

# Ordinance No. O2025-011 2025 Development Code Update

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



Planning Commission Hearing, December 9, 2025, 6 PM

# Intent



- Summarize the required update process and public engagement
- Conduct public hearing:
  - Take public testimony
  - Present staff recommendation
  - Discuss what was heard during the testimony and approve the Planning Commission's recommendation to the City Council





# 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

# Dwelling Unit Allowance Example:

Unit Density





# Middle Housing - E2SHB 1110



**Allow at least six of the nine types of middle housing in residential zones**

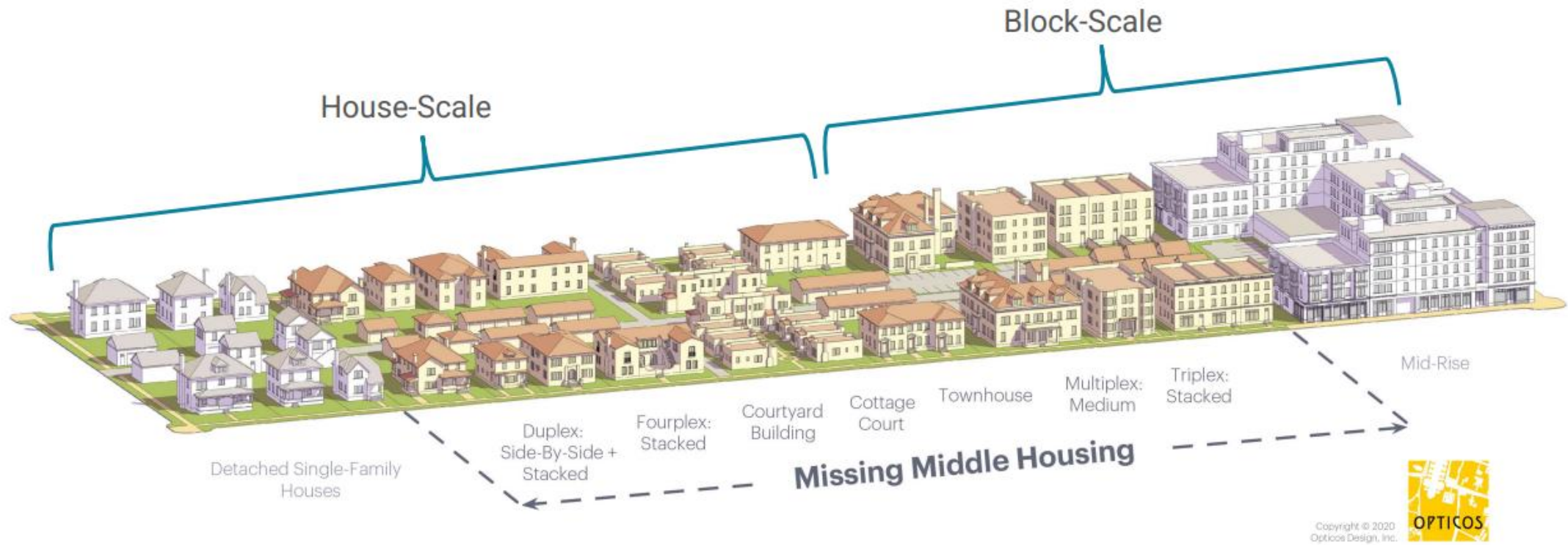
Duplexes, triplexes, quadplexes, stacked flats, townhouses, and cottage housing allowed



**Allow zero lot line short plats**

Zero lot line short plats and binding site plan review processes used for condominiums 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 Items

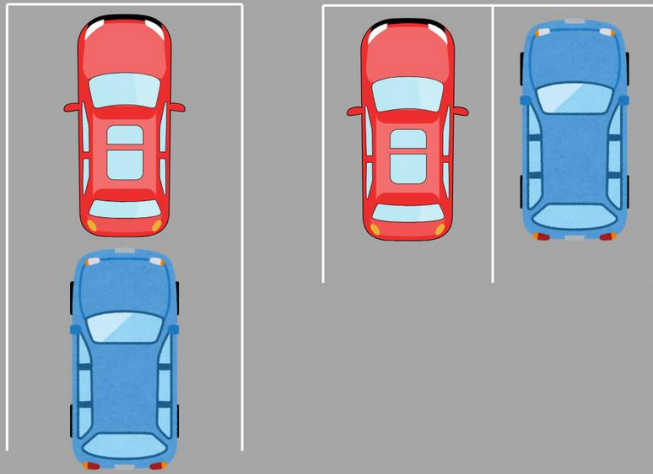
# Co-Living Housing – Shared Areas



- 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

## Tandem Parking vs Regular Parking



<https://www.apartmentguide.com/blog/what-is-tandem-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' x 20'

