

# OFFICIAL ZONING MAP FOR TUMWATER AND THE URBAN GROWTH AREA



**CITY OF  
TUMWATER**

This map is exhibit "A" as referred to in Ordinance 095-035, City of Tumwater. Certified as the "Official Zoning Map" signed by Ralph C. Osgood, Mayor. Adopted this 19th day of December, 1995 and shall become effective 1st day of January, 1996.

REVISIONS: ORDINANCE#	DATE
O96-022	12-17-1996
O97-006	02-18-1997
TAR 1-96	06-11-1997
TAR 1-97	07-18-1997
O97-025	12-02-1997
O98-025	10-20-1997
THR-99-01	11-02-1999
O2000-019	12-22-2000
O2000-024	02-06-2001
O2001-020	05-07-2002
O2002-010	06-04-2002
TC ORD.12789	07-08-2002
O2003-019	09-16-2003
TC ORD.13040	11-10-2003
O2004-009	12-07-2004
O2004-036	01-18-2005
O2005-030	12-01-2005
O2006-020	07-10-2006
O2006-021	07-10-2006
O2008-004	02-05-2008
O2008-009	03-23-2009
TC RES.14401	09-07-2010
TC ORD.14402	09-07-2010
O2010-013	10-05-2010
O2012-018	10-16-2012
O2013-015	08-20-2013
O2013-024	01-07-2014
O2013-025	01-07-2014
O2014-007	07-15-2014
O2015-008	01-01-2016
O2016-012	12-20-2016
O2017-024	02-17-2018
O2018-006	01-14-2019
O2019-004	12-03-2019
O2020-002	11-02-2020
O2021-003	11-20-2021
TC RES.16091	11-30-2021
TC ORD.16092	11-30-2021
O2022-003	12-17-2022

## LEGEND

ARI	AIRPORT RELATED INDUSTRIAL
BD	BREWERY DISTRICT
BP	BUSINESS PARK
CBC	CAPITOL BOULEVARD COMMUNITY
CD	COMMERCIAL DEVELOPMENT
CS	COMMUNITY SERVICES
GB	GREEN BELT
GC	GENERAL COMMERCIAL
HC	HISTORIC COMMERCIAL
HI	HEAVY INDUSTRIAL
LI	LIGHT INDUSTRIAL

## OVERLAY ZONE

1. Planned Unit Development (Chapter 18.36 TMC)
2. Airport Overlay (TMC 18.32 ) Airport Hazard (TCC 22.32)
3. Floodplain (Chapter 18.38 TMC)
4. Aquifer Protection (Chapter 18.39 TMC)  
(Applied to all properties within City Limits)
5. Mixed Use Overlay
6. General Commercial Overlay

**TOPOGRAPHY / HILLSHADE NOTE:** The topographic hillshade background is derived from the Thurston County 2011 LIDAR data.

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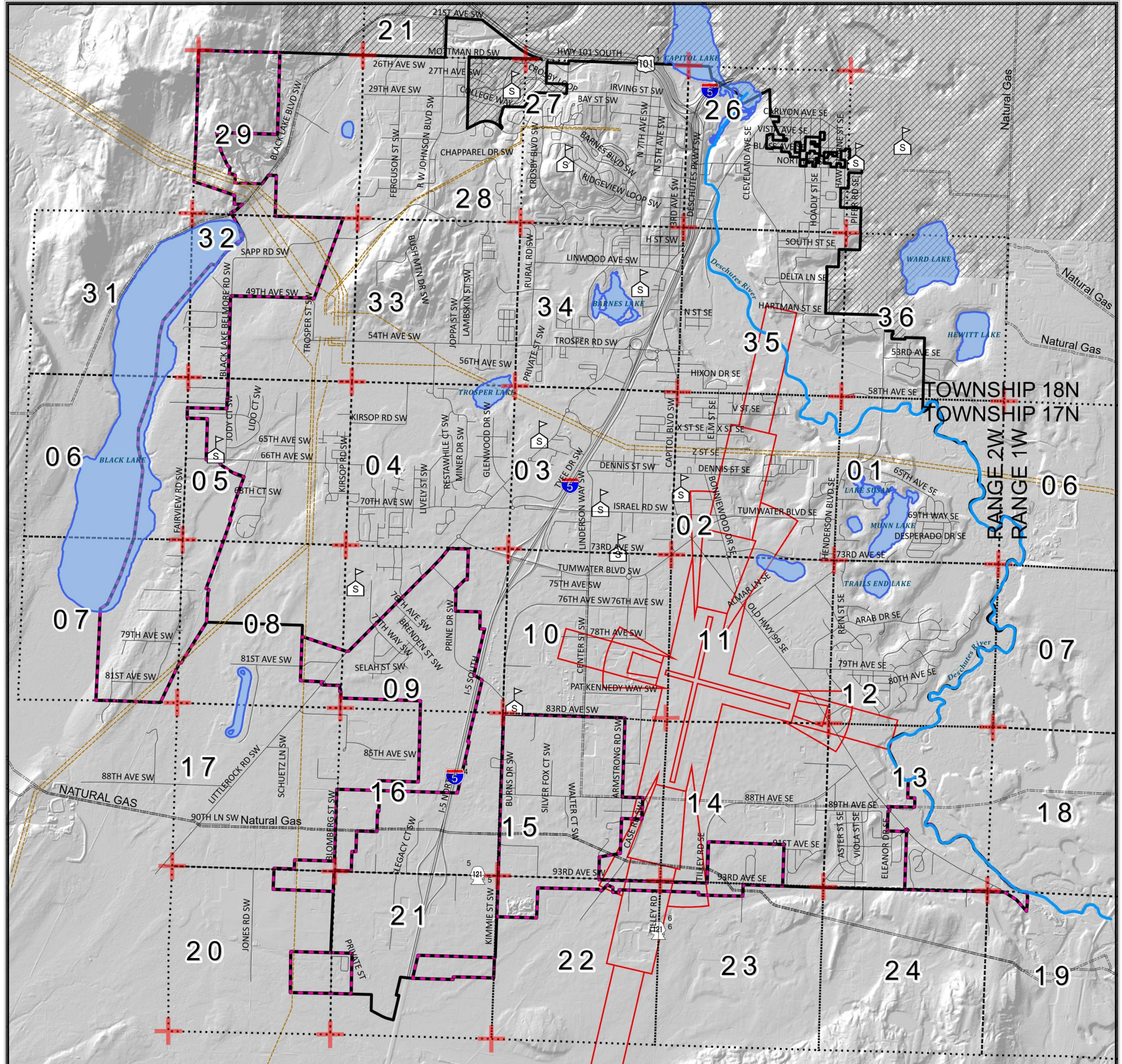
MFH	MULTI-FAMILY HIGH DENSITY (14-29 DU/ACRE)
MFM	MULTI-FAMILY MEDIUM DENSITY (9-15 DU/ACRE)
MHP	MANUFACTURED HOME PARK (6-9 DU/ACRE)
MU	MIXED USE
NC	NEIGHBORHOOD COMMERCIAL
OS	OPEN SPACE
R/SR	RESIDENTIAL/SENSITIVE RESOURCE (2-4 DU/ACRE)
SFL	SINGLE FAMILY LOW DENSITY (4-7 DU/ACRE)
SFM	SINGLE FAMILY MEDIUM DENSITY (6-9 DU/ACRE)
TC	TOWN CENTER

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# Zoning Map for Tumwater and the Urban Growth Area

# INDEX MAP



- Legend**
- Airport Overlay Zone
  - City of Tumwater
  - + Section Corner
  - Section Boundaries
  - S Tumwater Schools
  - Power Line
  - Pipelines
  - City of Olympia
  - Urban Growth Boundary



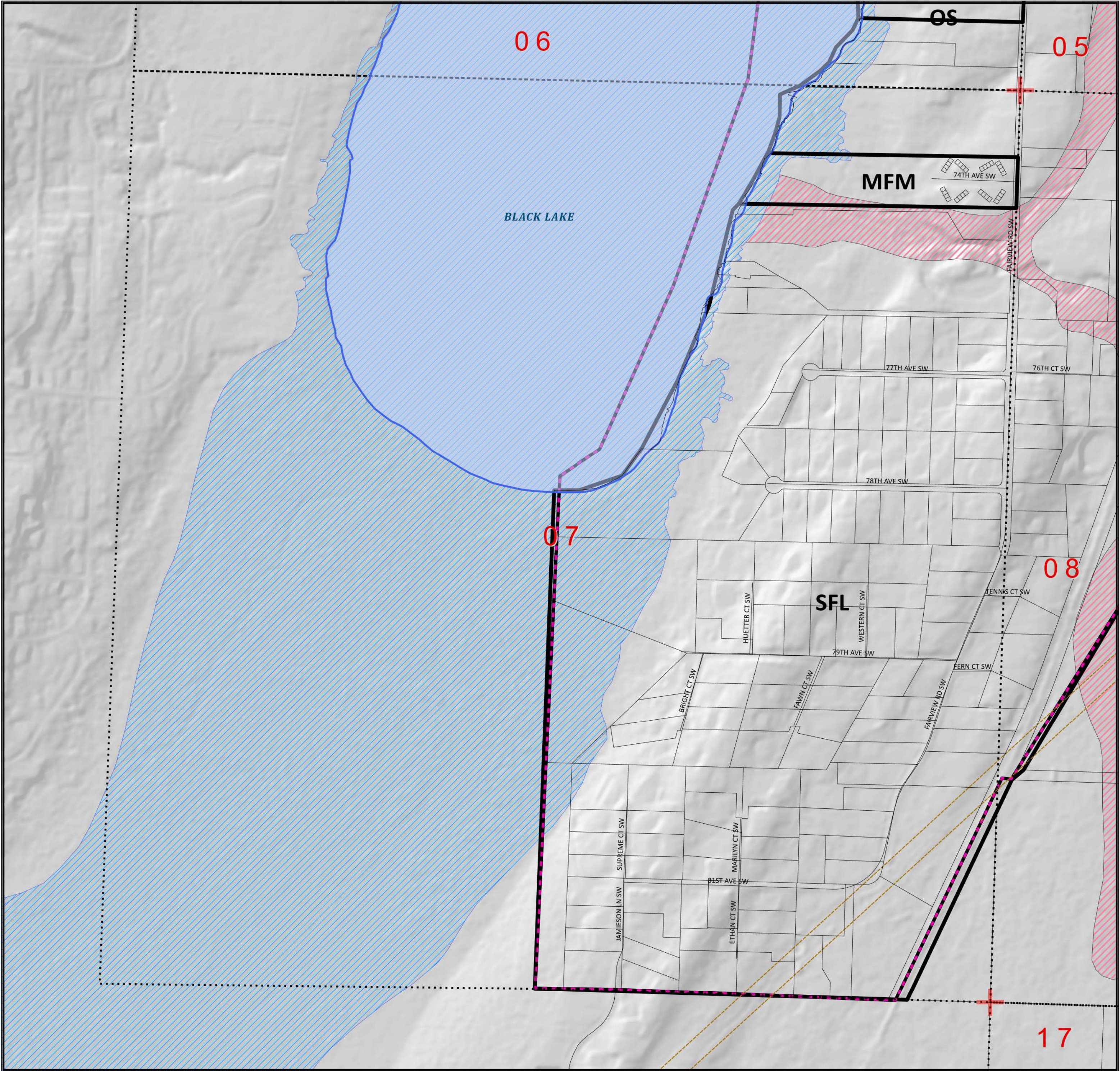
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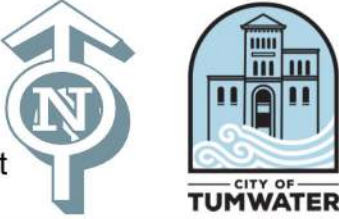
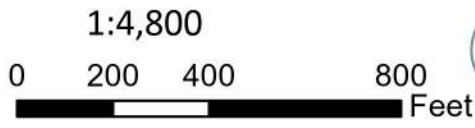
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  - Pipelines
  - ▭ Zone District Boundaries
  - Wellhead Protection Areas**
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  - ▨ 10 year
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  - ▨ 1% (100yr) Floodplain
  - ▨ Floodway
  - ▨ Floodplain Overlay Zones
  - ▨ Airport Overlay Zone
  - ▨ City of Olympia
  - ▨ Urban Growth Boundary

