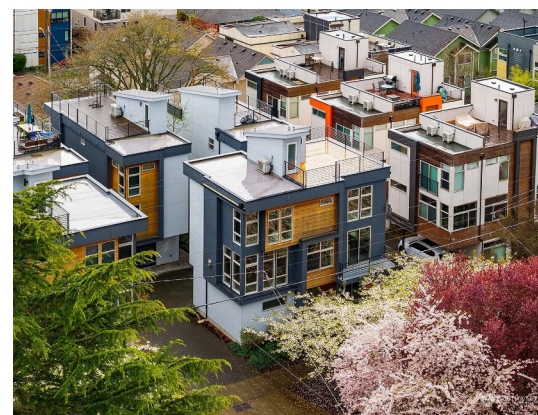




# Middle Housing Handbook



# Introduction

Tukwila has updated many of its regulations to encourage more housing types throughout the City. Some of these changes include:

- Expanding the number of housing units allowed on many lots
- Broadening allowances for Accessory Dwelling Units (ADUs)
- Consolidating the multiple zoning districts into the Community Residential (CR) zoning district
- Streamlining development standards to support infill development and more middle housing types

## Background Information

For many years, one of the Tukwila's greatest priorities has been for the City to better meet the community's housing needs. People throughout Tukwila and the Puget Sound have been detrimentally affected by the lack of adequate housing quantity, limited housing types, and continuous drops in affordability. Building off feedback heard throughout community outreach, the City updated housing goals and policies during the City's 2024 Comprehensive Plan Update. Those updates included policies to revise development standards to support desired housing construction. These changes not only put the desires heard from the community into practice, but keep the City compliant with changes in state law.

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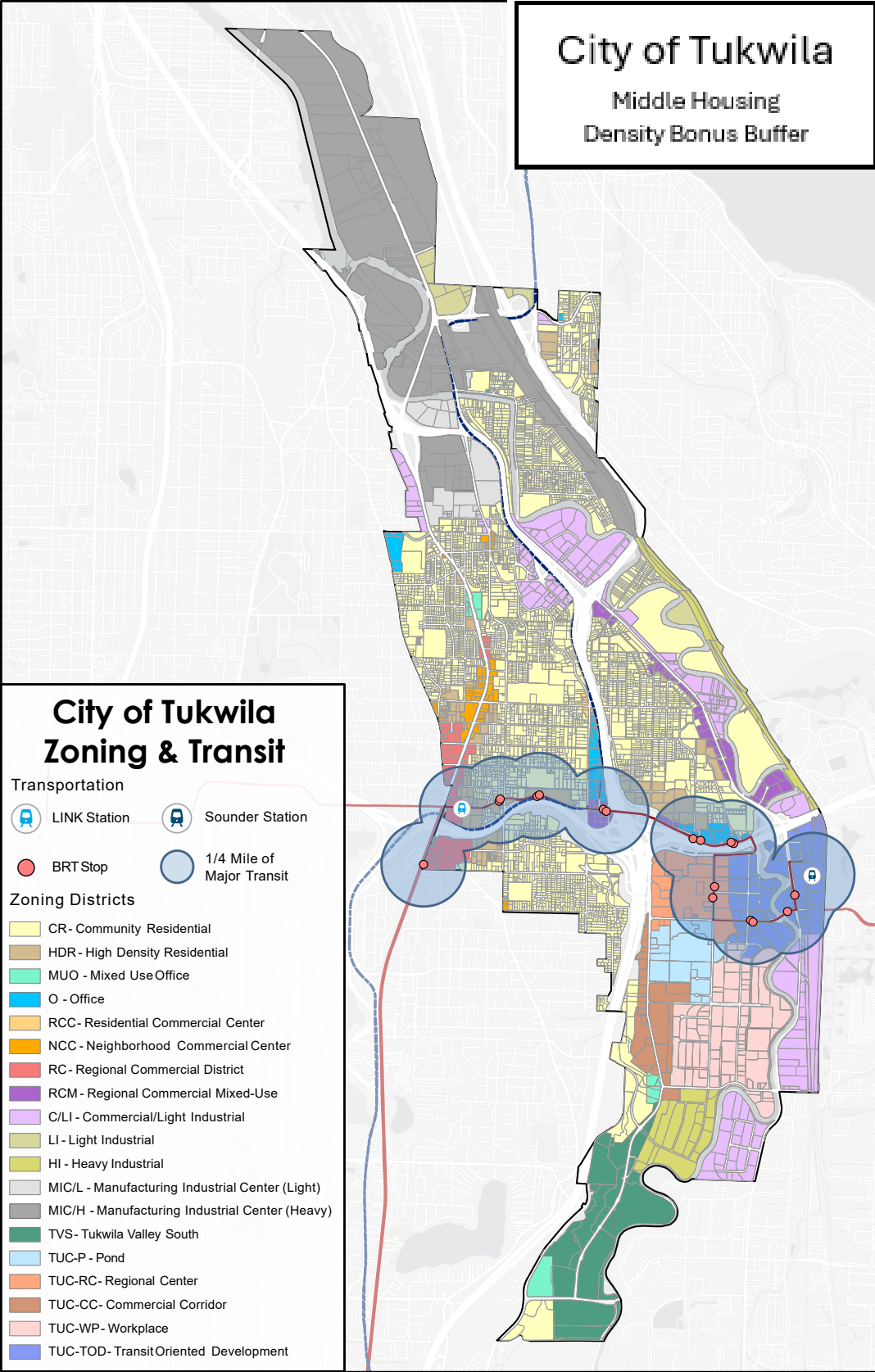
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# 1 ■ Proximity to Transit

