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## Table 18-6: Land Uses Allowed by District

Any reference to Table 18-2 is understood to refer to Table 18-6. See Figure 18-1 for the Shoreline Use Matrix.

Commercial Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
<b>Adult Day Cares</b>	A	A	A	A		A	A	A							P						
<b>Adult Entertainment</b> subject to location restrictions <sup>1</sup>									P	P	P	P	P	P	P						
<b>Amusement Parks</b>								C	C	C	C			C	P						
<b>Animal Shelters &amp; Kennels</b> subject to additional State & local regulations. no permit required for fewer than 4 cats/dogs.								C	C	C	C			C						C	C
<b>Animal Veterinaries</b> including associated temporary indoor boarding. access to an arterial required,	P	P	P		P	P	P	P	P					P			P	P	P	P	P
<b>Bed &amp; Breakfast Lodging</b> no size limit specified			C												P		P	P	P		
<b>Bed &amp; Breakfast Lodging</b> not more than twelve guests <sup>5</sup>	C	C															P	P	P		
<b>Day Care Centers</b>		P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
<b>Drive-In Theatres</b>								C	C	C	C			C							
<b>Drive-Throughs</b>								A	A	A	A	A	A	A	A		A	A42		A	A
<b>Eating &amp; Drinking Establishments</b>			P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P43
<b>Electric Vehicle Charging Stations</b> Level 1 & Level 2	A	A	A	A	A	A	A	A	A	A	A	A	A	P	P		A	A	A	A	A
<b>Electric Vehicle Charging Stations</b> Level 3 & battery exchange stations & rapid charging stations see TMC 18.50.140	A	A	A	A	A	A	A	P	P	P	P	P	P	P	P		A	P42	A	A	A
<b>Extended-Stay Hotels</b>								P	P	P	P			P	P		P	P	P		

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<b>Farming &amp; Farm-Related Activities</b>														P	P						
<b>Greenhouses or Nurseries</b> commercial					P			P	P	P	P			P	P						
<b>Home Occupations</b> see TMC 18.50.240	A	A	A	A	A	A	A	A						A	A		A	A	A		A
<b>Hotels</b>							P34	P	P	P	P	C	C	P	P		P	P	P		
<b>Laundries</b> commercial								P	P	P	P	P		P							
<b>Laundries</b> self-serve, dry cleaning, tailor, dyeing			P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
<b>Marijuana Producers or Processors</b> State issued license required											P			P	P19						
<b>Marijuana Retailers</b> State issued license required								P			P			P	P19					P	P
<b>Morticians &amp; Funeral Homes</b>								P	P	P	P			P	C						
<b>Motels</b>								P	P	P	P	C	C	P	P		P	P	P		
<b>Nightclubs</b>								P	P	P	P			P	P		P	P41	P	P	
<b>Offices</b> including professional, outpatient medical/dental, government services, research, banking, real estate, or other similar uses			P22	P	P22	P	P	P	P	P	P	P9 C10	P24 C25	P	P		P	P	P	P	P
<b>Parking</b> commercial & principal or primary use			P7	P7			P36	P7	P7	P	P			P			P45	P45	P45	P45	P45
<b>Pawnbrokers / Payday Lenders</b>								C	P	P	P			P	P						
<b>Recreation Facilities</b> commercial & indoor maximum usable floor area of 10,000 square feet			P	P		P	P	P	P	P	P	C3	P	P	P		P	P	P	P	P
<b>Recreation Facilities</b> commercial & indoor no usable floor area maximum						C	C	P	P	P				P	P		P	P	P		P
<b>Recreation Facilities</b> commercial & outdoor									C	C	C			C							P
<b>Retail</b> General Retail & Services			P	P <sup>4</sup>	P	P	P	P	P	P	P	C3	C3	P	P		P	P	P	P	P

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Commercial Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/L I	LI	HI	MIC/L	MIC/H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
<b>Theaters</b> not including "Adult Entertainment Establishments"						P	P	P	P	P	P			P	P31		P		P	P	
<b>Vehicle Fueling Stations</b> and typical appurtenances, including car washes									P	P	P	P	P	P	P			P42		P	P
<b>Vehicle Maintenance Facilities</b> not including vehicle fueling or major repair								P	P	P	P	P	P	P	P		P41				P
<b>Vehicle Rental Facilities</b> non-CDL vehicles							P36	P	P	P	P	P	P	P	P		P	P42	P		
<b>Vehicle Rental Facilities</b> CDL vehicles									P	P	P	P	P	P	P						
<b>Vehicle Sales Lots<sup>2</sup></b>								P	P	P	P			P	P		P	P42	P		P
<b>Vehicle Storage</b> (no customers onsite) does not include park-and-fly operations															P						

