

# 2025 Development Code Update Middle Housing

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



**General Government Committee – December 11, 2024**

# Intent



Discuss the City's approach to addressing the State required middle housing amendments





## The Need for Housing in Tumwater

# Housing Need – Total 2020 Supply and 2045 Need

	City	UGA	Total
2020 Housing Supply	11,064	1,210	12,274
2020-2045 Housing Need	6,676	2,516	9,192



# Population Growth Projection

Type	Number
Housing Units Needed (2020-2045)	9,192
Household Size (2020)	2.39
Population (2020)(1)	28,707
Projected Population Increase (2020-2045)	21,969
Projected Population (2045)(2)	50,676

1. 2020 Population includes the Census calibrated numbers both within the City of Tumwater (25,573) and its urban growth area (3,134).
2. Determined by multiplying housing units needed from 2020-2045 by 2020 household size.



# Anticipated Future Housing Need

0-30% AMI	31-50% AMI	51-80% AMI	81-120% AMI	Above 120% AMI
1,724 units 26% of total	1,033 units 15% of total	541 units 8% of total	1,036 units 16% of total	2,342 units 35% of total
<b>Rental:</b> Public support needed in all markets	<b>Rental:</b> Public support needed in most markets	<b>Rental:</b> Incentives needed in many markets  <b>Home Ownership:</b> Subsidy or incentives needed in many markets	<b>Rental or Home Ownership:</b> Incentives or zoning flexibility needed in some markets	<b>Market Rent and Home Ownership</b>



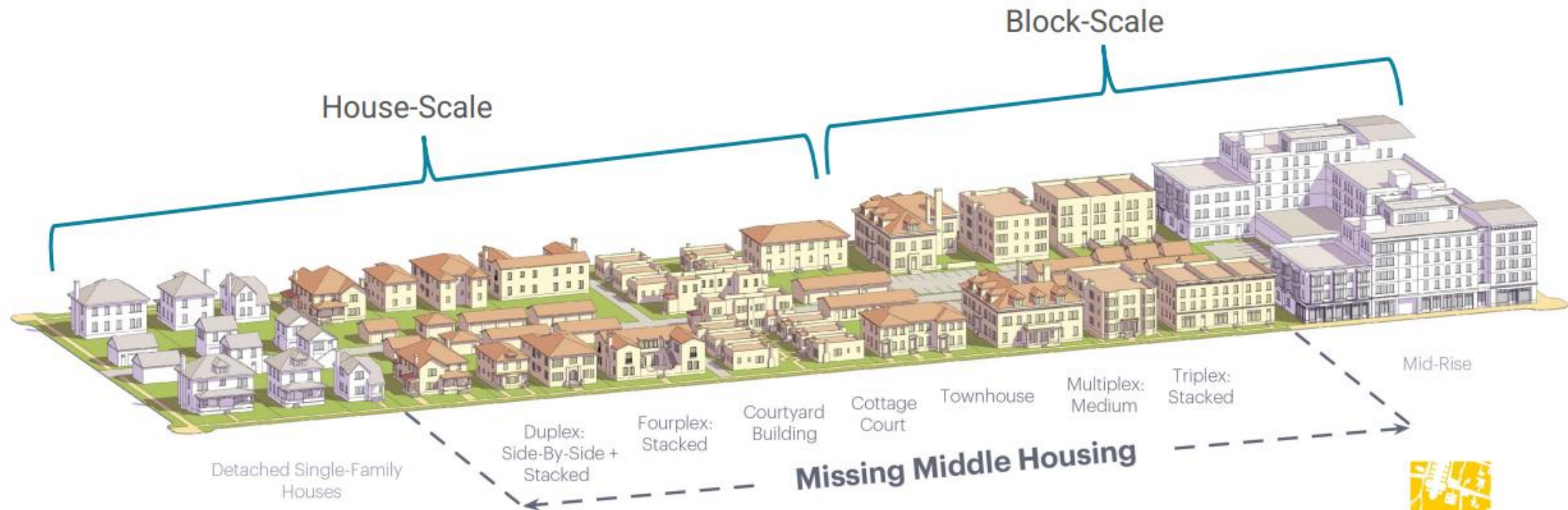
AMI = Area Median Income





**Middle Housing**

# Palette of Middle Housing Types



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# Low Density Zone Districts

- Remove references to “single-family” in land use designations and zone district title
- Remove references to single-family housing being the primary form of development in the zone districts intent statements
- Update the land use designation descriptions in the Land Use Element of the Comprehensive Plan
- Single-family detached dwellings will continue to be allowed in the low-density residential zone districts



# Low Density Zone Districts

- As part of the Land Use Element update, combine Single-Family Low Density Residential (SFL) and Single-Family Medium Density Residential (SFM) into a single Low Density Residential land use designation and zone district

# Definitions

The following definitions will be added or modified to TMC Chapter 18.04:

- Administrative design review
- Affordable housing
- Cottage housing
- Dwelling unit density
- Major transit stop
- Middle housing
- Multifamily Dwelling
- Quadplex
- Single-family detached dwelling
- Stacked flat
- Townhouse or rowhouse



# Excluded Residential Zone Districts

Two primarily residential zone districts are proposed to be excluded from middle housing requirements as allowed under state law:

- Residential/Sensitive Resource (RSR) zone district
- Manufactured Home Park (MHP) zone district





# Residential/Sensitive Resource (RSR)

- The intent of the zone district is to accommodate and establish low density residential neighborhoods in a manner that is compatible with areas of unique open space character and environmental sensitivity with a minimum density of two (DU/acres) and maximum density of four (DU/acres)
- The zone district is found primarily on the west side of the City in areas with large wetlands and Percival Creek or in the south side where there are high groundwater flooding concerns
- The zone district currently allows for duplexes and cottage housing



# Manufactured Home Park (MHP)

- The Manufactured Home Park (MHP) zone district is intended to provide sufficient land for manufactured homes in manufactured home parks

# Middle Housing Allowed Uses

The City will be adding the following six of nine middle housing building types in its residential zone districts:





# Middle Housing Allowed Uses

Three of the nine middle housing building types will not be added to the lower density residential zone districts



Such uses will continue to fall under the City's definition of multifamily dwelling



# Middle Housing Allowed Uses

RESIDENTIAL DISTRICTS	SFL	SFM	MFM	MFH
Cottage housing	P	P	P	
Duplexes	<u>P</u> <sup>1</sup>	<u>P</u> <sup>1</sup>	<u>P</u> <sup>1</sup>	
Quadplexes	<u>P</u>	<u>P</u>	<u>P</u>	P
Stacked flats	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Townhouses and rowhouses	<u>P</u>	P	P	P
Triplexes	<u>P</u>	<u>P</u>	P	P

Note that the Single-Family Low Density Residential (SFL) and Single-Family Medium Density Residential (SFM) zone districts are proposed to be combined as part of the 2025 Development Code Update.

# Dwelling Unit Density

- RCW 36.70A.635 requires that applicable cities regulate density in applicable residential zones in a way that has not commonly been done in the past
- “Dwelling unit density” is defined as the number of dwelling units allowed on a lot, regardless of lot size



# Dwelling Unit Density

- The permitted dwelling unit density on all lots in the Single-Family Low Density Residential (SFL), Single-Family Medium Density Residential (SFM), Multifamily Medium Density Residential (MFM), and Multifamily High Density Residential (MFH) land use designations and zone districts will be two dwelling units per lot
- Four dwelling units would be allowed per lot if at least one dwelling unit on the lot is affordable housing that meets the requirements of TMC 18.42.160
- The dwelling unit density requirements would not apply to lots less than 1,000 square feet



# Citywide Design Review

The Citywide Design Guidelines will be updated to ensure that the requirements for single-family dwellings are the same as middle housing dwellings





# Accessory Dwelling Units

Two accessory dwelling units will be allowed per residential lot and the maximum area of an accessory dwelling unit will be increased from 800 to 1,000 square feet

# Affordable Housing Requirements

To qualify for up to the four additional units under the middle housing affordable housing provisions, the required number of affordable housing dwelling units will be required to be maintained as affordable housing in perpetuity



# Off-Street Parking Requirements

As required under state law, the off-street parking requirements for middle housing will be:

- 1.0 space per dwelling unit for lots no greater than 6,000 square feet and 2.0 spaces per dwelling unit for lots greater than 6,000 square feet (before any zero lot line subdivisions or lot splits)



# Cottage Housing Open Space

As required under state law, the open space required for cottage housing will be equal to a minimum 20 percent of the lot size







## Next Steps



# Project Web Site

## Balancing Nature & Community

### Tumwater's Path to Sustainable Growth

Every ten years, the City is required by the state to conduct a periodic update of its Comprehensive Plan and related development regulations to ensure that they comply with the Growth Management Act and respond to changes in the City.

GET INVOLVED	+
PROJECT SCHEDULE	+
PUBLIC ENGAGEMENT	+
CITY MEETINGS	+
DRAFT ELEMENTS	+
GUIDANCE DOCUMENTS	+
CITY PRESENTATIONS	+
CITY PUBLIC ENGAGEMENT	+
CITY STAFF REPORTS	+



All documents related to the periodic update are on the [City's periodic update webpage](#), including:

- Information on all meetings
- State guidance materials
- Drafts of the Elements as they are prepared
- Staff reports and presentations

# Submitting Comments or Questions

Written comments or questions are welcome at any time during the periodic update process

- The periodic update email is [compplan@ci.tumwater.wa.us](mailto:compplan@ci.tumwater.wa.us)
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