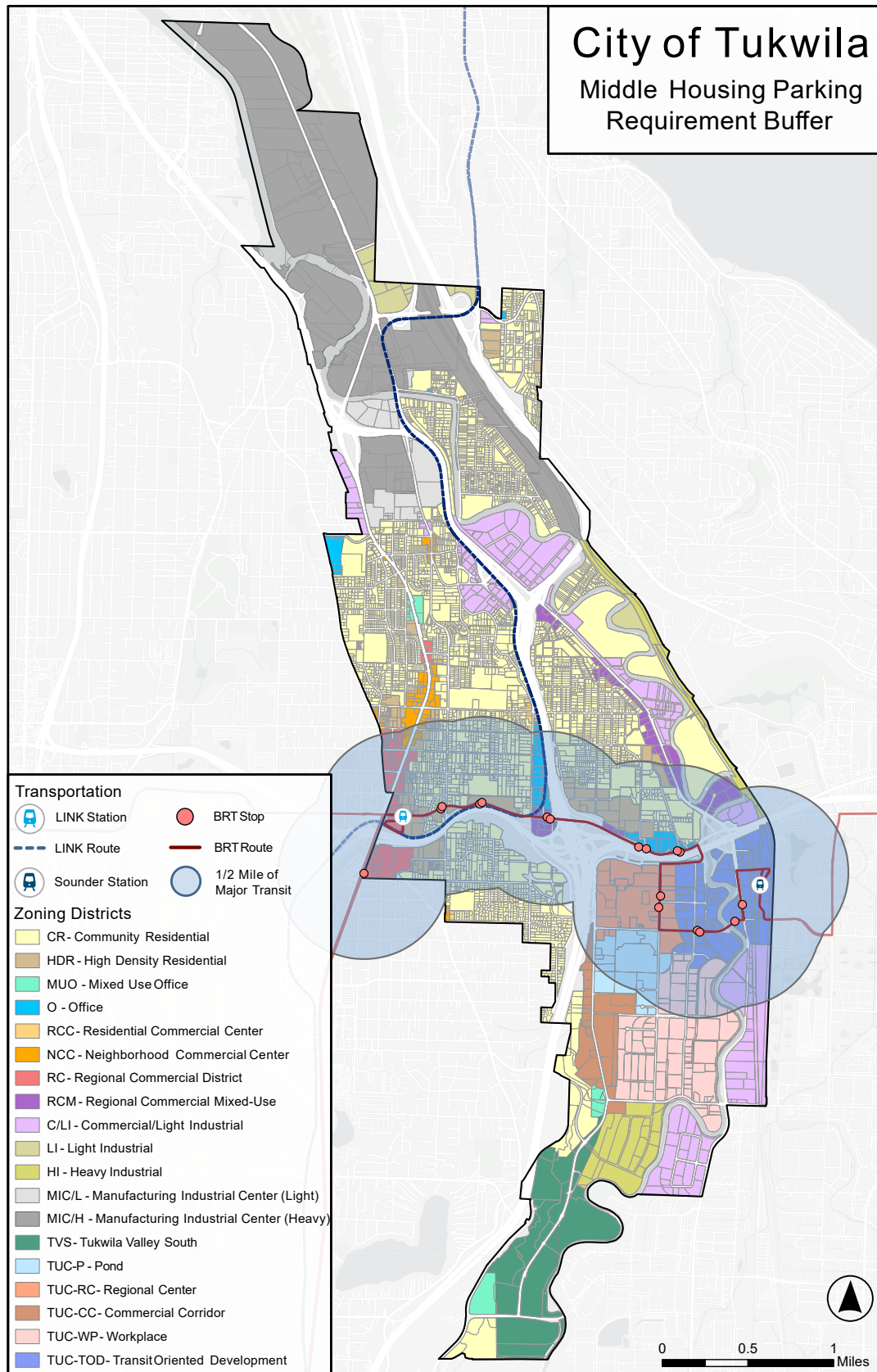
## What is Major Transit?

