



## CITY OF TUKWILA

Department of Community Development  
6300 Southcenter Boulevard, Tukwila, WA 98188  
Telephone: (206) 431-3670  
E-mail: [Planning@tukwilawa.gov](mailto:Planning@tukwilawa.gov)

# INFORMATION SHEET ON RESIDENTIAL SHORT PLATS

In order to divide an existing lot to create new lots to build on or sell you must apply for a short plat or subdivision. You can create up to nine lots with a short plat; ten or more lots require a subdivision application and a hearing in front of the City Council. If the land you want to divide has been divided by a short plat within the past five years you must use the subdivision process.

### **The number of lots that you can create depends on several factors, including:**

#### **How large is the lot you want to divide?**

- The minimum lot size in Tukwila's single family zone, Low Density Residential, is 6,500 square feet.
- Public streets and private access roads that serve more than one lot do not count toward this minimum area.
- New lots are required to have at least a 50-foot average lot width.

#### **How will access to the new lots be provided?**

- Will the new lots have direct vehicular access to a public street or would a new street be required?
- Private access roads must be at least 20 feet wide and can't be longer than 200 feet or serve more than 4 houses.
- Public streets must have a minimum of 40 feet of right-of-way and you may be required to build curbs, gutters, sidewalks, streetlights, fire hydrants and associated storm drainage.
- Dead end streets are generally not allowed unless there is no reasonable alternative and they cannot be longer than 600 feet. A fire truck turnaround is required for all dead end streets longer than 150 feet.

#### **Does the site contain sensitive areas?**

- Steep slopes (15% or over), wetlands, or watercourses may reduce the buildable area of the lot.
- Sensitive area studies may be required to determine the setbacks that will be required from these areas and any special precautions that must be taken when building around them.
- You may be able to apply for an Administrative Planned Residential Development to receive a reduction in minimum lot size and setback requirements in exchange for setting aside sensitive areas.

**What utilities are available to the site?**

- Is the site served by sanitary sewer or would a septic system be required? Check with the Sewer District serving the property (ValVue or Tukwila). Septic systems require larger lots to accommodate the drainfield and approval by the King County Department of Health.
- Is there sufficient water pressure in the area or would upgrades be required before a new connection is allowed? Check with the Water District serving the property (Water District 125, Highline Water District or Tukwila).
- Where is the nearest fire hydrant? If it is farther than 250 feet away either a new hydrant will be required or the new house will have to be sprinkled (minimum 1" water main required).
- Is there a storm drainage system that you can tie the new houses and streets into, or would you have to provide on-site detention of stormwater? Detention ponds and infiltration trenches have specific requirements that may require larger lot sizes.

**For more information, contact:****City of Tukwila Public Works Department**

6300 Southcenter Blvd Suite 100

(206) 433-0179

Utilities, storm drainage, street dedication, survey standards

**City of Tukwila Department of Community Development**

6300 Southcenter Blvd Suite 100

(206) 431-3670

Setbacks, zoning, sensitive areas, planned residential developments, street width standards

**City of Tukwila Fire Marshal**

6300 Southcenter Blvd Suite 209

(206) 575-4407

Fire access, fire hydrants, fire sprinklers, fire truck turnaround options