

Ordinance No. O2025-011

2025 Development Code Update

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



Planning Commission Hearing, November 25, 2025

Intent



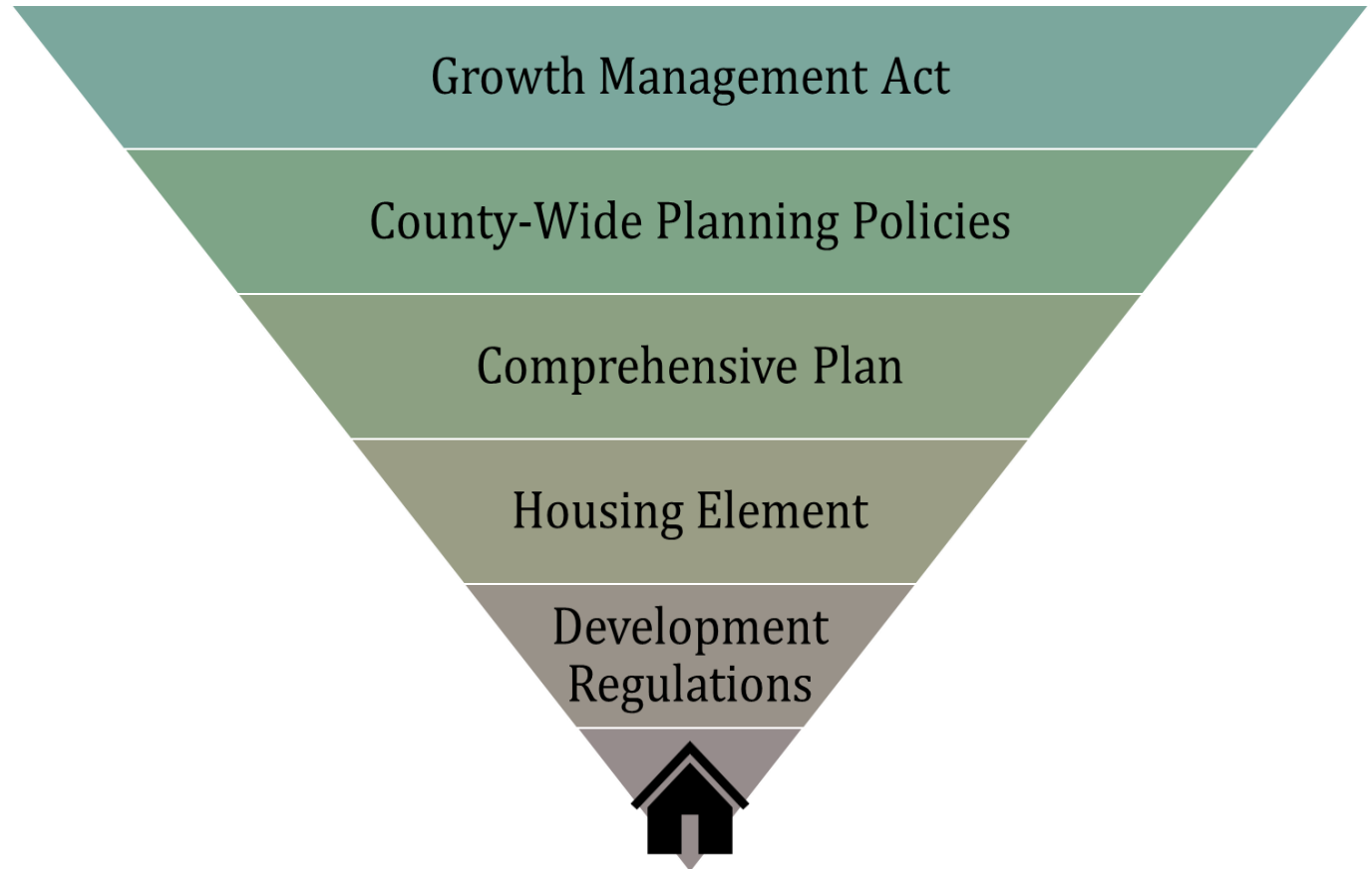
- Summarize the required update process and public engagement
- Conduct public hearing:
 - Take public testimony
 - Present staff recommendation
 - Discuss what was heard during the testimony and approve the Planning Commission's recommendation to the City Council



Development Regulation Overview

City's Role in Development

Tumwater's zoning, development regulations, permit procedures, and fees directly influence the location, intensity, and type of use that can be built



What are Development Regulations?

Development Regulations

Development regulations identify what, where, and how a proposal can happen within the City. This includes permits required, how to create lots, what housing types are allowed, building site requirements, etc.