In Tukwila, major transit stops include the Sounder and Link light rail stations and all bus stops for the King County Metro Rapid Ride lines F and A.

For middle housing, density bonuses are available properties within  $\frac{1}{4}$  mile of a qualifying stop or station, and parking is not required for middle housing on properties within  $\frac{1}{2}$  mile of a qualifying stop or station. Please see the associated maps for reference.



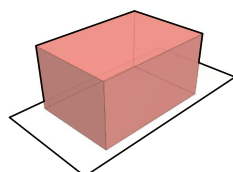
Created 5/19/2025



# 2. Middle Housing Types

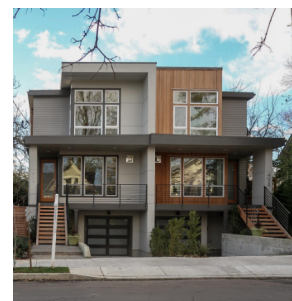
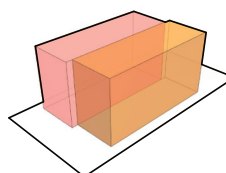
## Single Family

Footprint: 2,275 sq. ft.  
Square Footage: 6,825 sq. ft.



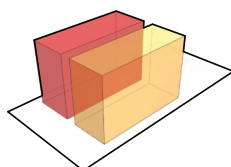
## Duplex

Footprint: 1,138 sq. ft.  
Square Footage: 3,411 sq. ft.



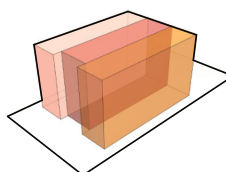
## Small Detached

Footprint: 800 sq. ft.  
Square Footage: 2,400 sq. ft.



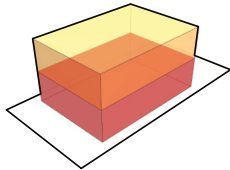
## Townhomes

Footprint: 700 sq. ft.  
Square Footage: 2,100 sq. ft.



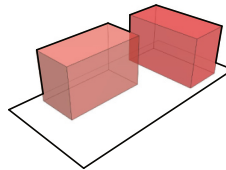
## Stacked Flats

Footprint: 2,275 sq. ft.  
Square Footage: 4,550 sq. ft.



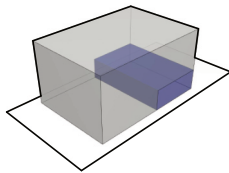
## Cottage Housing

Footprint: 800 sq. ft.  
Square Footage: 1,600 sq. ft.