- OVERLAY ZONES**
- 1 Planned Unit Development
  - 2 Airport Overlay (City-red outline TMC 18.32)  
Airport Hazard Overlay (County TCC 22.32)
  - 3 Floodplain (see legend—applies only to properties within City Limits)
  - 4 Aquifer Protection (applied to all properties within City Limits)
  - 5 Mixed Use Overlay
  - 6 General Commercial Overlay

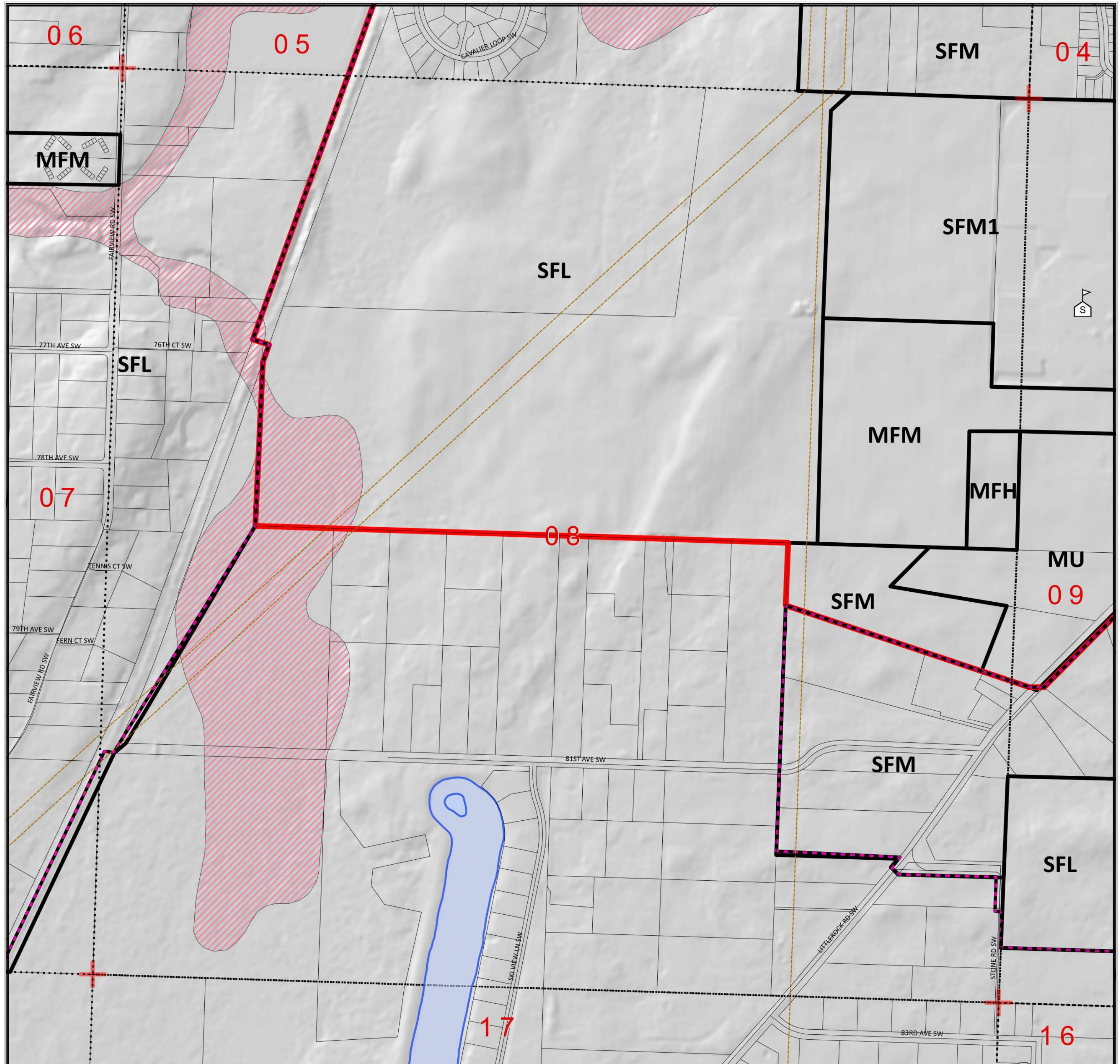


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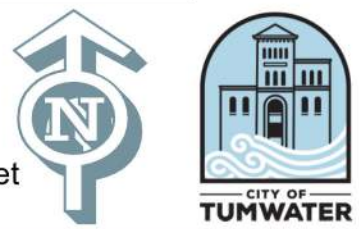
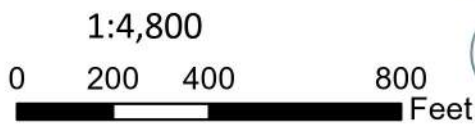
# Zoning Map for Tumwater and the Urban Growth Area

# T17N R2W SEC.08



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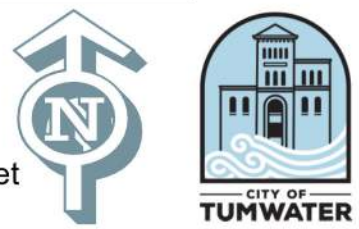
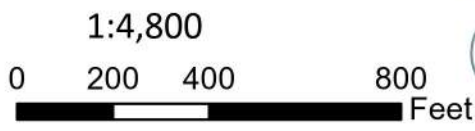
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# Zoning Map for Tumwater and the Urban Growth Area