Zoning Map

Based on the Citywide Future Land Use Map, the City's Zoning Map establishes the location and boundaries of the zone districts that allow specific uses and intensities. For example, residential and commercial zone districts. What zone district a proposed project is in will determine the kind of development regulations that will 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



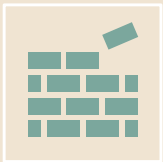
Allow two units per lot and four units per lot in residential zone districts if at least one unit is affordable housing

Staff added a 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

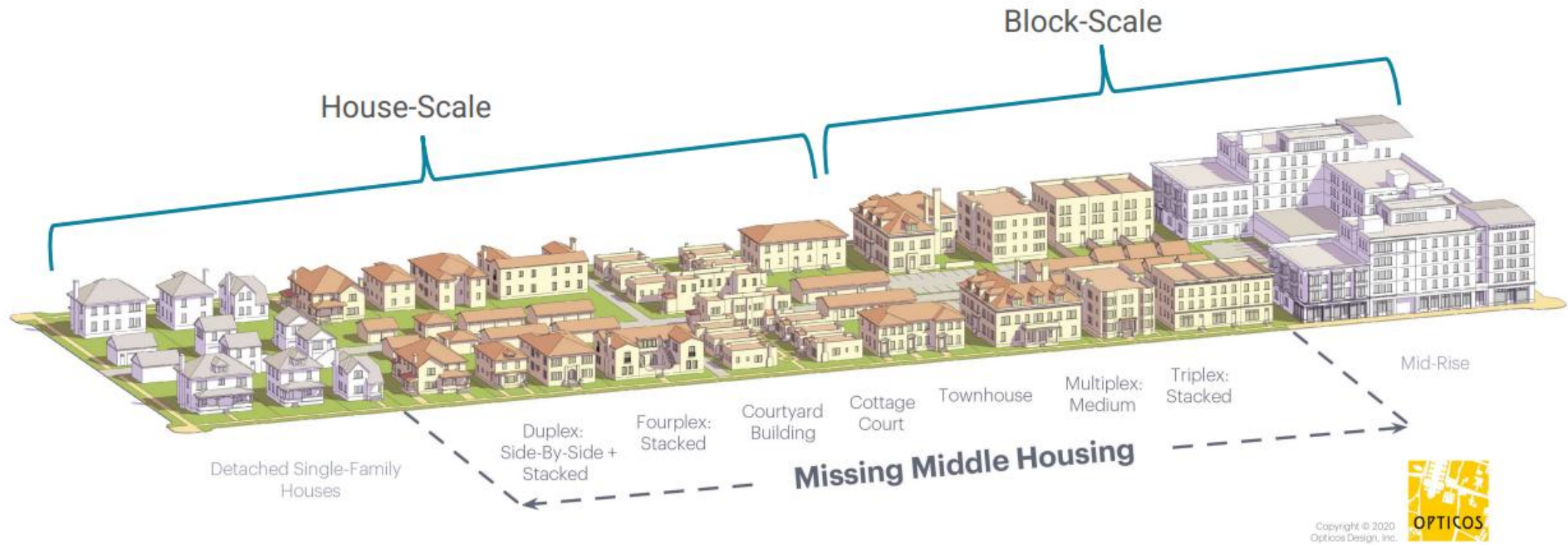
Duplexes, triplexes, quadplexes, stacked flats, townhouses, and cottage housing allowed



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 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



Allow two accessory dwelling units per lot

Current code limits accessory dwelling units to one per lot with a single-family structure

Amendments allows up to two if development standards are met, such as lot coverage, setbacks, etc.



Accessory dwelling units not less than 1,000 square feet

Current code limits accessory dwelling units to 800 square feet in size

Tumwater provides pre-approved accessory dwelling unit plans that are 1,000 square feet in size

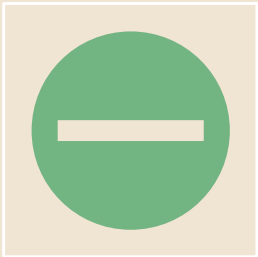
Accessory Dwelling Units



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

Current code limits the design of an accessory dwelling to maintaining the design of main building “principal home”

Amendments remove this requirement



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

A structure may be converted to an accessory dwelling unit even if it does not meet current standards like setbacks

The structure may not be expanded beyond existing footprint

Accessory Dwelling Units



Impact fees for accessory dwelling units may not be greater than 50% of single-family homes