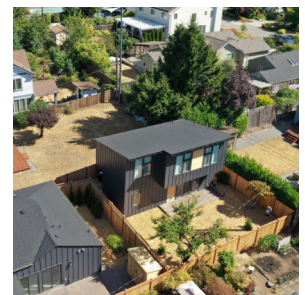
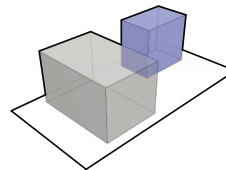
## Residence + ADU

Footprint: 1,000 sq. ft.  
Square Footage: 1,000 sq. ft.



## Residence + DADU

Footprint: 500 sq. ft.  
Square Footage: 1,000 sq. ft.



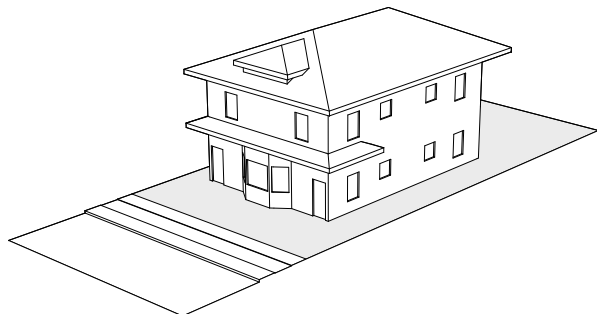


Middle housing types are of similar scale to many new construction single detached houses.

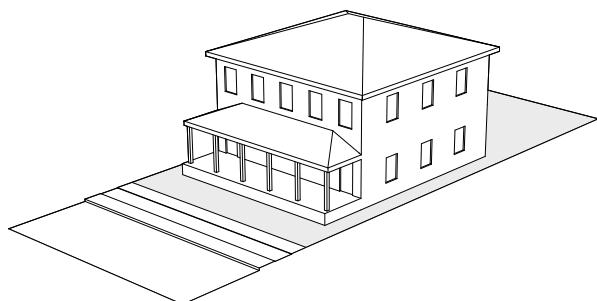


In existing neighborhoods, new middle housing types will gradually be integrated.