# T17N R2W SEC.09

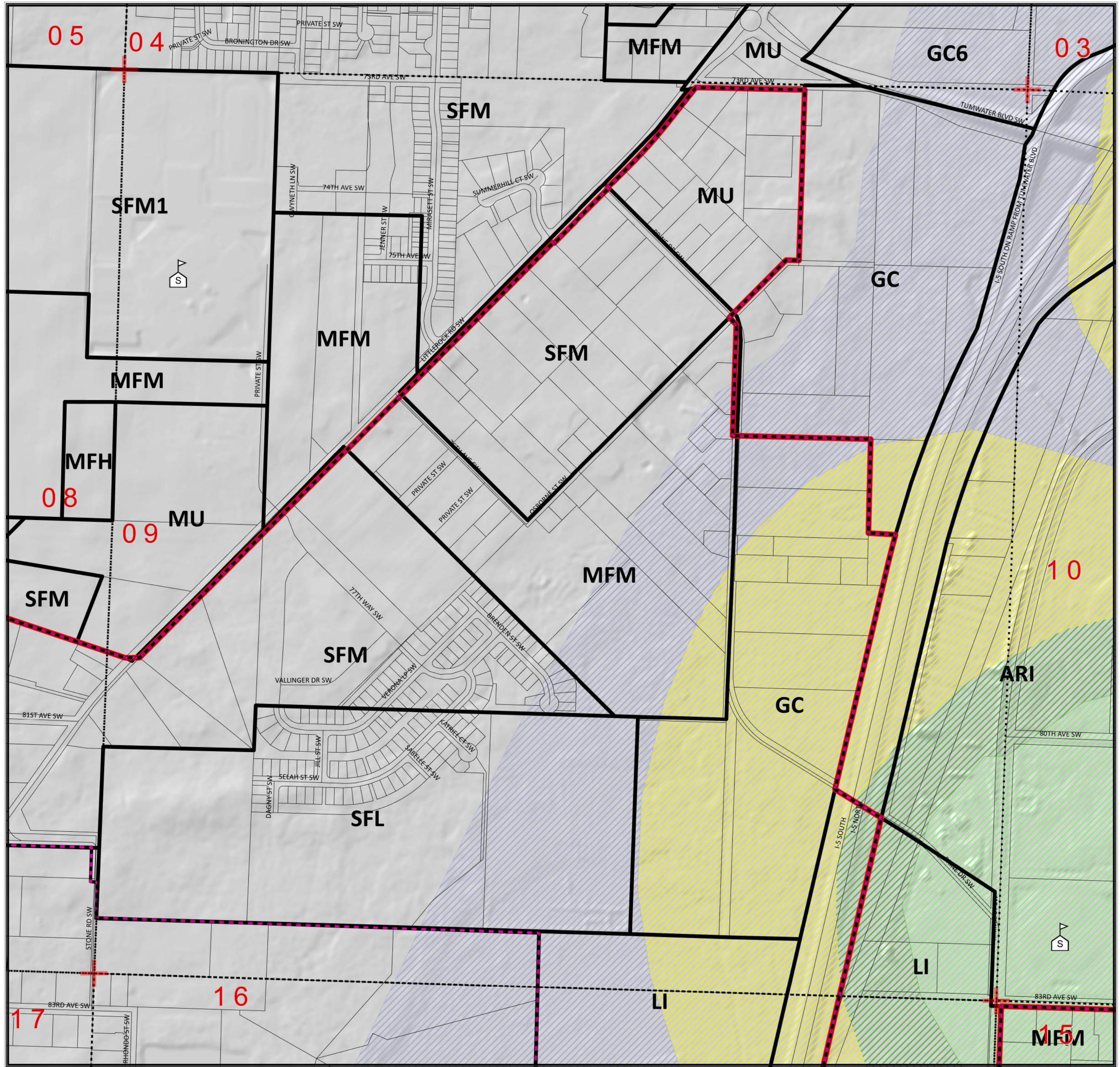
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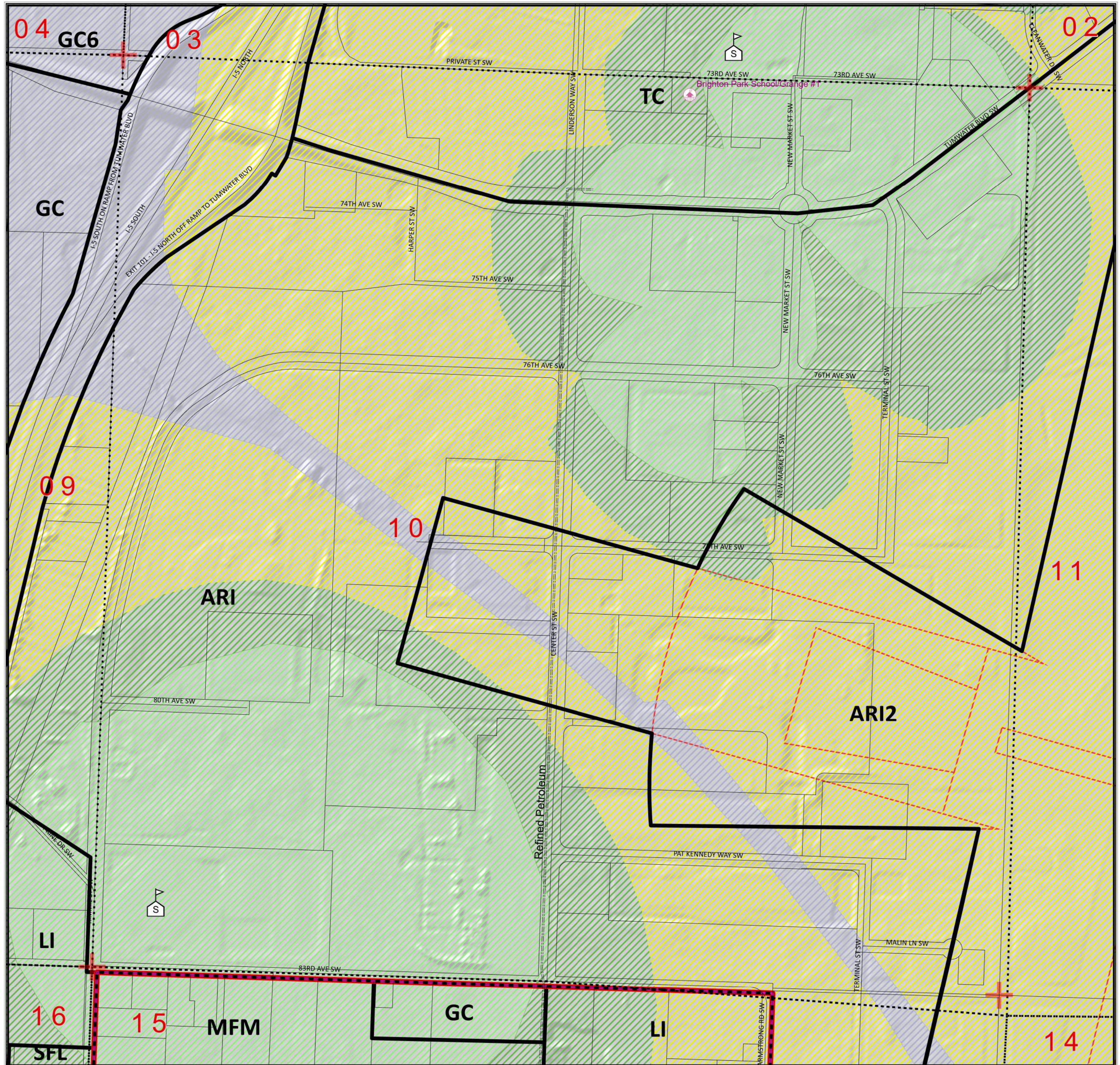
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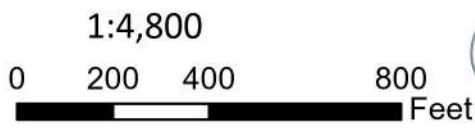
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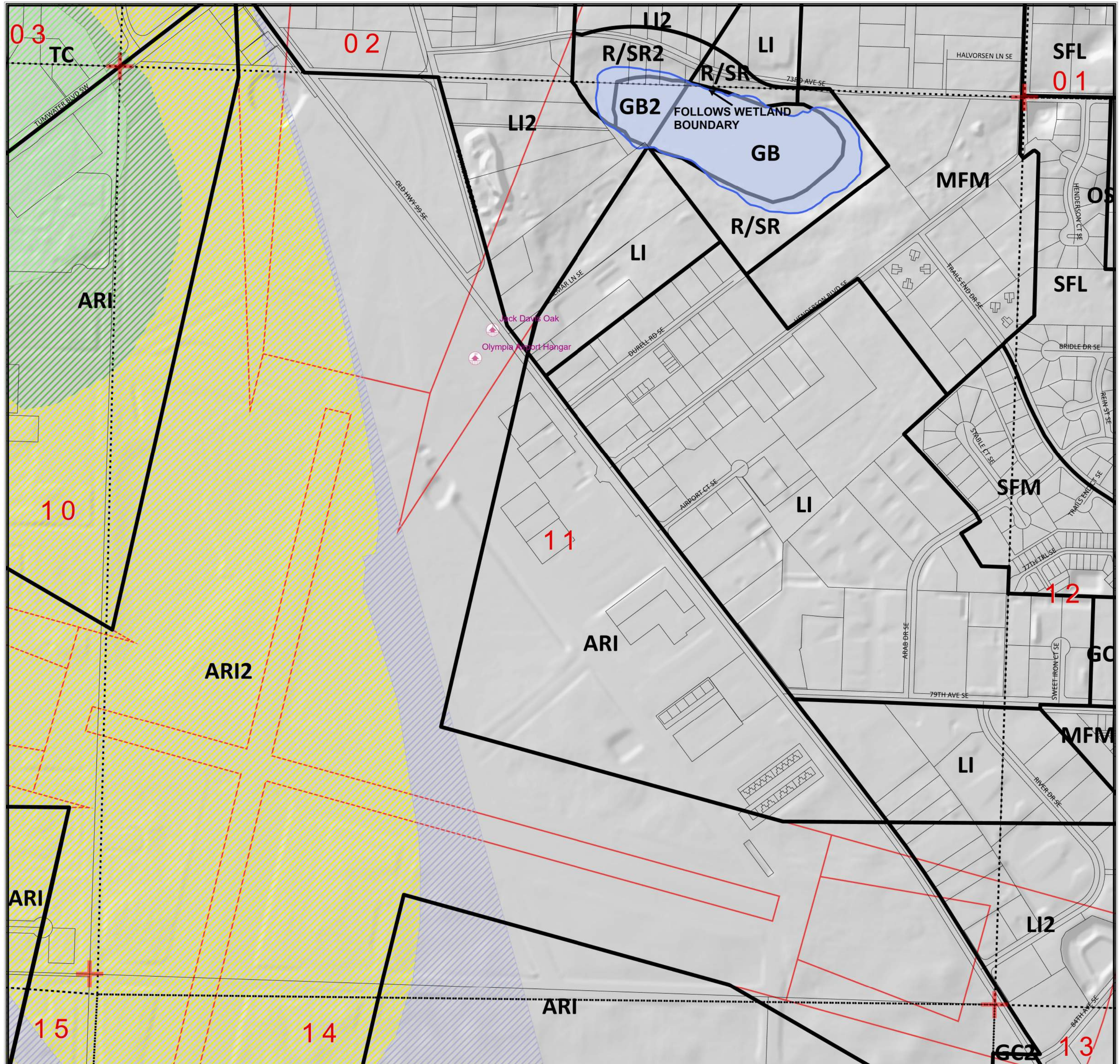


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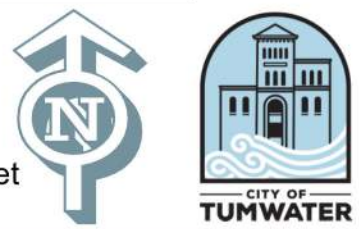
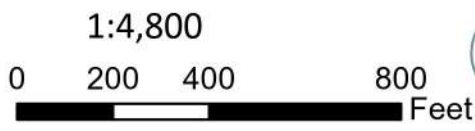
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# T17N R2W SEC.11