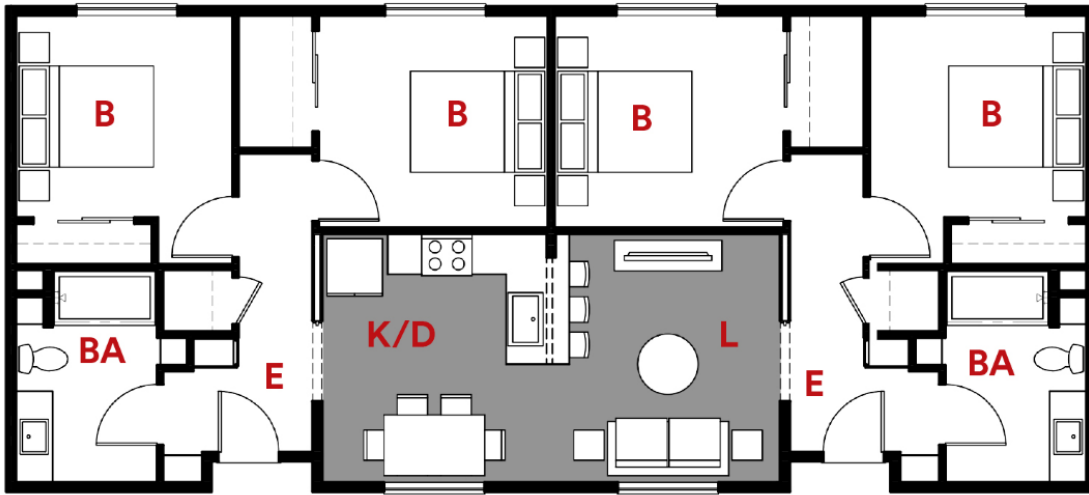
Current fee resolution reflects this



Co-Living Housing

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

Co-Living Housing – Shared Areas



In-Line Unit Plan

1,269 sq. ft. | 4 Bedroom | 2 Bath

- 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
- Amendment created definition for co-living to replace boardinghouses or roominghouses
- Allowed in MDR Medium Density Residential, HDR High Density Residential, MU Mixed Use, and GC General Commercial zone districts
- A sleeping unit is calculated as one quarter of a dwelling unit for density. 4 sleeping units equates to 1 dwelling unit

Co-Living Housing – State Requirements

The City may not require co-living housing to:

- Meet any standards that are more restrictive than those that are required for other types of residential uses in the same zone
- Exclude co-living housing from participating in affordable housing incentives



Sleeping unit interiors. Left. Courtesy of Natural and Built Environments, LLC. Right. Courtesy of Neiman Taber Architects.



Other Housing Items

Parking

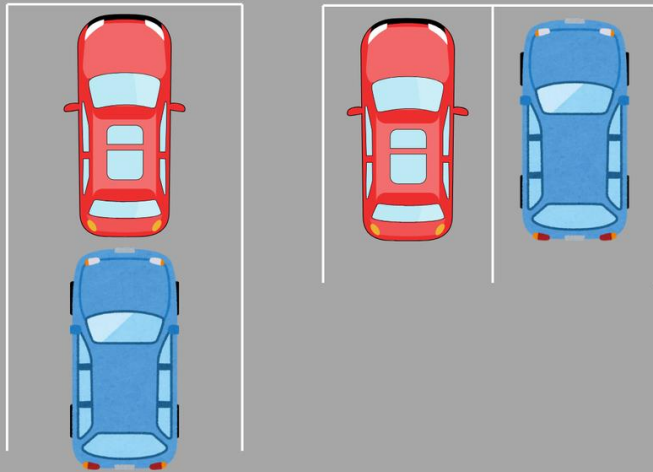
Amendments address:

- Parking requirements in residential development can be met with covered or uncovered spaces
- Parking spaces cannot exceed eight feet by twenty feet for residential uses, except for required parking for people with disabilities



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

- 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.



Religious Sponsored Homeless Housing

- 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

The City must have clear & objective design review processes in the Citywide Design Guidelines.