- 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. 20 linear feet is defined as 1 parking space



# Parking

Amendments address:

- May not require off-street parking as a condition of permitting a residential project if compliance with tree retention would otherwise make a proposed residential development or redevelopment infeasible
- Parking spaces that consist of grass block pavers may count toward minimum parking requirements
- Existing nonconforming lots are not required to be modified or resized, except for compliance with ADA
- New middle housing and co-housing uses



# 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

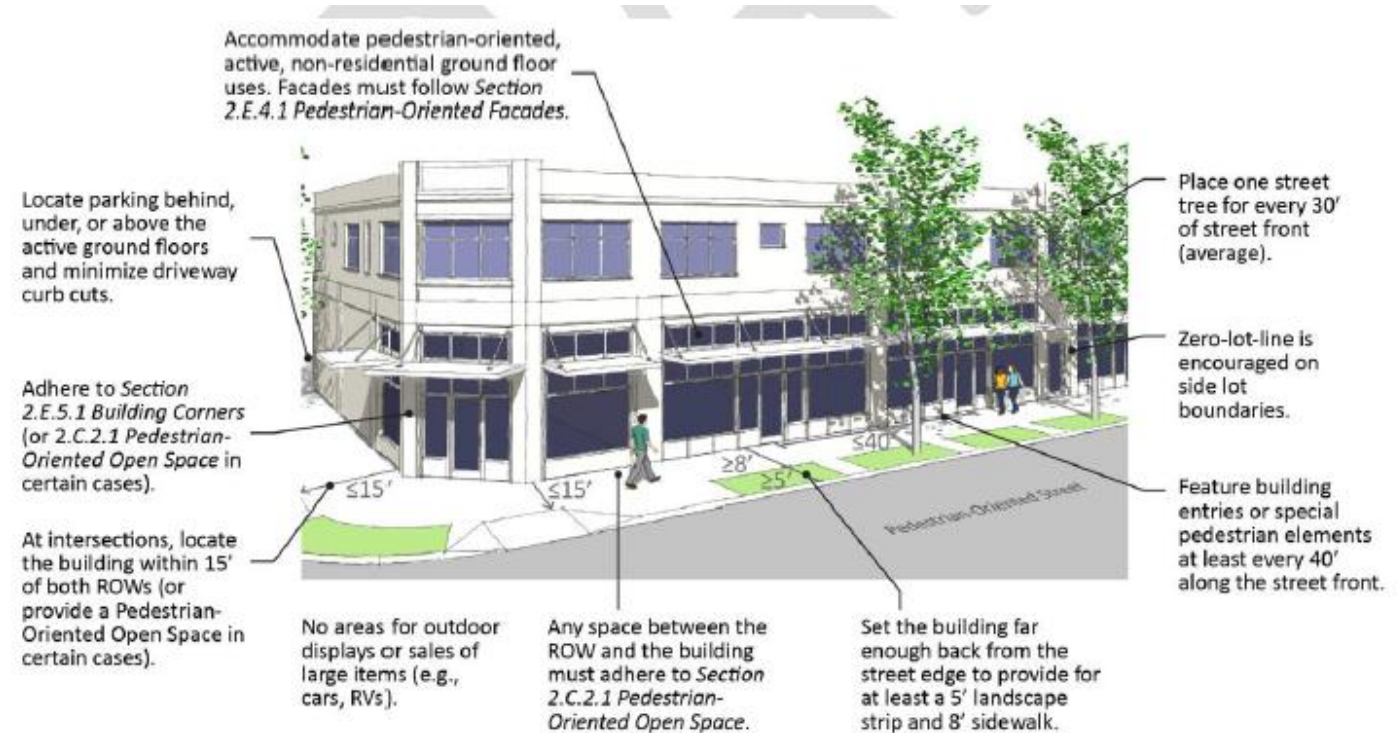


Figure 2.B.2-1. Pedestrian-Oriented Street requirements summary.