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Land Use Designations Residential Uses	CR	HDR	MUO	O	RCC	NCC	RC	RCM	C/LI	LI	HI	MIC/ L	MIC/ H	TVS	TSO	PRO	TUC RC	TUC TOD	TUC P	TUC CC	TUC WP
<b>Convalescent &amp; Nursing Homes &amp; Assisted Living Facilities</b>			P	P		P		P	P					P	P			P	P		
<b>Daycare Family Home</b> (Family Child Care Home) <sup>12</sup> <b>and/or Adult Family Homes</b> within parcels containing two or fewer dwelling units	A	A	A	A	A	A	A	A						A	A		A	A	A		A
<b>Diversion Facilities &amp; Diversion Interim Services Facilities</b> south of Strander Blvd only									U												
<b>Domestic Shelters</b>	P	P	P	P																	
<b>Dormitories</b> accessory to permitted use	C	C	A	A	A	A	A	A	A	A	A			A	A			A	A		
<b>Dwellings</b> Co-living Housing <sup>52</sup>		P	P		P	P	P	P						P	P		P	P	P		P46
<b>Dwellings</b> Cottage Housing	P	P	P		P	P															
<b>Dwellings</b> Courtyard Apartments	P	P	P		P	P															
<b>Dwellings</b> Detached Single Family	P	P	P47	P47	P47									P47	P						
<b>Dwellings</b> Detached Zero-Lot Line Units	P	P	P		P																
<b>Dwellings</b> Duplex, Triplex or Fourplex, Fiveplex or Townhouse <sup>40</sup>	P	P	P		P										P						
<b>Dwellings</b> Multi-Family (mixed-use)			P		P	P	P	P						C15	P		P	P	P		P46
<b>Dwellings</b> Multi-Family (single-use)		P				P	P								P		P	P	P		P46
<b>Dwellings</b> Senior Citizen Housing / Assisted Living Facility		P 60/a c	P 60/a c			P	P	P 60/a c						C15	P		P	P	P		P46
<b>Dwellings</b> Stacked Flat	P	P	P		P	P															
<b>Dwellings</b> Townhouses	P	P	P		P	P									P		P	P	P		P46
<b>Dwellings</b> Accessory <sup>16</sup>	A	A	A	A	A									A	A						
<b>Emergency Housing &amp; Emergency Shelters</b> <sup>37</sup>							P	P	P	P	P	P	P	P	P		P	P	P		
<b>Garages or Carports</b> (private) not exceeding 1,500 square feet	A																				

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<b>Land Use Designations Residential Uses</b>	<b>CR</b>	<b>HDR</b>	<b>MUO</b>	<b>O</b>	<b>RCC</b>	<b>NCC</b>	<b>RC</b>	<b>RCM</b>	<b>C/LI</b>	<b>LI</b>	<b>HI</b>	<b>MIC/ L</b>	<b>MIC/ H</b>	<b>TVS</b>	<b>TSO</b>	<b>PRO</b>	<b>TUC RC</b>	<b>TUC TOD</b>	<b>TUC P</b>	<b>TUC CC</b>	<b>TUC WP</b>
<b>Greenhouses &amp; Storage Sheds</b> (noncommercial) not exceeding 1,000 square feet	A	A	A																		
<b>Manufactured &amp; Mobile Home Parks</b> <sup>17</sup>		P																			
<b>Permanent Supportive Housing</b> <sup>38</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		P46
<b>Residences for Security or Maintenance Personnel</b>			A	A	A	A	A	A	A	A	A	A	A	A	A						
<b>Secure Community Transition Facilities</b> <sup>28</sup>													U								
<b>Tiny Home Villages</b> <sup>39</sup>	P	P	P	P	P	P	P	P	P	P	P			P	P						
<b>Transitional Housing</b> <sup>38</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P		P46

