 5</b>	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
<b>Chapter 6</b>	Single-Family	Definitions	Current version of Chapter 6 (Single-Family) deleted and replaced by amended former Chapter 7 (Definitions)
<b>Chapter 7</b>	Definitions	No Chapter 7	Current version of Chapter 7 (Definitions) deleted and not replaced by a new Chapter 7
<b>Appendix A</b>	Street Designations	Street Designations	No changes to Appendix A





## Review & Adoption Schedule

# Adoption Process for Ordinance No. 2025-011



**December 9, 2025, 6:30 PM:** Joint Work Session with City Council on Ordinance Nos. 2025-010 and 2025-011



**December 16, 2025:** City Council Consideration of Ordinance Nos. 2025-010 and 2025-011

# Planning Commission Recommendation

Planning Commission  
recommends approval of the 2025  
Development Code periodic  
update by Ordinance No. 02025-  
011 to reflect current information  
and requirements



# Requested Action

For Ordinance No. 02025-011, the City Council is asked to:

- Place the ordinance on their December 16, 2025, consideration calendar with a recommendation to adopt