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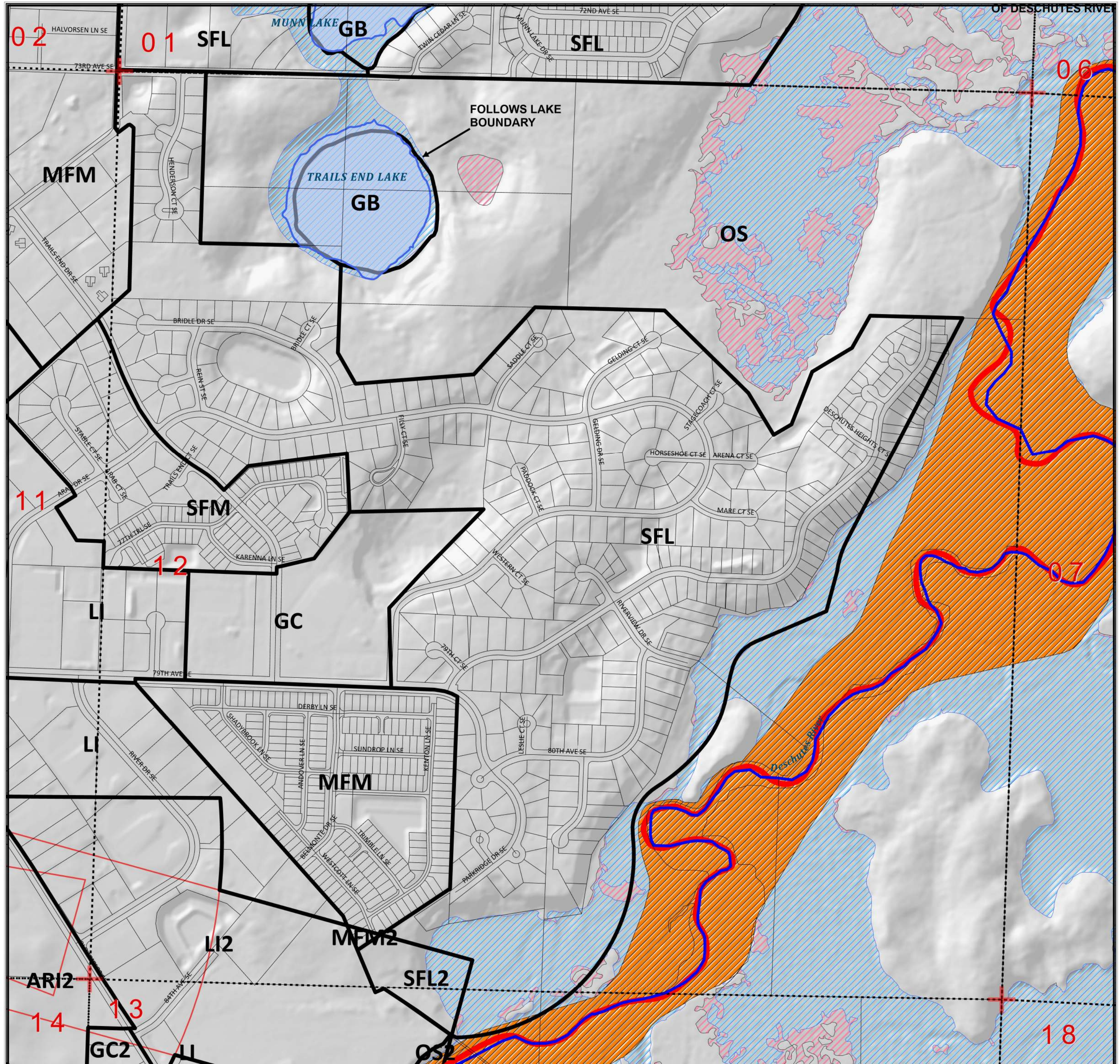
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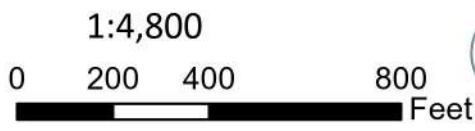


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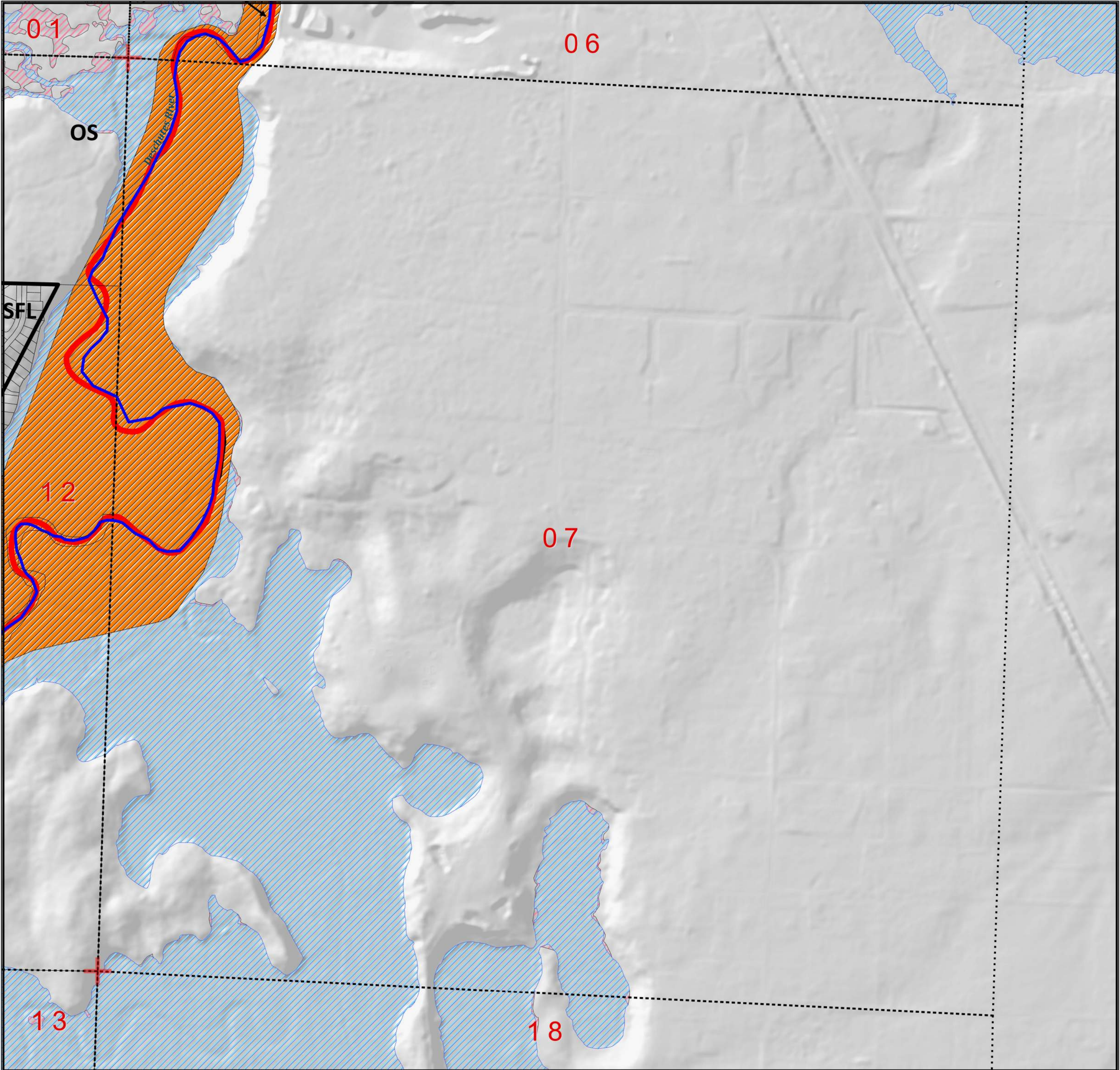
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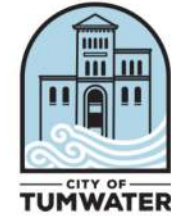
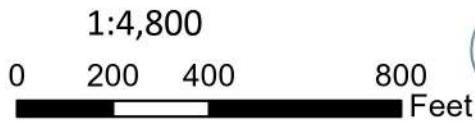


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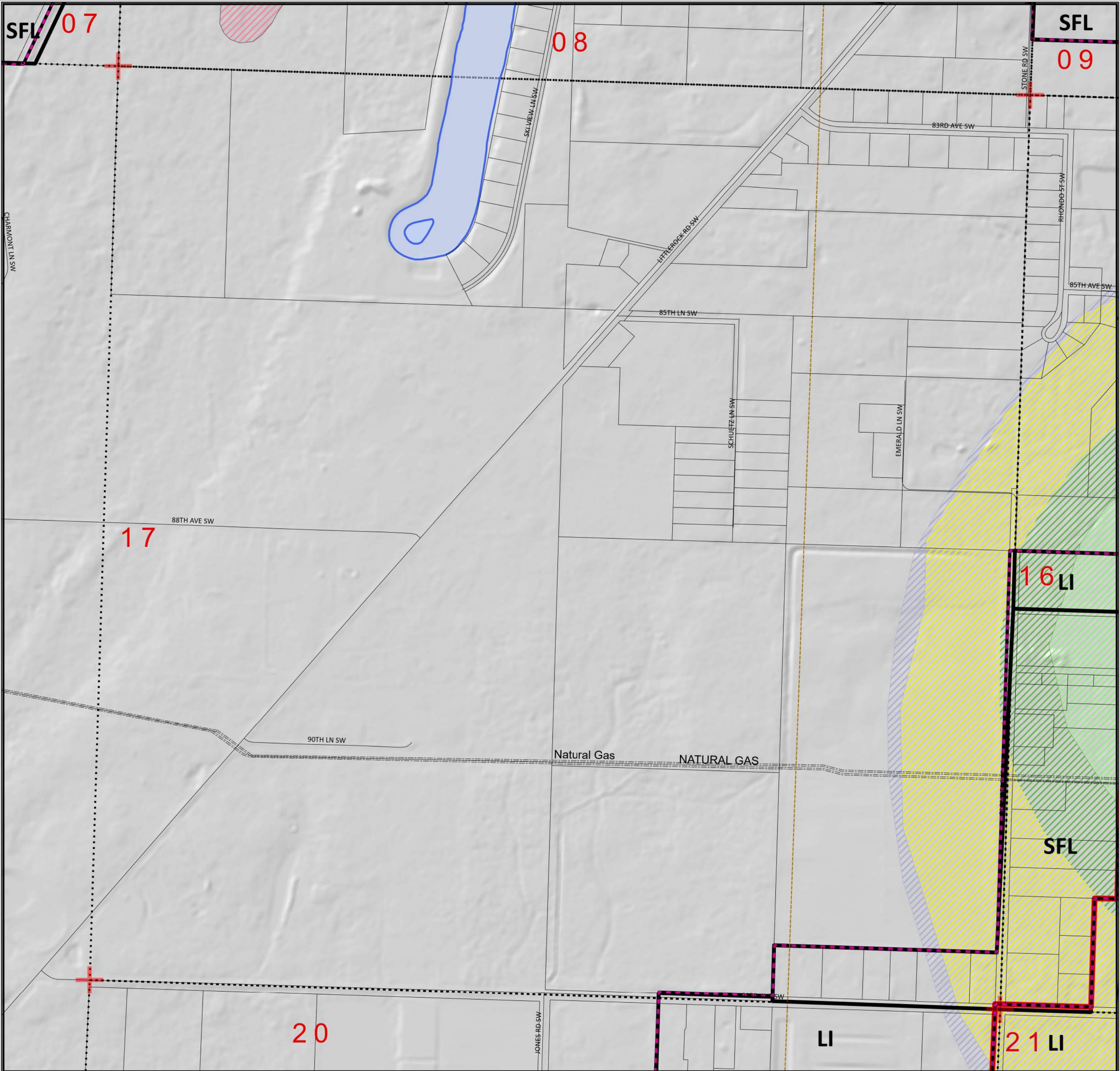
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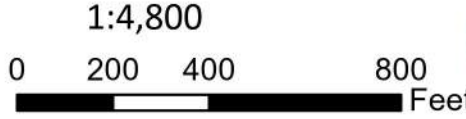