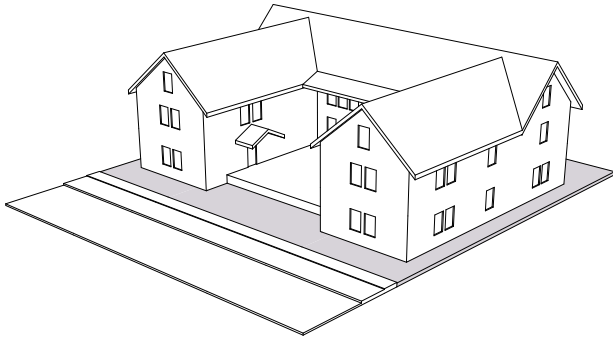
## Stacked Duplex



## Side by side Duplex



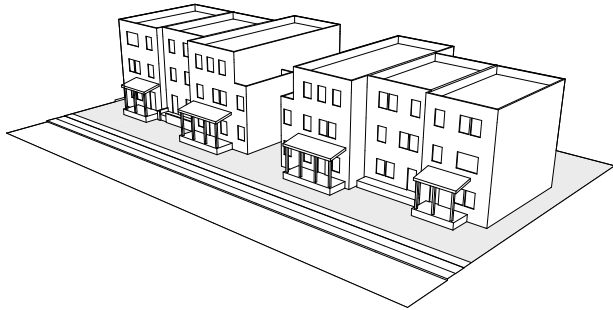
## Fourplex & Fiveplex



## Cottage Housing



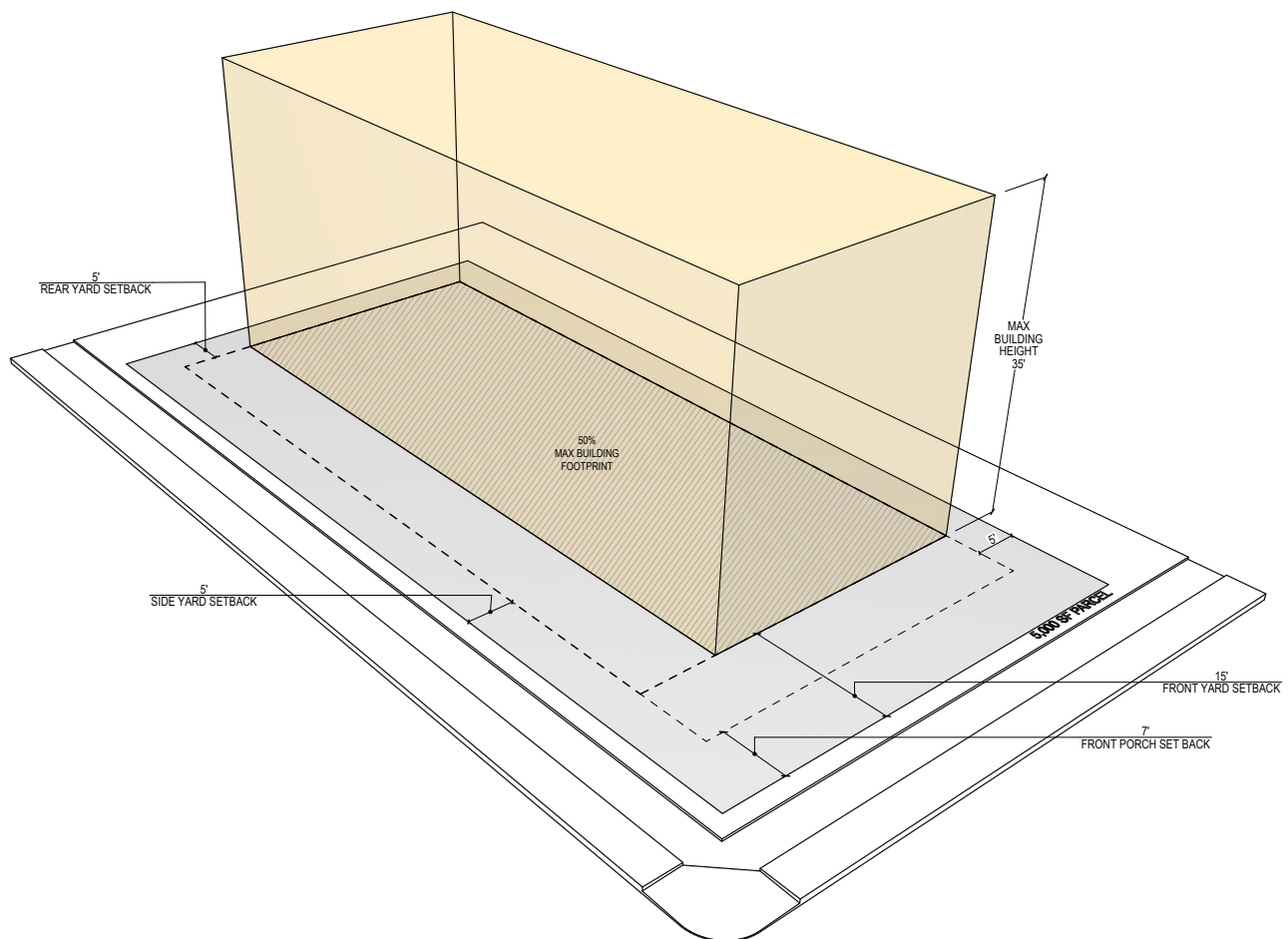
## Townhouses



# 3. Community Residential Zoning Standards

## Basic Allowances

Development standards within the new Community Residential zoning district have been shaped to provide streamlined standards which provide greater development flexibility to support additional housing types. The table to the right lists general development standards within the Community Residential zoning district. Please see TMC 18.10 for more Community Residential standards.