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<b>Land Use Designations Industrial Uses</b>	<b>CR</b>	<b>HDR</b>	<b>MUO</b>	<b>O</b>	<b>RCC</b>	<b>NCC</b>	<b>RC</b>	<b>RCM</b>	<b>C/LI</b>	<b>LI</b>	<b>HI</b>	<b>MIC/ L</b>	<b>MIC/ H</b>	<b>TVS</b>	<b>TSO</b>	<b>PRO</b>	<b>TUC RC</b>	<b>TUC TOD</b>	<b>TUC P</b>	<b>TUC CC</b>	<b>TUC WP</b>
<b>Animal Rendering</b>										U					P						
<b>Cargo Containers</b> see TMC 18.50.060	A&S	A&S					A&S	A&S	A&S	P	P	P	P	P							A
<b>Cement Manufacturing</b>									U	U	U	U	U	U							
<b>Contractor Storage Yards</b>									P	P	P	P	P	P							
<b>Etching, Film Processing, Lithography, Printing &amp; Publishing</b>								P	P	P	P	P	P	P	P						P
<b>Hazardous Waste Treatment &amp; Storage Facilities</b> (off-site) (subject to compliance with state siting criteria. See RCW Chapter 70.105 & TMC 21.08)											C		C								
<b>Heavy Equipment Repair &amp; Salvage</b>									P	P	P	P	P	P							
<b>Industrial Uses, Heavy</b> not otherwise listed see TMC 18.06.452.									C	C	P	C	P	C							
<b>Industrial Uses, Light</b> not otherwise listed see TMC 18.06.451								P	P	P	P	P	P	P	P						P43
<b>Internet Data/Telecommunication Centers</b>									P	P	P	P	P	P	P						
<b>Manufacturing and/or Assembly that Includes:</b> rock crushing / asphalt or concrete batching or mixing / stone cutting / brick manufacturing / marble works									C	C	P	C	P	C	C						
<b>Manufacturing, Refining or Storing:</b> highly volatile noxious or explosive products (less than tank car lots) such as acids, petroleum products, oil or gas, matches, fertilizer or insecticides; except for accessory storage											U		U	U	U						
<b>Medical &amp; Dental Laboratories</b>			P	P			A	P	P	P	P				P	P		P	P	P	P
<b>Minor Expansion of an Existing Warehouse</b> <sup>20</sup>															S						
<b>Removal &amp; Processing of:</b> sand, gravel, rock, peat, black soil & other natural deposits together with associated structures									U	U	U	U	U	U							
<b>Research &amp; Development Facilities</b>															P	P					
<b>Sales &amp; Rental Facilities of Heavy Machinery &amp; Equipment</b> <sup>50</sup>									P	P	P	P	P	P	P						

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<b>Salvage &amp; Wrecking Operations</b>									P49	P49	P	P49	P	C P49							
<b>Self-Storage Facilities</b>									P	P	P	P	P	P	P	P					P
<b>Storage (outdoor) of:</b> materials allowed to be manufactured or handled within facilities conforming to uses under this chapter <sup>50</sup>									P	P	P	P	P	P	P	P					A
<b>Storage (outdoor) of:</b> any materials not otherwise listed. <sup>51</sup>												P	P	P	C	C					
<b>Tow-Truck Operations</b> subject to all additional State & local regulations										P	P	P	P	P	P	P					
<b>Truck Terminals</b>										P	P	P	P	P	P						
<b>Warehouse Storage and/or Wholesale Distribution Facilities</b>								P	P	P	P	P	P	P	P						P