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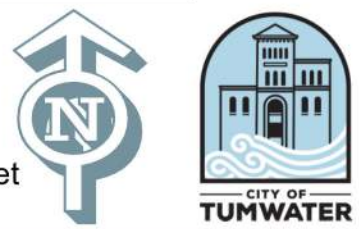
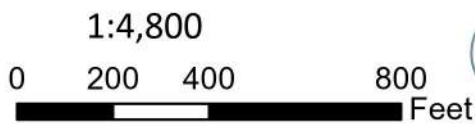
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# Zoning Map for Tumwater and the Urban Growth Area

# T17N R2W SEC.16

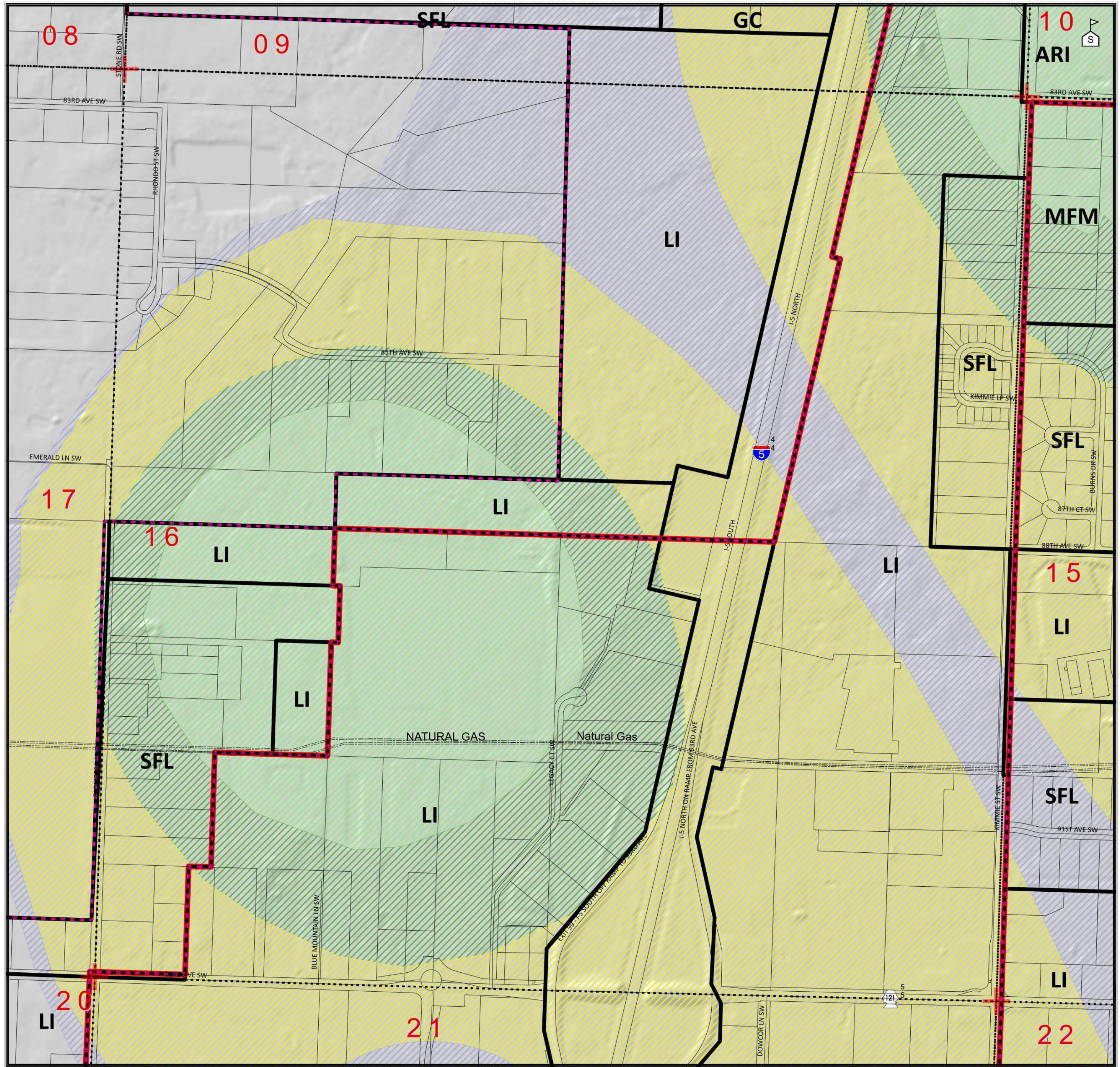
- Legend**
- Streets
  - + Section Corner
  - Historic Register Sites
  - ▭ Lakes and Rivers
  - - - Section Boundaries
  - - - Power Line
  - - - Pipelines
  - ▭ Zone District Boundaries
  - Wellhead Protection Areas**
  - ▨ 6 month
  - ▨ 1 year
  - ▨ 5 year
  - ▨ 10 year
  - ▨ 0.2% (500yr) Floodplain
  - ▨ 1% (100yr) Floodplain
  - ▨ Floodway
  - ▨ Floodplain Overlay Zones
  - ▨ Airport Overlay Zone
  - ▨ City of Olympia
  - ▨ Urban Growth Boundary

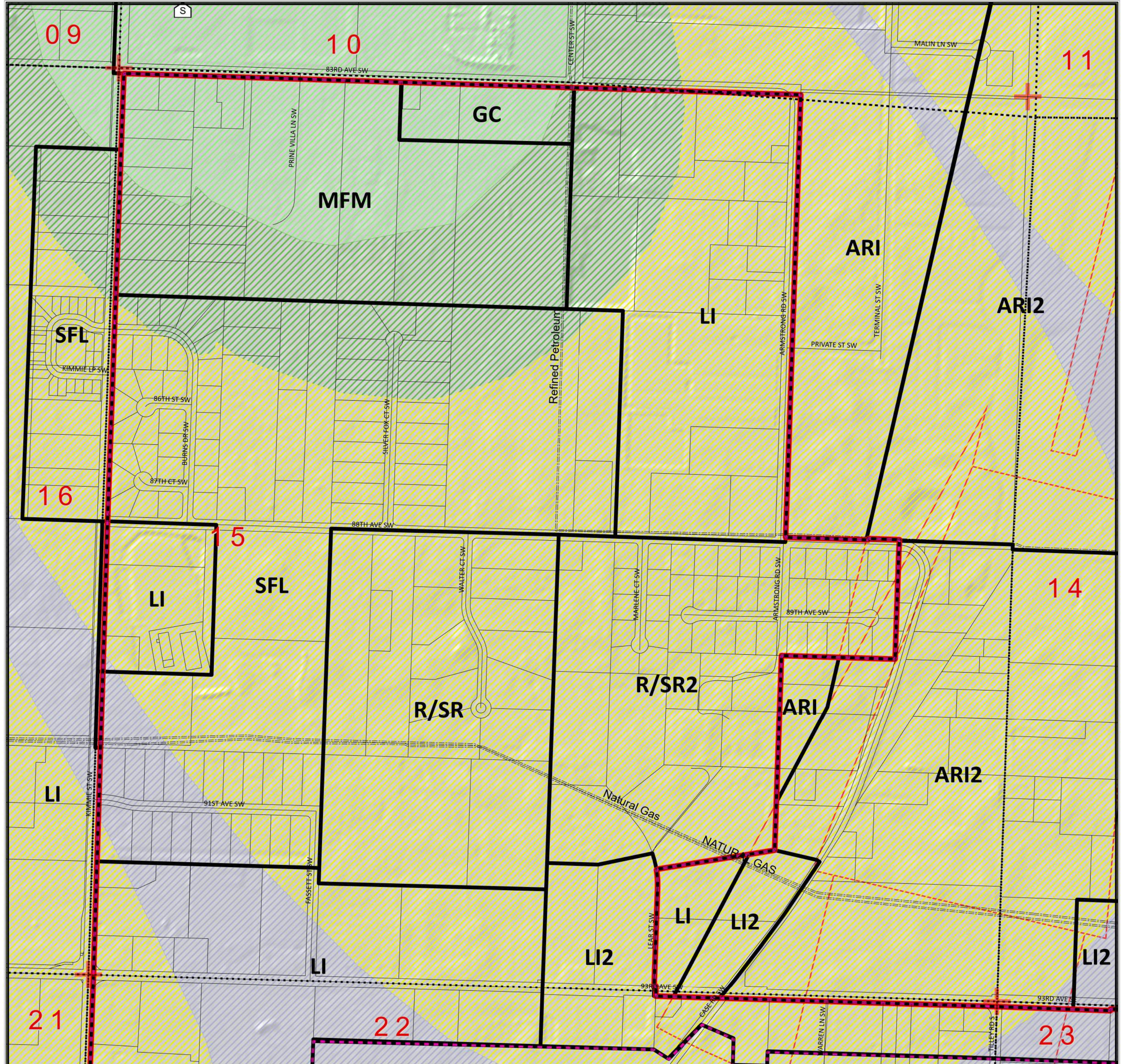
- OVERLAY ZONES**
- 1 Planned Unit Development
  - 2 Airport Overlay (City-red outline TMC 18.32)  
Airport Hazard Overlay (County TCC 22.32)
  - 3 Floodplain (see legend--applies only to properties within City Limits)
  - 4 Aquifer Protection (applied to all properties within City Limits)
  - 5 Mixed Use Overlay
  - 6 General Commercial Overlay