## Community Residential Basic Development Standards

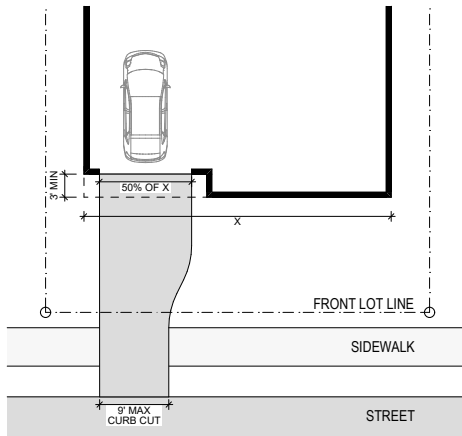
|                                  | Outside of 1/4 Mile of Major Transit Stop   | Within 1/4 Mile of Major Transit Stop,<br>or if at least 1 unit affordable at 60% AMI<br>(Rental) or 80% (Ownership) for a period no<br>less than 50 years |
|----------------------------------|---|--|
| <b>Lot Area</b>                  | 5,000 sq. ft. minimum   |  |
| <b>Average Lot Width</b>         | 40 feet minimum   |  |
| <b>Density</b>                   | (3) dwelling units per parcel,<br>plus 1 unit per 1,500 SF of parcel area over<br>5,000 SF, whichever is greater, up to 5 units                       | (4) dwelling units per parcel,<br>plus 1 unit per 1,500 SF of parcel area over<br>5,000 SF, whichever is greater, up to 5 units                            |
|                                  | (2) dwelling units per lot can be designated<br>as accessory residences provided they<br>meet ADU requirements (ADUs count<br>toward maximum density) | (2) dwelling units per lot can be designated<br>as accessory residences provided they<br>meet ADU requirements (ADUs count<br>toward maximum density)      |
| <b>Building Footprint</b>        | 50% maximum   |  |
| <b>Development Area Coverage</b> | 75% maximum   |  |
| <b>Setbacks</b>                  |   |  |
| Front                            | 15 feet   |  |
| Front Porch                      | 7 feet (if porch of at least 40 square feet, with no dimension less than 5 feet)  |  |
| Second Front                     | 10 feet   |  |
| Side                             | 5 feet  |  |
| Rear                             | 5 feet  |  |
| Rear (Alley DADU)                | 0 feet  |  |
| <b>Building Height</b>           | 35 feet   |  |
| <b>ADU Height</b>                | 28 feet   |  |
| <b>Parking</b>                   | See TMC 18.56, Off-street Parking & Loading Regulations and<br>Figure 18-7 - Required Number of Parking Spaces for Automobiles & Bicycles             |  |
| <b>ADU Parking</b>               | Not Required  |  |

## Parking

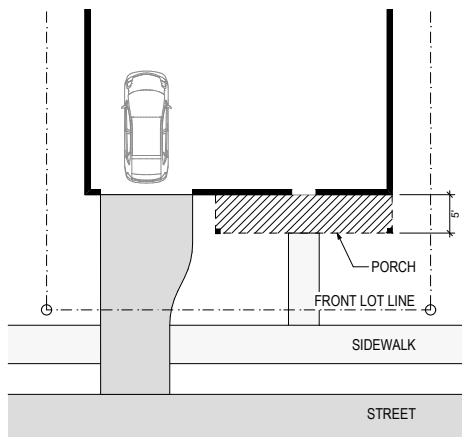
Housing units have required parking spaces per unit as detailed below. Additional standards regarding total parking area, parking structure placement and design can also be found in the parking standards.

- Single-Family: 2 parking spaces per unit
- Middle Housing outside of ½ mile transit buffer: 1 parking space per unit
- Middle Housing within ½ mile transit buffer: No parking required
- Accessory Dwelling Units: No parking required
- A map of the ½ mile transit buffer can be found on page 6 of the handbook.
- Design standards minimize the appearance of garage doors on front facades.