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<b>Land Use Designations</b> <b>Transportation, Communication, and Infrastructure Uses</b>	<b>CR</b>	<b>HDR</b>	<b>MUO</b>	<b>O</b>	<b>RCC</b>	<b>NCC</b>	<b>RC</b>	<b>RCM</b>	<b>C/L I</b>	<b>LI</b>	<b>HI</b>	<b>MIC/ L</b>	<b>MIC/ H</b>	<b>TVS</b>	<b>TSO</b>	<b>PRO</b>	<b>TUC RC</b>	<b>TUC TOD</b>	<b>TUC P</b>	<b>TUC CC</b>	<b>TUC WP</b>
<b>Airports, Landing Fields &amp; Heliports</b> except emergency sites									U	U	U	U	U	U	U						
<b>Hydroelectric &amp; Private Utility Power Generating Plants</b>							U	U	U	U	U	U	U	U							
<b>Park &amp; Ride Lots</b> operated by a public agency			C	C		A	A	C	C	C	C	C	C	C	C		U	U	U		U
<b>Parking Areas</b> for any use not otherwise listed	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A
<b>Parking Areas</b> for Municipal Uses & Police Stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P						
<b>Radio, Television, Microwave, or Observation Stations &amp; Towers</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C
<b>Railroad Freight or Classification Yards</b>											U	U	U	U							
<b>Railroad Tracks</b> including lead, spur, loading or storage									P	P	P	P	P	P							
<b>Telephone Exchanges &amp; Internet Data Centers</b>			P	P				P	P	P	P	P	P	P	P						P
<b>Transfer Stations</b> refuse & garbage, operated by a public agency											U	U	U	U							
<b>Transit Facilities</b> bus and/or rail	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
<b>Utility Facilities</b> above ground	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		C	C	C	C	P
<b>Utility Facilities</b> under ground	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P
<b>Vertical Take-Off &amp; Landing Pads</b> as accessory uses							C48								C						
<b>Wireless Telecommunications Facilities</b> see TMC 18.58	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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<b>Land Use Designations Civic &amp; Institutional Uses</b>	<b>CR</b>	<b>HDR</b>	<b>MUO</b>	<b>O</b>	<b>RCC</b>	<b>NCC</b>	<b>RC</b>	<b>RCM</b>	<b>C/LI</b>	<b>LI</b>	<b>HI</b>	<b>MIC/ L</b>	<b>MIC/ H</b>	<b>TVS</b>	<b>TSO</b>	<b>PRO</b>	<b>TUC RC</b>	<b>TUC TOD</b>	<b>TUC P</b>	<b>TUC CC</b>	<b>TUC WP</b>
<b>Cemeteries &amp; Crematories</b>	C	C	C	C				C	C	C	C			C	C						
<b>Colleges &amp; Universities</b>			C	C		C	C	C	C	C	C	C6	C6	C6	P		P	P	P		
<b>Convention &amp; Exhibition Facilities</b> including Multipurpose Arenas							P	P	P	P	P			P	P		P	P42	P		
<b>Correctional Institutes</b>				U11						U	U		U								
<b>Cultural Facilities</b> including Libraries, Museums, Art Galleries, Performing Arts Centers	C	P	P	P	C	P	P	P	P	P	P	P	P	P	P		P	P	P		
<b>Fire &amp; Police Stations</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P		C	C	C	P	P
<b>Golf Courses</b> publicly owned& operated																P					
<b>Hospitals</b>			C	C			C	C	C	C	C			C	P						
<b>Parks, Trails, Community Centers, Sports Courts</b> not including Amusement Parks, Golf Courses, or Commercial Recreation	P44	P44	P44	P44	P44	A P44	A P44	P44	P44	P44	P44	P44	P44	P44	P44	P44	P44	P44	P44	P44	P44
<b>Religious Institutions</b> less than 750 sf of assembly area	C	C	P	P	P	P	P	P	P	P	P			P	P		P	P	P	P	P
<b>Religious Institutions</b> greater than 750 sf of assembly area	C	C	C	C	C	C	C	C	C	C	C			C	C		C	C	C	C	C
<b>Sanitariums</b> or similar institutes														C							
<b>Schools</b> public or private, elementary through high school	C	C	C	C	C	C	C	C				P9 C10		C	C	P44	P	P	P		

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<b>Land Use Designations Miscellaneous Uses</b>	<b>CR</b>	<b>HDR</b>	<b>MUO</b>	<b>O</b>	<b>RCC</b>	<b>NCC</b>	<b>RC</b>	<b>RCM</b>	<b>C/LI</b>	<b>LI</b>	<b>HI</b>	<b>MIC/L</b>	<b>MIC/H</b>	<b>TVS</b>	<b>TSO</b>	<b>PRO</b>	<b>TUC RC</b>	<b>TUC TOD</b>	<b>TUC P</b>	<b>TUC CC</b>	<b>TUC WP</b>
<b>Essential Public Facilities</b> not otherwise listed	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		U	U	U	U	U
<b>Landfilling &amp; Excavating</b> which has received a Determination of Significance pursuant to the State Environmental Policy Act	U	U	U	U	U	U	U	U	U	U	U	U	U	U							
<b>Stables</b> private	A29	A29													P						

*Note: For uses not specifically listed in Table 18-6, the Director of Community Development will determine whether the use may be permitted in a zoning district. The Director shall consider whether the proposed use is:*  
a. *Similar in nature to and compatible with other uses permitted out right within a similar zone; and*  
b. *Consistent with the stated purpose of the zone; and*  
c. *Consistent with the policies of the Tukwila Comprehensive Plan.*

