

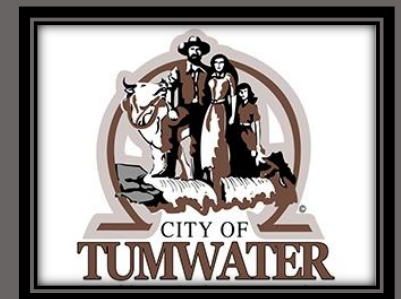
2022 Annual Housekeeping Amendments

Final Docket Amendments

Ordinance No. O2022-013

July 26, 2022

Planning Commission Worksession



Issue

- During 2020 and 2021, staff gathered information on proposed minor Tumwater Municipal Code housekeeping amendments to be considered collectively in 2022
- The proposed amendments are intended make minor corrections to the City's development regulations

Review Process

- TMC 18.60.025(A) establishes a process for **development code housekeeping amendments** that is similar to the one the City follows for annual Comprehensive Plan amendments
- On June 21, 2022, the City Council approved all the items on the **preliminary docket** of proposed amendments to move forward a part of the final docket

Review Process

- Staff prepared Ordinance No. O2022-013 for consideration by the Planning Commission and City Council
- The **other housekeeping amendments** that do not fall under the same TMC 18.60.025(A) process, will be considered as part of Ordinance O2022-015 at the same time as Ordinance No. O2022-013

Staff Report

For each amendment, the staff report includes:

- Summary of the amendment
- Code section(s) to be amended
- Proposed amendment language

Final Docket Amendments

- A. Accessory Dwelling Unit Entrances
- B. Adult Family Homes/Residential Care Facilities
- C. Bicycle Storage
- D. Capitol Boulevard Community – Multifamily
Parking Requirements
- E. Car Washes
- F. Duplexes
- G. Impound Yards

Final Docket Amendments

- H. Mixed Use Overlay
- I. Nonconforming Signs
- J. Optometry Clinics
- K. Personal and Professional Services
- L. Public Building Signs
- M. Residential Mechanical Equipment in Setbacks
- N. Residential Storage Sheds – Gravel Access
- O. Subdivision Dedication Code Language Update

Accessory Dwelling Entrances

Amendment to TMC 18.42.010(D)(3) would change a requirement to an option:

[...]

D. An accessory dwelling unit shall be designed to maintain the appearance of the main building of the single-family residence.

[...]

3. The primary entrance to an accessory dwelling unit ~~shall~~ are encouraged to not be visible from the yard on the same side of the lot on which the primary entrance to the primary single-family dwelling unit is located.

CBC – Parking Requirements

Adjust the 1.0 parking space per dwelling unit limit for multifamily dwellings to relieve off-street parking impacts on adjacent neighborhoods

18.21.060 Development standards.

Development standards in the Capitol Boulevard Community zone district are intended to achieve a human-scale, pedestrian- and transit-oriented environment:

[...]

N. TMC 18.50.070 notwithstanding, the number of required parking spaces for multifamily dwellings shall not be more than one off-street space per studio apartment, 1.5 spaces per one to two bedroom dwelling unit, two spaces per three or more bedroom dwelling units, and one guest space for every ten units dwelling.

Car Washes

Add “carwash” as an amendment to the Title 17 *Zoning* definitions, instead of a specifically listed use.

18.04.010 A definitions.

[...]

“Automobile service station” means any area of land, including the structures thereon, that is used for the sale of gasoline or other motor fuels, oils, lubricants, and auto accessories, including but not limited to transmission and lube service, tire sales, electric vehicle charging stations, and car washes as an accessory use; and which may or may not include washing, lubricating, and other minor servicing as accessory uses with the exception of automobile body work.

[...]

Next Steps

Final Docket Amendments (O2022-013)

Planning Commission

- Set Hearing for August 9, 2022

Next Steps

Final Docket Amendments (O2022-013)

City Council

- Public Works Committee briefing – September 8, 2022
- General Government Committee briefing – September 14, 2022
- City Council worksession – September 27, 2022
- City Council consideration – October 4, 2022