**TOPOGRAPHY / HILLSHADE NOTE:** The topographic hillshade background is derived from the Thurston County 2011 LIDAR data.  
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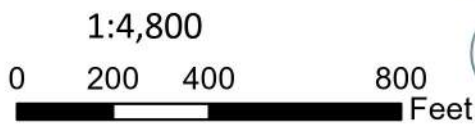


**Legend**

- Streets
- + Section Corner
- Historic Register Sites
- ▭ Lakes and Rivers
- ⋯ Section Boundaries
- Power Line
- Pipelines
- ▭ Zone District Boundaries
- Wellhead Protection Areas**
- ▨ 6 month
- ▨ 1 year
- ▨ 5 year
- ▨ 10 year
- ▨ 0.2% (500yr) Floodplain
- ▨ 1% (100yr) Floodplain
- ▨ Floodway
- ▨ Floodplain Overlay Zones
- ▨ Airport Overlay Zone
- ▨ City of Olympia
- ▨ Urban Growth Boundary

**OVERLAY ZONES**

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Airport Hazard Overlay (County TCC 22.32)
- 3 Floodplain (see legend—applies only to properties within City Limits)
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- 5 Mixed Use Overlay
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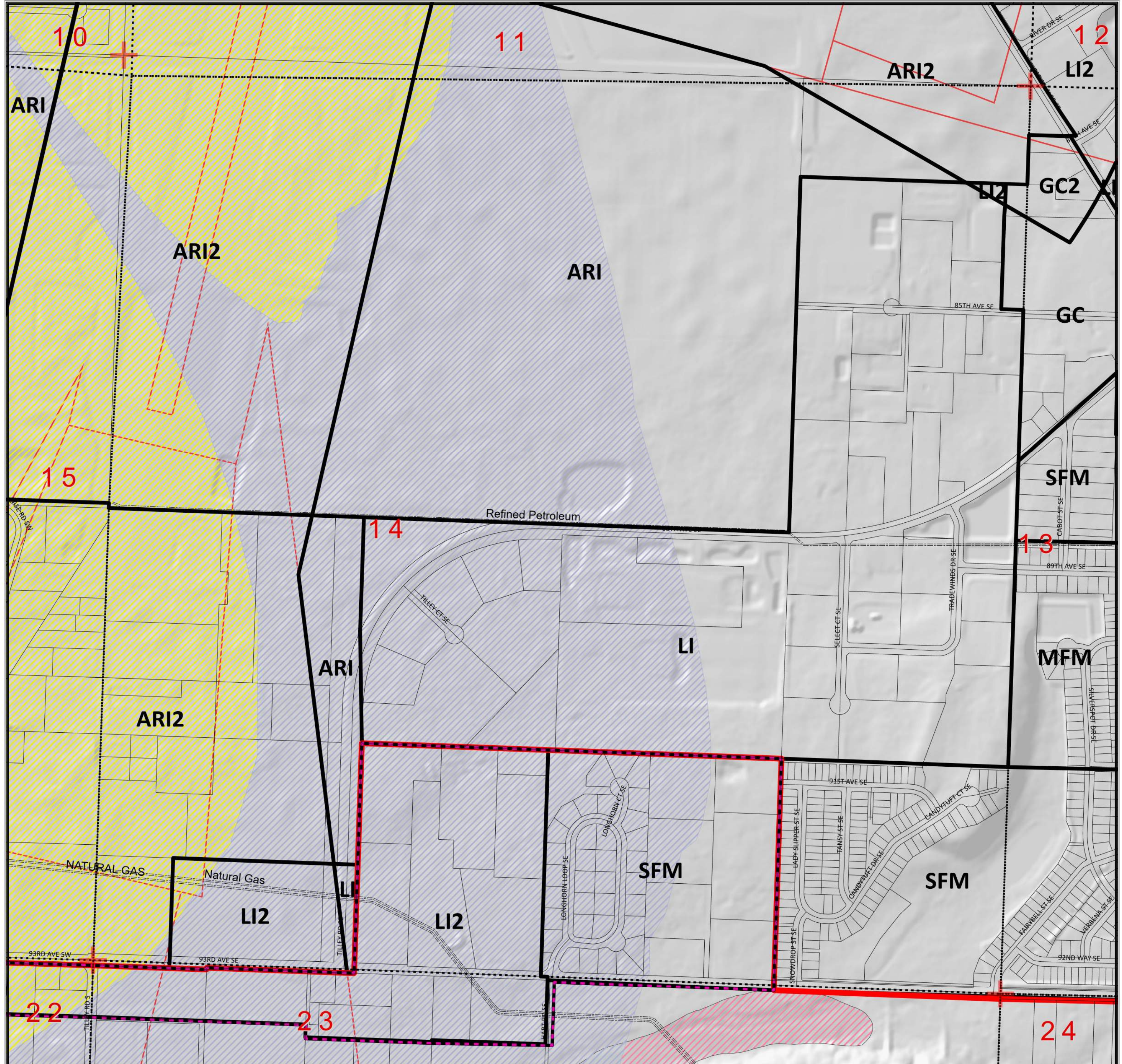


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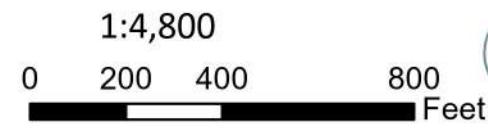
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- Legend**
- Streets
  - + Section Corner
  - Historic Register Sites
  - ▭ Lakes and Rivers
  - ⋯ Section Boundaries
  - Power Line
  - Pipelines
  - ▭ Zone District Boundaries
  - Wellhead Protection Areas**
  - ▨ 6 month
  - ▨ 1 year
  - ▨ 5 year
  - ▨ 10 year
  - ▨ 0.2% (500yr) Floodplain
  - ▨ 1% (100yr) Floodplain
  - ▨ Floodway
  - ▨ Floodplain Overlay Zones
  - ▨ Airport Overlay Zone
  - ▨ City of Olympia
  - ▨ Urban Growth Boundary

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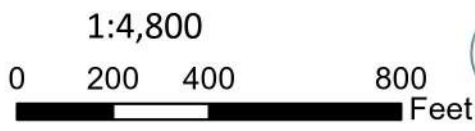
Zoning Map for Tumwater and the Urban Growth Area

T17N R2W SEC.13

**Legend**

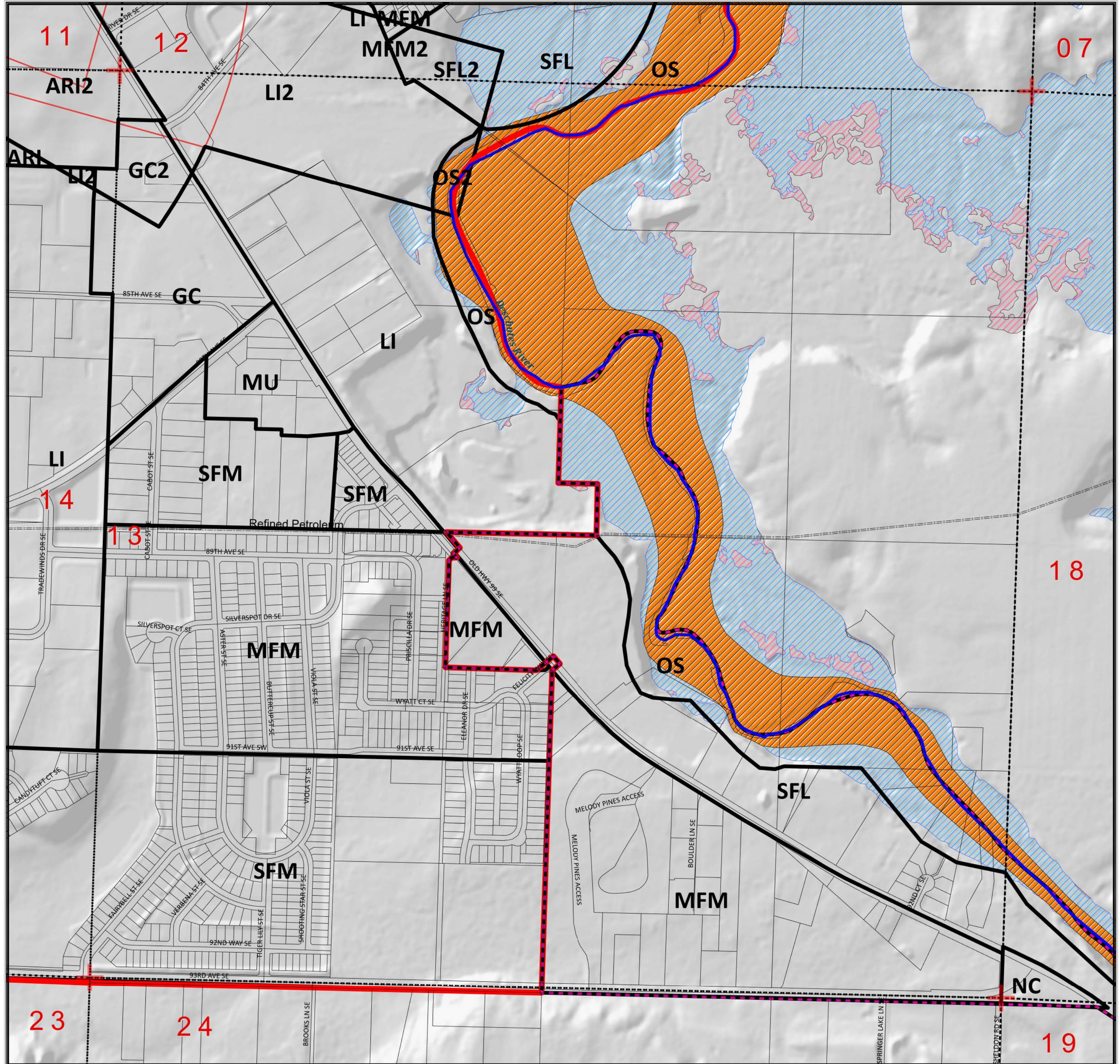
- Streets
- Section Corner
- Historic Register Sites
- Lakes and Rivers
- Section Boundaries
- Power Line
- Pipelines
- Zone District Boundaries
- Wellhead Protection Areas**
  - 6 month
  - 1 year
  - 5 year
  - 10 year
  - 0.2% (500yr) Floodplain
  - 1% (100yr) Floodplain
  - Floodway
  - Floodplain Overlay Zones
  - Airport Overlay Zone
  - City of Olympia
  - Urban Growth Boundary

