

# COMMUNITY RESIDENTIAL (CR) DEVELOPMENT STANDARDS

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## COMMUNITY RESIDENTIAL DISTRICT

The Community Residential (CR) zoning district sets basic development standards for lot size, density, building coverage, setbacks, height, and parking. These standards may vary depending on proximity to major transit stops and the inclusion of long-term affordable housing, supporting both accessibility and housing affordability goals.

The CR district implements the Community Residential Comprehensive Plan designation, providing low- and medium-density residential areas with full urban infrastructure to maintain stable neighborhoods.

Some CR properties are designated as Commercial Redevelopment Areas (CRAs), encouraging aggregation with commercial properties along Tukwila International Boulevard. See TMC 18.60.100 and Figures 18-9 or 18-10 for more details.

Other CR properties are located in the Urban Renewal Overlay, which offers alternative development standards upon request if qualifying criteria are met. These standards may allow more intensive development than otherwise permitted. See TMC Figure 18-15 for details.

This handout summarizes these primary criteria to help plan and design compliant projects in the CR zone. Applicants will also be required to complete the [CR Development Checklist](#) when submitting an application.

## DWELLING TYPES PERMITTED IN THE CR DISTRICT

Per Table 18-6, Land Use Table, the following dwelling types are permitted in the Community Residential (CR) zone:

- Accessory Dwelling Units\*
- Cottage housing
- Courtyard apartments
- Detached single-family (site-built, modular, or new manufactured)
- Detached zero-lot line units
- Duplex
- Triplex
- Fourplex
- Fiveplex
- Townhouse
- Stacked flats

*\*Accessory Dwelling Units (ADUs) are permitted only as an accessory use when there is a permitted primary dwelling on the site.*

## Design Review

TMC 18.60 sets forth design requirements for dwellings in the Community Residential district. These guidelines may also be found in our [Residential Design Guidelines](#) document.

CR DIMENSIONAL AND DENSITY STANDARDS					
Minimum Lot Area	5,000 sq. ft.				
Average Lot Width Minimum	40'				
Density <sup>3</sup>	Parcels containing 5,000 square feet or less:				
	Baseline		Transit or Affordability Bonus <sup>4</sup> :		
	3 units per parcel		4 units per parcel		
	Parcels containing greater than 5,000 square feet:				
	1 additional unit per 1,500 square feet of area over 5000 square feet, up to a maximum of 5 units. <sup>5</sup>				
Maximum Building Footprint	50%				
Maximum Development Area Coverage	75%				
Setbacks	Front	Front Porch <sup>1</sup>	Second Front	Side & Rear	Alleys <sup>2</sup>
	15'	7'	10'	5'	0'
Building Height	35'				
Parking	See TMC 18.56, Off-street Parking & Loading Regulations & Figure 18-7 – Required Number of Parking Spaces for Automobiles & Bicycles				

<sup>1</sup>Porches utilizing this setback shall be at least 40 square feet, with no dimension less than 5 feet.

<sup>2</sup>This setback applies only to Accessory Dwelling Units (ADUs). All other dwelling types are ineligible for alley setbacks.

<sup>3</sup>A maximum of two (2) dwelling units per lot may be designated as ADUs. ADUs shall be counted toward maximum density.

<sup>4</sup>To qualify for the transit or affordability bonus, the parcel shall:

- a. Be located within 1/4 Mile of a RapidRide stop or rail station, or
- b. Contain at least 1 unit that is deed restricted for a period of at least 50 years to comply with one of the following:
  - i. The unit is offered for rent at a price that is affordable to those earning 60% or less of the Area Median Income (AMI); or
  - ii. Offered for sale at a price that is affordable to those earning 80% or less of the AMI.

<sup>5</sup>Examples (without transit or affordability bonus):

- a. 5,000 square feet of parcel area = 3 units
- b. 6,500 square feet of parcel area = 4 units
- c. 8,000 square feet of parcel area = 5 units
- d. 10,000 square feet of parcel area = 5 units