# 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

# Revision Based on Commission Work Session

Based on discussions during the Planning Commission work session on November 10, 2025, “zone district” has been added to the definition of “district” in TMC 18.04.040 (page 38 of the ordinance)



# Staff Revision After Commission Work Session

- A second change added a minimum lot size of 2,000 square feet for a townhouse development in the LDR Low Density Residential zone district consisting of at least three attached townhouses in TMC 18.12.050(E)
- This is intended to work with the proposed amendment to the same section to allow a minimum lot width of 20 feet for townhouses
- For all other uses, the minimum lot size in the LDR Low Density Residential zone remains 3,200 square feet





# Draft Commerce Comments After Work Session

- The State Department Commerce provided a draft comment letter dated November 17, 2025, (Attachment F) regarding Tumwater's proposed 2025 Comprehensive Plan and Development Code update as part of their Notice of Intent review
- Staff were able to address all the comments from Commerce in the revised ordinance included in the packet



# Draft Commerce Comments – ADUs

**Commerce Comment:** City code section 18.42.010(E) appears to limit ADUs to “one family” which may be inconsistent with state law occupancy allowances. Please ensure that ADUs are defined to be consistent with the dwelling unit(s) located on the same lot as the single-family housing unit, duplex, triplex, townhome, or other dwelling unit (RCW 36.70A.696(6))

**Staff Response:** Staff deleted TMC 18.42.010(F) (original code reference). See page 148 of Ordinance No. O2025-011



# Draft Commerce Comments – ADUs

**Commerce Comment:** City code sections 18.12.050(D) and 18.14.050(D) appear to limit lots to two units. Within urban growth areas, cities must allow at least two ADUs on all lots that meet the minimum lot size in zoning districts that allow for single-family homes (RCW 36.70A.681(1)(c))

**Staff Response:** Staff modified the amended TMC 18.12.050(D)(2) and the amended TMC 18.14.050(D)(2) to address this comment. See pages 86 and 97 of Ordinance No. 02025-011



# Draft Commerce Comments – Middle Housing

**Commerce Comment:** City code section 17.12.040 requires a separate lot for each dwelling unit (except ADUs). Middle housing statute requires that tier 2 cities allow the option of 2-4 dwelling units per lot. We recommend updating the city code to clearly specify that 2-4 middle housing dwelling units per lot are allowed.

**Staff Response:** Staff deleted the second sentence of TMC 17.12.040. See page 25 of Ordinance No. 02025-011





# Draft Commerce Comments – Middle Housing

**Commerce Comment:** In our review it appears the city only allows zero lot line development for townhouses. State statute requires that zero lot line development is allowed where the number of lots created are equal to the required unit density (RCW 36.70A.635(5))

**Staff Response:** Staff modified the amended TMC 18.12.050(J)(2) and the amended TMC 18.14.050(G)(2) to address this comment. See pages 87 and 98 of Ordinance No. 02025-011



# Draft Commerce Comments – Middle Housing

**Commerce Comment:** In our review we did not find language specifying that no off-street parking is required within one-half mile walking distance of a major transit stop (RCW 36.70A.635(6)(d)). Please provide language that clarifies this allowance

**Staff Response:** Staff added the exemption for middle housing to Figure 18.50.070(A). See page 198 of Ordinance No. 02025-011







## Review & Adoption Schedule

# Adoption Process for Ordinance No. 2025-011



**December 9, 2025, 6 PM:** Planning Commission Hearing on 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 No. 2025-010 and 2025-011



# Adoption Process

## State Environmental Protection Act

- Checklist completed October 10, 2025
- Determination of Non-significance issued October 17, 2025
- Determination Comment Period ended October 31, 2025
- Determination Appeal Period ended November 6, 2025

## Notice of Intent

- Submitted October 13, 2025
- Comment Period ends December 12, 2025

## Planning Commission

- Briefing October 28, 2025
- Work session November 10, 2025
- Hearing December 9, 2025, 6 PM

## City Council

- Joint Work session December 9, 2025, 6:30 PM
- Consideration December 16, 2025



# Staff Conclusions

- The proposed Development Code periodic update is consistent with the goals of the updated Comprehensive Plan, the Washington State Growth Management Act, and the Thurston County County-Wide Planning Policies
- Based on its review and analysis, staff concludes that the proposed Development Code periodic update is consistent with the requirements of the Washington State Growth Management Act, Thurston County-Wide Planning Policies, and the updated Comprehensive Plan



# Staff Recommendation

Staff 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 Planning Commission is asked to:

1. Conduct a public hearing
2. Take public testimony
3. Forward a recommendation to the City Council