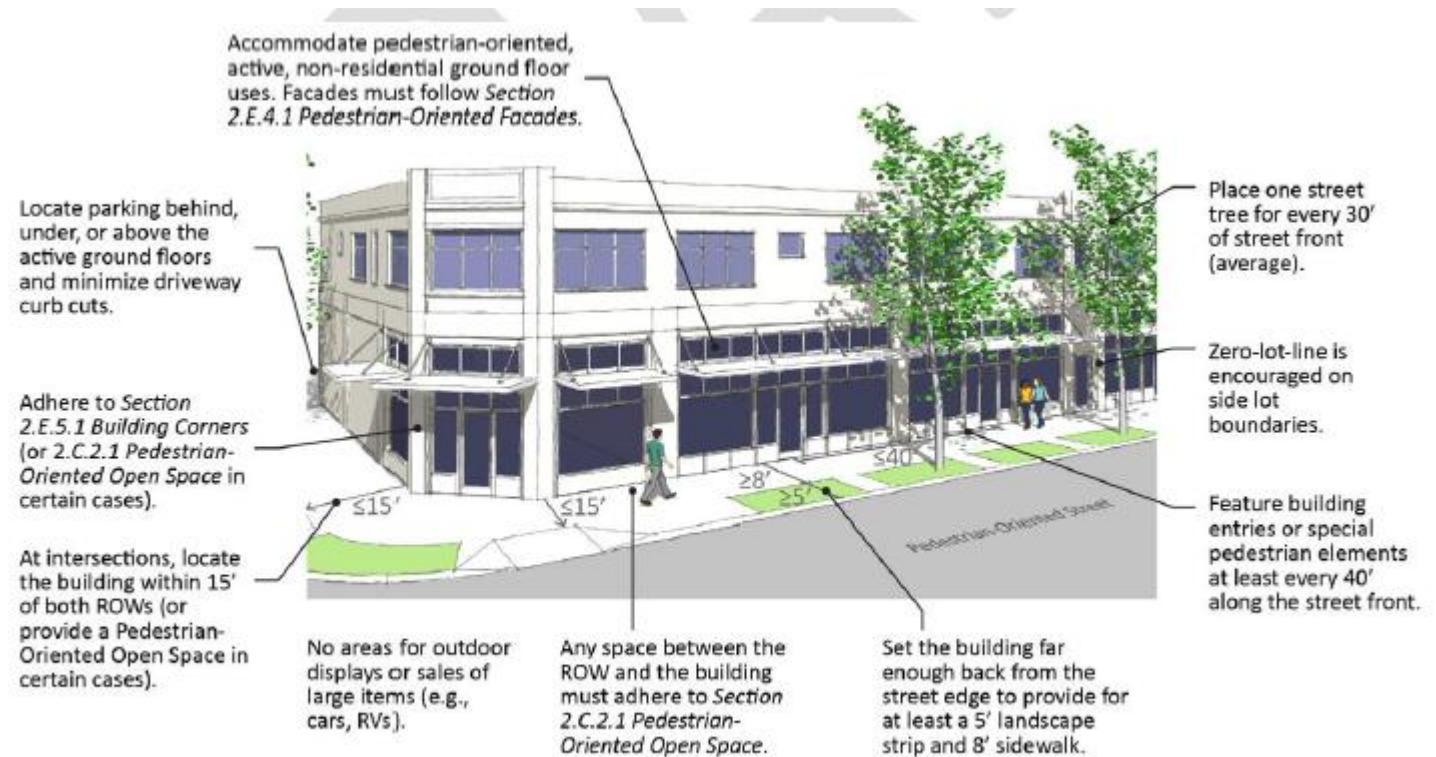


Figure 2.B.2-1. Pedestrian-Oriented Street requirements summary.

Design Review

Clear objective
design review
process in the
Citywide
Design
Guidelines



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



Adoption Process for Ordinance No. 2025-011



November 25, 2025: Planning Commission Hearing on Ordinance No. 2025-011



December 9, 2025: 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



Review & Adoption Schedule

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 14, 2025
- Work session October 28, 2025
- Hearing October 10, 2025

City Council

- Joint Work session December 9, 2025
- Consideration December 16, 2025



Second of Three Ordinances

Third of three ordinances related to the Comprehensive Plan:

1. 2025 Comprehensive Plan amendment (2026-27 Capital Facilities Plan) (Ordinance No. 02025-009)
2. 2025 Comprehensive Plan update (Ordinance No. 02025-010)
3. **2025 Development Code update (Ordinance No. 02025-011)**



Amendment Criteria TMC 18.60.020

The periodic update to the Development Code is subject to the Plan amendment criteria below from TMC 18.60.020:

A. Proposed text amendments, or comprehensive plan amendments and associated requests for rezone shall first be heard by the planning commission and the recommendation of the planning commission shall be forwarded to the city council. The city shall hold a public hearing on any such proposed amendments. [...]



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



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

- Update website: [2025 Comprehensive Plan Update](#)
- Periodic update email: compplan@ci.tumwater.wa.us
- City of Tumwater contact:
Community Development Department
555 Israel Road SW
Tumwater, WA 98501
Phone: 360-754-4180
Email: compplan@ci.tumwater.wa.us