- OVERLAY ZONES**
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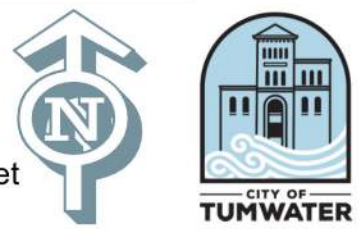
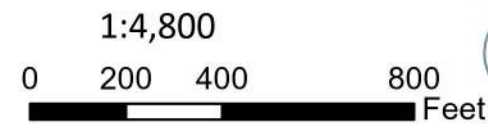


**Legend**

- Streets
- + Section Corner
- Historic Register Sites
- ▭ Lakes and Rivers
- ⋯ Section Boundaries
- Power Line
- Pipelines
- ▭ Zone District Boundaries
- Wellhead Protection Areas**
- ▨ 6 month
- ▨ 1 year
- ▨ 5 year
- ▨ 10 year
- ▨ 0.2% (500yr) Floodplain
- ▨ 1% (100yr) Floodplain
- ▨ Floodway
- ▨ Floodplain Overlay Zones
- ▭ Airport Overlay Zone
- ▨ City of Olympia
- ▭ Urban Growth Boundary

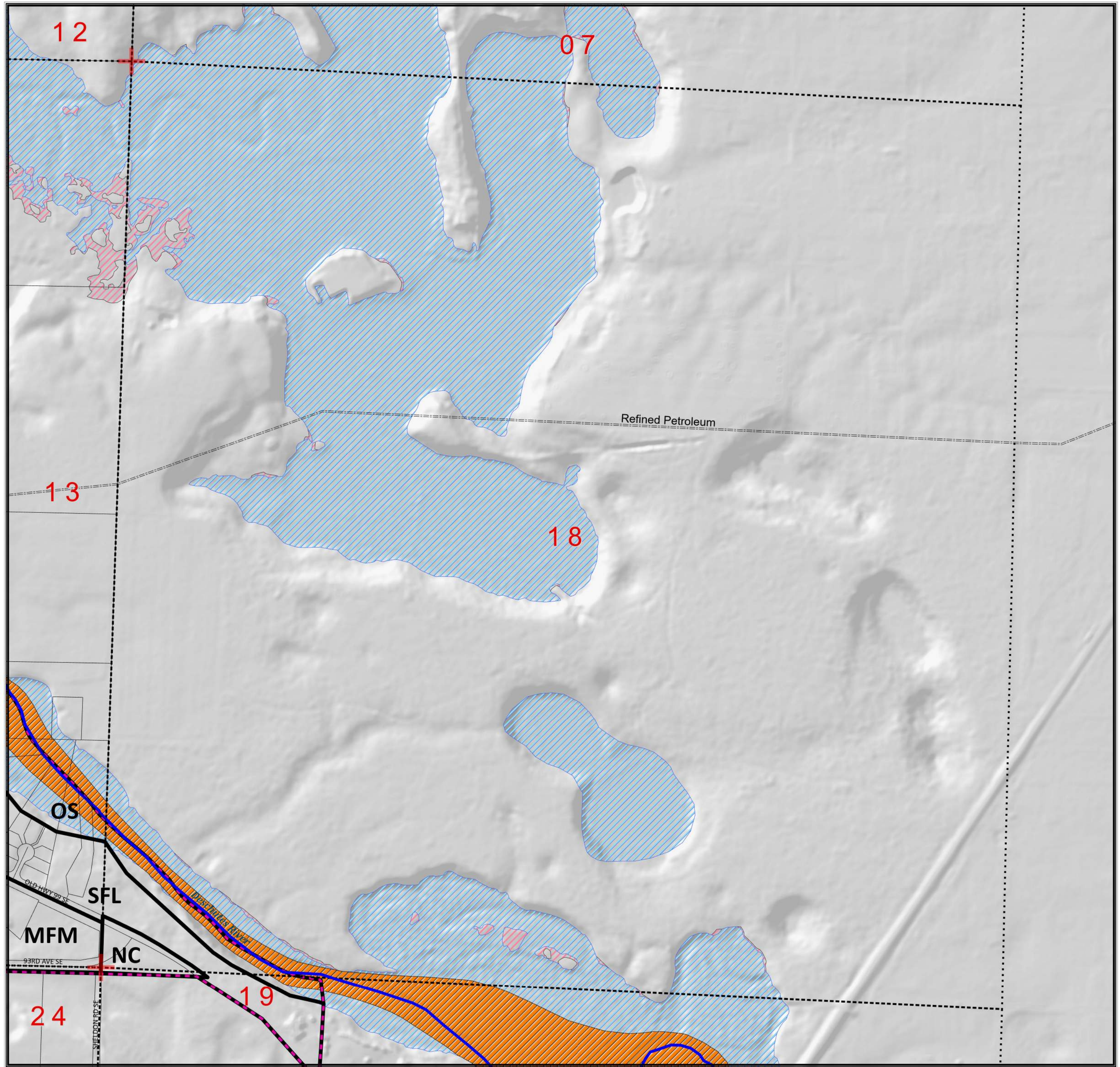
**OVERLAY ZONES**

- 1 Planned Unit Development
- 2 Airport Overlay (City-red outline TMC 18.32)  
Airport Hazard Overlay (County TCC 22.32)
- 3 Floodplain (see legend--applies only to properties within City Limits)
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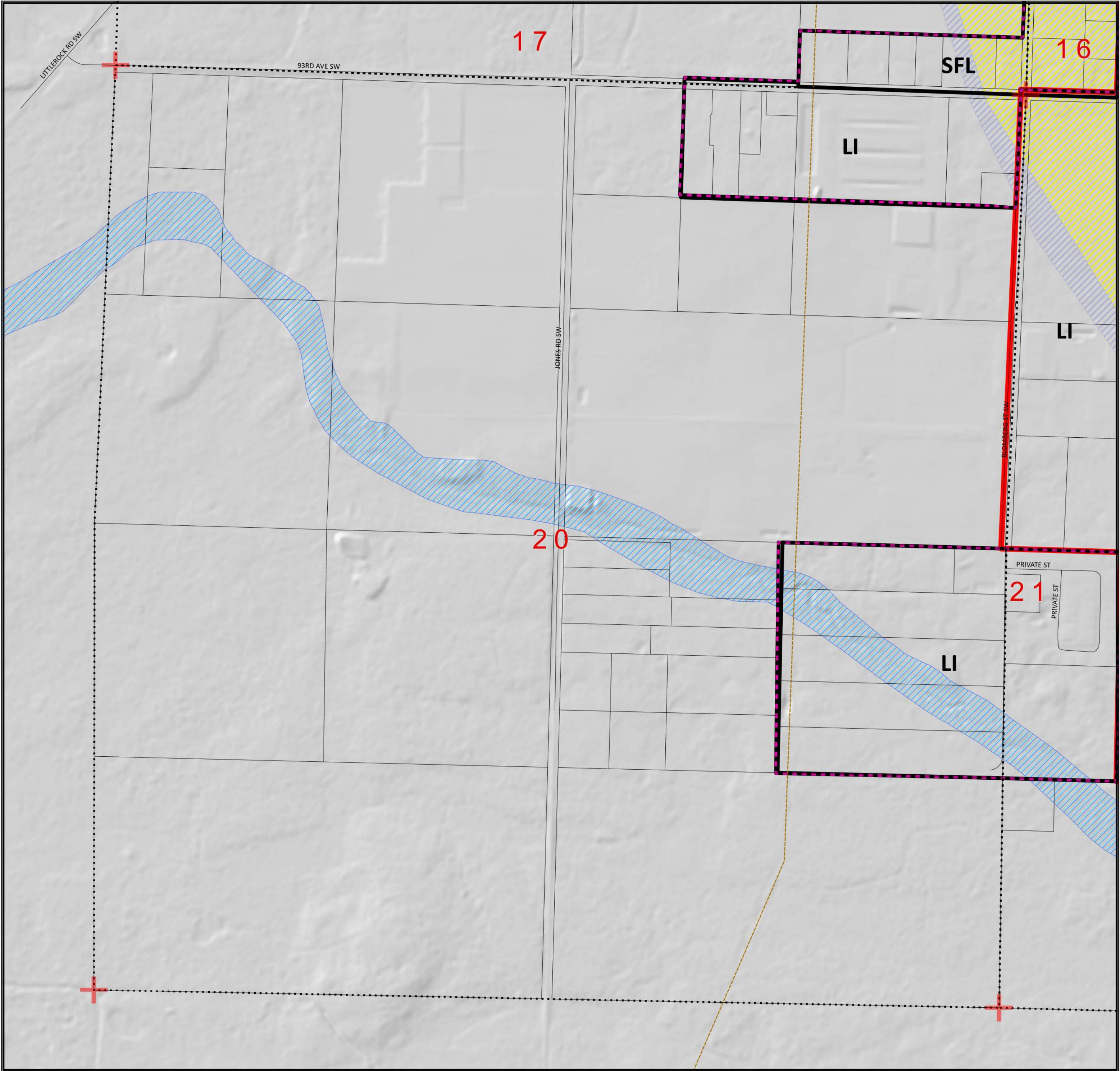
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# Zoning Map for Tumwater and the Urban Growth Area