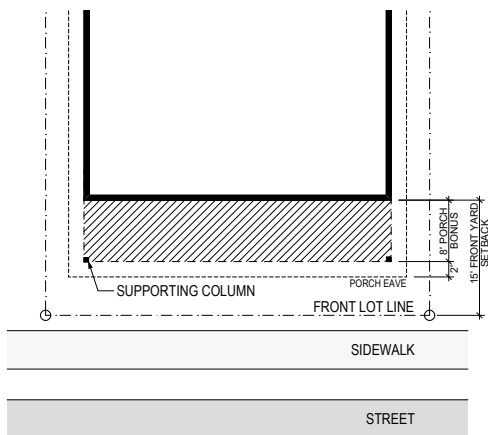
## Garage Setback



## Garage & Porch Setback Bonus



## Front Porch Bonus



## Design

To encourage attractive and desirable residential development, design standards have been updated. New single-family, middle housing and accessory dwelling units are required to fill out the design review checklist with their permit submittals. Each project must include four of the ten strategies for building articulation. (include full list below and link to checklist).

- Entrances
- Building Articulation
- Transparency
- Porches
- Dormers
- Please find the design review checklist here:  
[www.tukwilawa.gov/wp-content/uploads/DCD-Residential-Design-Guidelines.pdf](http://www.tukwilawa.gov/wp-content/uploads/DCD-Residential-Design-Guidelines.pdf)

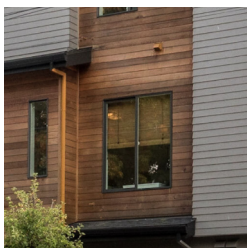
## Building Articulation

**Varied Heights**



(A)

**Material Variation**



(B)

**Color Variation**



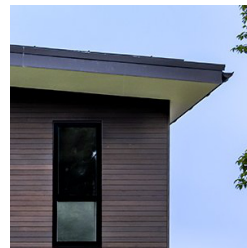
(C)

