

COMMUNITY RESIDENTIAL (CR) DEVELOPMENT CHECKLIST

City of Tukwila - Permit Center
6300 Southcenter Blvd, Suite 100
Tukwila, WA 98188
www.tukwilawa.gov/departments/permit-center/



Please refer to the our [CR Development Standards](#) and [Residential Design Guidelines](#) documents when completing this form.

Project Address: _____
Parcel Number(s): _____
Applicant Name: _____
Date: _____

DEVELOPMENT STANDARDS CHECKLIST

Density

Standard	TMC Requirement	Applicant's Proposal
<i>Parcel is not Eligible for a Transit or Affordability Bonus</i>	3 units per parcel, plus 1 per 1,500 sq. ft. over 5,000 sq. ft., up to 5 units	_____ units
<i>Parcel is Eligible for a Transit or Affordability Bonus</i>	4 units per parcel, plus 1 per 1,500 sq. ft. over 5,000 sq. ft., up to 5 units	_____ units
<i>Accessory Dwelling Units (ADUs)*</i>	Up to 2 per lot; only as accessory to a permitted primary dwelling	_____ units

Building and Impervious Surface Coverage

Standard	TMC Requirement	Applicant's Proposal
<i>Maximum Building Footprint</i>	50%	_____ %
<i>Maximum Development Area Coverage</i>	75%	_____ %

Setbacks

Standard	TMC Requirement	Applicant's Proposal
<i>Front</i>	15 ft.	_____ ft.
<i>Front Porch</i> <i>(if porch is ≥ 40 sq. ft. and no dimension < 5 ft.)</i>	7 ft.	_____ ft.
<i>Second Front</i>	10 ft.	_____ ft.
<i>Side</i>	5 ft.	_____ ft.
<i>Rear</i>	5 ft.	_____ ft.
<i>Rear (Alley DADU)*</i>	0 ft.	_____ ft.

Building Height

Standard	TMC Requirement	Applicant's Proposal
<i>Maximum Height*</i>	35 ft.	_____ ft.

Parking

Standard	TMC Requirement	Applicant's Proposal
<i>Off-Street Parking*</i>	Per TMC 18.56 and Figure 18-7	_____ spaces

*Accessory Dwelling Units (ADUs) have additional development standards, refer to the [ADU checklist](#) for info.