

Parking Lot Lighting Ordinance No. O2026-016



Planning Commission Hearing, July 14, 2026

Background

The intent of the ordinance is to amend TMC 18.50.060 *Off-street parking areas – Design requirements* of TMC 18.50 *Off-Street Parking* of the Tumwater Municipal Code to address the requirements for the height of parking lot lighting for large multiple building complexes or multiple tenant buildings adjacent to Interstate 5



Background

- The Ordinance No. 02026-016 modifies the height requirements for parking lot lighting for large multiple building complexes or multiple tenant buildings adjacent to Interstate 5, raising the allowable height of parking lot lights from 24 feet to 37 feet
- The ordinance does not make any changes to the offsite illumination standards and other limits on site lighting in 18.40.035 *Exterior illumination* or to the lighting guidelines in Chapter 2 *Commercial, Mixed Use, and Multifamily* of the *Citywide Design Guidelines*



Amendments to TMC 18.50.060

TMC 18.50.060 *Off-street parking areas – Design requirements* is amended as follows:

K. Parking lot lighting. Parking lot lighting ~~not exceeding twenty-four feet in height~~ is required to provide safe access for pedestrians unless otherwise specified. All outdoor artificial light sources shall comply with TMC 18.40.035, Exterior illumination.

1. Except as provided in subsection 18.50.060(K)(2), parking lot lighting may not exceed twenty-four feet in height.

2. For multiple building complexes or multiple tenant buildings having more than one-hundred fifty thousand square feet in floor area with frontage on Interstate 5, parking lot lighting may not exceed thirty-seven feet in height.



Recommended Action

Conduct a public hearing, take public testimony, and forward a recommendation of approval to the City Council on Ordinance No. 02026-016



Next Steps

State Environmental Protection Act

- SEPA Checklist was completed June 4, 2026
- Determination of Non-significance was issued June 12, 2026
- Determination Appeal Period ended July 2, 2026

Notice of Intent

- Notice of Intent was submitted to Commerce on June 4, 2026
- Comment Period will end on August 3, 2026

Planning Commission

- Hearing July 14, 2026

City Council

- General Government Committee July 15, 2026
- Consideration August 18, 2026