**Offsets**

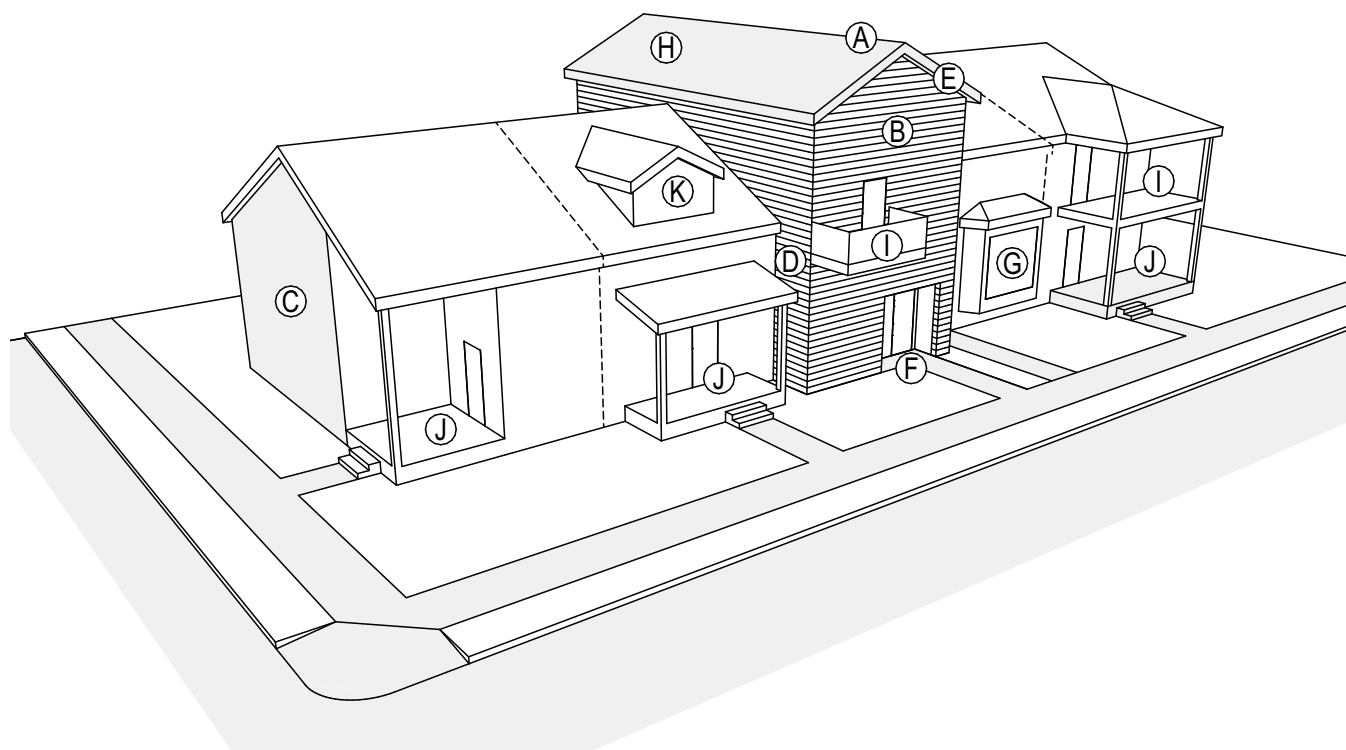


(D)

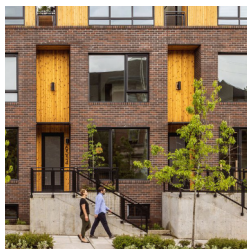
**Projecting Roofs**



(E)

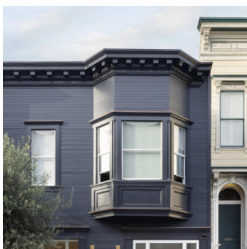


(F)



**Recesses**

(G)



**Bay Windows**

(H)



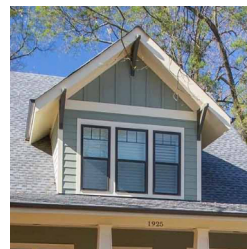
**Balconies**

(I)



**Covered Porches**

(J)



**Dormers**

## Trees

Tukwila has tree standards which requires proportionate tree replacements for most removals and ensures appropriate species are used for replacement. Fee in lieu payments for tree removals are only permitted for replacement trees which cannot adequate be placed on the site in city review. For additional information on tree standards please see TMC 18.54.

## Critical Areas

Additional protections and limitations may apply to properties near streams, wetlands, steep slopes, and other protected critical areas. If you have questions about potential critical areas please contact planning staff at [planning@tukwilawa.gov](mailto:planning@tukwilawa.gov).

## Utilities

A number of independent utility districts provide utility service within Tukwila, while some utility services are provided by the City directly. Different utility providers may have differing requirements for when utility service may be shared between units or must be on separate meters, as well as other technical requirements. It is also important to consider whether multiple units on the same parcel are planned to be sold as individual units or retained under single ownership, and how utilities will be maintained. Please contact the relevant utility provider for more information.

# 4. FAQs

## Conversions

Larger housing units may have potential for division into more units. Factors such as building code and life safety requirements limit feasibility for conversion of some housing units into additional units. If you have questions on building code requirements, please review handouts on the permit center webpage.

## Unit lot/condo

Middle housing updates and other state law changes have broadened options for construction and ownership of separate housing units on a single tax parcel. Unit lot subdivisions are similar to traditional short plats in which a single tax parcel is split into multiple tax parcels, except portions of a single tax parcel are divided into individual “unit lots” instead. The unit lot subdivision process is applied for through the City. Please see the City’s Land Use Permit page for submittal information.

Condominiums create ownership of individual housing units, and can also include the land on which the units are constructed and surrounding the unit. The process to create condominiums is conducted through King County and may include establishing a legal framework for maintenance of shared site features. Contact the King County Recorder’s Office to learn more.

There are advantages and disadvantages to the two processes which may make one or the other process more desirable, depending on the specifics of the development. For example, vertically stacked units cannot be sold separately through the unit lot subdivision process, but are eligible to be sold as condominiums. Please see the Department of Commerce’s Unit Lot Subdivision Factsheet for more information.

## Where can I find my property info?

Please visit our Property Research page for more info.



Website: <https://www.tukwilawa.gov/departments/community-development/community-planning/>

Email: [planning@tukwilawa.gov](mailto:planning@tukwilawa.gov)

Phone: 206-431-3670

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