1. Adult entertainment establishments are permitted, subject to the following location restrictions:
  - a. No adult entertainment establishment shall be allowed within the following distances from the following specified uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
    - (1) In or within 1,000 feet of any CR, HDR, MUO, O, NCC, RC, RCM or TUC zone districts or any other residentially-zoned property;
    - (2) In or within one-half mile of:
      - (a) Public or private school with curricula equivalent to elementary, junior or senior high schools, or any facility owned or operated by such schools; and
      - (b) Care centers, preschools, nursery schools or other child care facilities;
    - (3) In or within 1,000 feet of:
      - (a) public park, trail or public recreational facility; or
      - (b) church, temple, synagogue or chapel; or
      - (c) public library.
  - b. The distances specified in this section shall be measured by following a straight line from the nearest point of the property parcel upon which the proposed use is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
  - c. No adult entertainment establishment shall be allowed to locate within 1,000 feet of an existing adult entertainment establishment. The distance specified in this section shall be measured by following a straight line between the nearest points of public entry into each establishment.
2. No dismantling of cars or travel trailers or sale of used parts allowed.
3. Retail sales and services are limited to uses of a type and size that clearly intend to serve other permitted uses and/or the employees of those uses.
4. Retail sales as part of a planned mixed-use development where at least 50% of gross leasable floor area development is for office use; no auto-oriented retail sales (e.g. drive-ins, service stations).
5. Bed and breakfast facilities, provided:
  - a. the manager/owner must live on-site,
  - b. the maximum number of residents, either permanent or temporary, at any one time is twelve,
  - c. two on-site parking spaces for the owner and permanent residents and one additional on-site parking space is provided for each bedroom rented to customers,

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A = Permitted as an accessory use (See TMC 18.06.870)

C = Requires a Conditional Use Permit (See TMC 18.06.875 and TMC 18.64)

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- d. the maximum length of continuous stay by a guest is 14 days,
  - e. breakfast must be offered on-site to customers, and
  - f. all necessary permits or approvals are obtained from the Health Department.
6. Colleges and universities with primarily vocational curriculum if associated with an established aviation, manufacturing or industrial use.
7. Commercial parking; provided it is:
- a. a structured parking facility located within a structure having substantial ground floor retail or commercial activities and designed such that the pedestrian and commercial environments are not negatively impacted by the parking use; or
  - b. a surface parking facility located at least 175 feet from adjacent arterial streets and behind a building that, combined with appropriate Type III landscaping, provides effective visual screening from adjacent streets.
9. Offices including, but not limited to, software development and similar uses, financial services, schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use, less than 20,000 square feet. This category does not include outpatient medical and dental clinics.
10. Offices including, but not limited to, software development and similar uses, financial services, schools for professional and vocational education if associated with an established aviation, manufacturing or industrial use, 20,000 square feet and over.
11. Correctional institution operated by the City of Tukwila.
12. Family child care homes, provided the facility shall be licensed by the Department of Early Learning or its successor agency and shall provide a safe passenger loading zone.
15. Dwelling - Multi-family units (Max. 22.0 units/acre except senior citizen housing which is allowed to 100 units/acre, as a mixed-use development that is non-industrial in nature); must be located on property adjacent to and not greater than 500 feet from the Green River, Tukwila Pond, or Minkler Pond.
16. See TMC Section 18.50.220 for accessory dwelling unit standards.
17. Manufactured/mobile home park, meeting the following requirements:
- a. the development site shall comprise not less than two contiguous acres;
  - b. overall development density shall not exceed eight dwelling units per acre;
  - c. vehicular access to individual dwelling units shall be from the interior of the park; and
  - d. emergency access shall be subject to the approval of the Tukwila Fire Department.
19. Where the underlying zoning is HI or TVS.
20. Minor expansion of an existing warehouse if the following criteria are met:
- a. The area of the proposed expansion may not exceed 5% of the floor area of the existing warehouse; and
  - b. The proposed expansion will not increase any building dimension that is legally non-conforming; and
  - c. Only one minor expansion may be permitted per warehouse in existence as of the date of adoption of the Tukwila South Project Development Agreement; and
  - d. The proposed expansion must be constructed within two years of the date of approval; and
  - e. The proposed development shall be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design; and
  - f. All measures have been taken to minimize the possible adverse impacts the proposed expansion may have on the area in which it is located.
22. Offices, when such offices occupy no more than the first two stories of the building or basement and floor above.
24. Offices; must be associated with another permitted use (e.g., administrative offices for a manufacturing company present within the MIC).
25. Offices not associated with other permitted uses and excluding medical/dental clinics, subject to the following location and size restrictions:
- a. New Office Developments:
    - (1) New office developments shall not exceed 100,000 square feet of gross floor area per lot that was legally established prior to 09/20/2003.
    - (2) No new offices shall be allowed on lots that abut the Duwamish River and are north of the turning basin. The parcels that are ineligible for stand-alone office uses are shown in Figure 18-12.

