



FALL 2025 ZONING CODE UPDATES

Background

In October of 2025, the Tukwila City Council approved an ordinance that amended multiple sections of Tukwila's Zoning Code (Title 18 of the Tukwila Municipal Code [TMC]). These changes are intended to help implement the community's vision for the neighborhood surrounding Tukwila International Boulevard (TIB), incentivize transit oriented development near the City's Link Light Rail Station, align the City's regulations with Washington State law, and clarify standards for applicants and reviewers.

The amendments to the City's regulations were drafted at multiple workshops and a public hearing with the City's Planning Commission and build on decades of planning and visioning work that the City and the TIB community have undertaken.

What's Changed?

- **Neighborhood Commercial Center (NCC) and Regional Commercial (RC) Zoning Districts:**
 - Increases to allowable building heights.
 - Reductions in required minimum setbacks.
 - Allowance of greater residential and commercial densities.
- **Table of Permitted Uses:**
 - Changes to permit a greater variety of residential and mixed uses in the RC and NCC zoning districts. Certain auto-oriented, heavy industrial, and low-density uses are no longer permitted. All existing uses that were legally established may continue, pursuant to the City's regulations for [nonconforming uses](#).
- **Table of Required Parking:**
 - The table of mandatory parking minimums has been simplified. Parking requirements for certain uses have been reduced or removed.
- **Adoption of a Development Incentive Program:**
 - Projects within the NCC and RC zoning districts may participate in a new incentive program; wherein greater development rights may be granted to property owners who agree to provide community benefits such as small retail spaces or childcare uses.
- **Multi-Family, Mixed-Use, Vehicular Area Design Standards:**
 - The standards are revised to comply with Washington State's requirements that all design criteria be "clear and objective".
- **Co-Living Housing:**
 - A definition for Co-Living Housing has been added. The use has been established as a permitted use in zoning districts that permit six (6) multi-family dwellings or more, in accordance with State requirements.

You can review the adopted ordinance here*:

[Ordinance 2770](#)

You can find your zoning district here:

[City Maps](#)

*While the amended standards are in effect, the City has not yet updated the online version of the municipal code. This document will be edited to include code citations when that work has been completed.

Questions?

If you have questions about the code amendments and how they may affect you, please email Planning@TukwilaWA.gov or call (206) 431-3670. You can also visit the Department of Community Development between 8:30am and 4:00pm Mondays thru Thursdays, at 6300 Southcenter Boulevard, #100, Tukwila, WA 98188.