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- b. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) that exceeds the maximum size limitations may be recognized as a conforming Conditional Use under the provisions of this code. An existing office development established prior to 12/11/1995 (the effective date of the Comprehensive Plan) may convert to a stand-alone office use subject to the provisions of this code.
28. Secure community transition facility, subject to the following location restrictions:
- a. No secure community transition facility shall be allowed within the specified distances from the following uses, areas or zones, whether such uses, areas or zones are located within or outside the City limits:
    - (1) In or within 1,000 feet of any residential zone.
    - (2) Adjacent to, immediately across a street or parking lot from, or within the line of sight of a "risk potential activity/facility" as defined in RCW 71.09.020 as amended, that include:
      - (a) Public and private schools;
      - (b) School bus stops;
      - (c) Licensed day care and licensed preschool facilities;
      - (d) Public parks, publicly dedicated trails, and sports fields;
      - (e) Recreational and community centers;
      - (f) Churches, synagogues, temples and mosques; and
      - (g) Public libraries.
    - (3) One mile from any existing secure community transitional facility or correctional institution.
  - b. No secure community transition facility shall be allowed on any isolated parcel which is otherwise considered eligible by applying the criteria listed under TMC 18.38.050-12.a, but is completely surrounded by parcels ineligible for the location of such facilities.
  - c. The distances specified in TMC 18.38.050-12.a shall be measured as specified under Department of Social and Health Services guidelines established pursuant to RCW 71.09.285, which is by following a straight line from the nearest point of the property parcel upon which the secure community transitional facility is to be located, to the nearest point of the parcel of property or land use district boundary line from which the proposed land use is to be separated.
  - d. The parcels eligible for the location of secure community transition facilities by applying the siting criteria listed above and information available as of August 19, 2002, are shown in Figure 18-11, "Eligible Parcels for Location of Secure Community Transition Facilities." Any changes in the development pattern and the location of risk sites/facilities over time shall be taken into consideration to determine if the proposed site meets the siting criteria at the time of the permit application.
29. Private stable, if located not less than 60 feet from front lot line nor less than 30 feet from a side or rear lot line. It shall provide capacity for not more than one horse, mule or pony for each 20,000 square feet of stable and pasture area, but not more than a total of two of the above mentioned animals shall be allowed on the same lot.
31. Theaters for live performances, not including adult entertainment establishments and movie theaters with three or fewer screens are permitted. Movie theaters with more than three screens will require a Special Permission Permit. Approval of the Special Permission permit will require the applicant to demonstrate through an economic analysis that the theater:
- a. will not have a significant financial impact on any other theater in Tukwila; and
  - b. will be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building and site design; and
  - c. will be substantially in conformance with the goals and policies of the Comprehensive Land Use Policy Plan and the Tukwila South Master Plan; and
  - d. has taken all measures to minimize the possible adverse impacts the proposed theater may have on the area in which it is located.
34. Permitted if the following are provided: a full-service restaurant and a Class A liquor license, 24-hour staffed reception, all rooms accessed off interior hallways or lobby, and a minimum 90 rooms.
36. South of SR 518 only. No surface parking.
37. Subject to the criteria and conditions at TMC 18.50.250 and 18.50.270.
38. Subject to the criteria and conditions at TMC 18.50.260 and 18.50.270.
39. Tiny Home Villages are permitted, subject to the criteria and conditions at TMC Sections 18.50.240 and 18.50.270.

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40. Subject to meeting underlying density allowances for unit type.

41. New businesses are limited to locations within the Freeway Frontage Corridor. See additional design standards in the Southcenter Design Manual.

42. East of the Green River only.

43. 3,500 sf max per use.

44. Public only.

45. Day use only.

46. Only on properties fronting the Green River or Minkler Pond.

47. One detached single family dwelling per existing lot permitted in MUO, O, RCC, TVS.

48. South of SR 518 only.

49. Operations must be entirely enclosed within a building.

50. Screening in accordance with TMC 18.52 required.

51. Permitted up to a height of 20 feet with a front yard setback of 25 feet, and to a height of 50 feet with a front yard setback of 100 feet. Security required.

52. Permitted only on parcels for which the underlying zoning district permits 6 or greater dwelling units.