# T17N R2W SEC.20

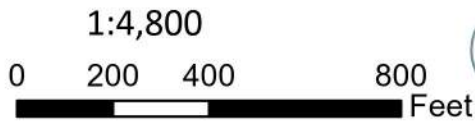


**Legend**

- Streets
- + Section Corner
- Historic Register Sites
- ▭ Lakes and Rivers
- ⋯ Section Boundaries
- Power Line
- Pipelines
- ▭ Zone District Boundaries
- Wellhead Protection Areas**
- ▨ 6 month
- ▨ 1 year
- ▨ 5 year
- ▨ 10 year
- ▨ 0.2% (500yr) Floodplain
- ▨ 1% (100yr) Floodplain
- ▨ Floodway
- ▨ Floodplain Overlay Zones
- ▨ Airport Overlay Zone
- ▨ City of Olympia
- ▨ Urban Growth Boundary

**OVERLAY ZONES**

- 1 Planned Unit Development
- 2 Airport Overlay (City-red outline TMC 18.32)  
Airport Hazard Overlay (County TCC 22.32)
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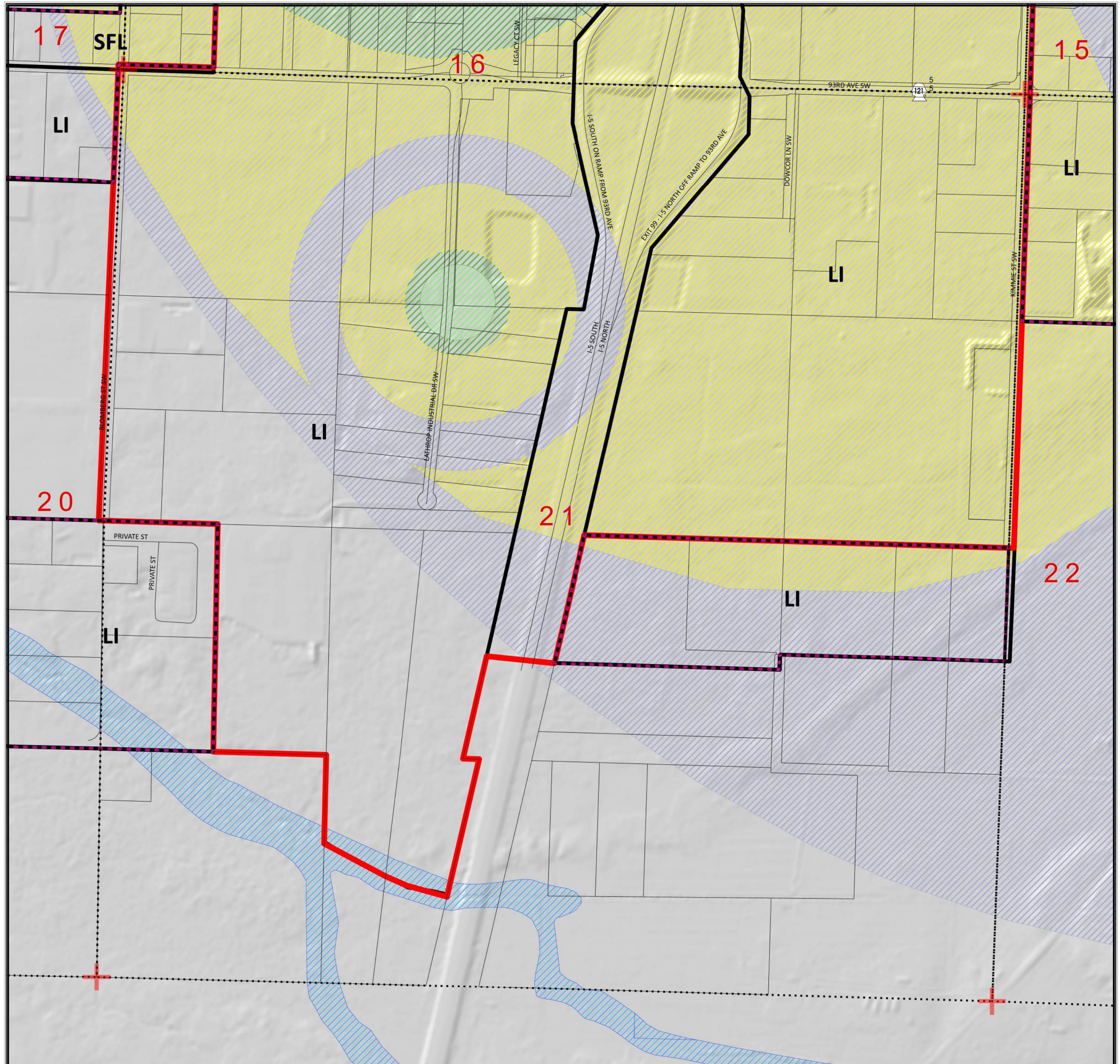
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# Zoning Map for Tumwater and the Urban Growth Area

# T17N R2W SEC.21

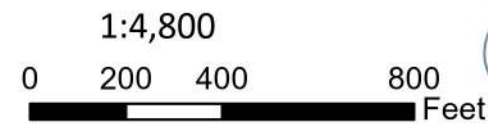


**Legend**

- Streets
- + Section Corner
- Historic Register Sites
- ▭ Lakes and Rivers
- ⋯ Section Boundaries
- Power Line
- Pipelines
- ▭ Zone District Boundaries
- Wellhead Protection Areas**
- ▨ 6 month
- ▨ 1 year
- ▨ 5 year
- ▨ 10 year
- ▨ 0.2% (500yr) Floodplain
- ▨ 1% (100yr) Floodplain
- ▨ Floodway
- ▨ Floodplain Overlay Zones
- ▭ Airport Overlay Zone
- ▨ City of Olympia
- ▭ Urban Growth Boundary

**OVERLAY ZONES**

- 1 Planned Unit Development
- 2 Airport Overlay (City-red outline TMC 18.32)  
Airport Hazard Overlay (County TCC 22.32)
- 3 Floodplain (see legend—applies only to properties within City Limits)
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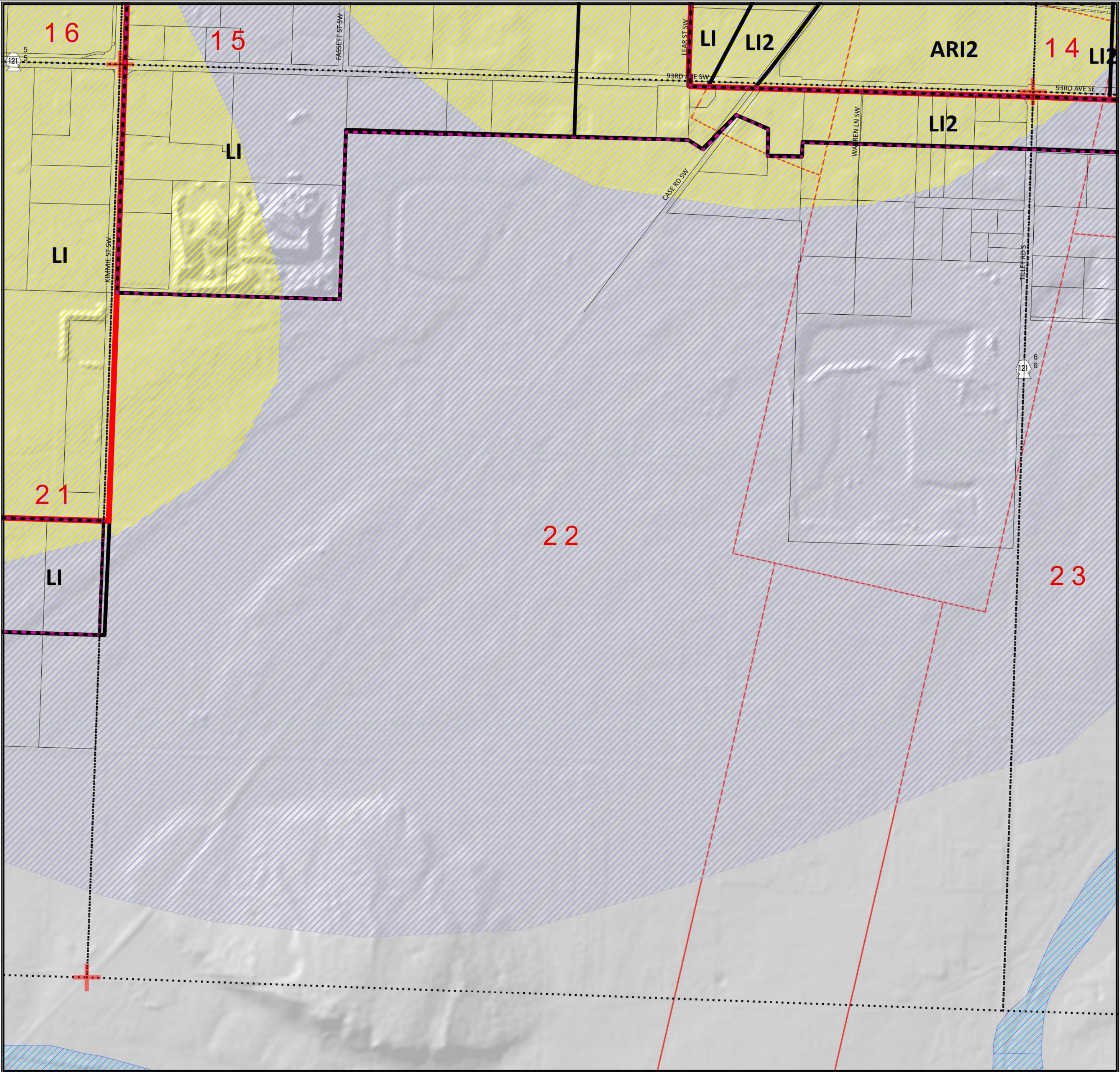
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# Zoning Map for Tumwater and the Urban Growth Area

# T17N R2W SEC.22

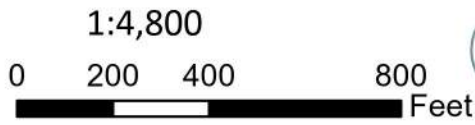


**Legend**

- Streets
- + Section Corner
- Historic Register Sites
- ▭ Lakes and Rivers
- ⋯ Section Boundaries
- Power Line
- Pipelines
- ▭ Zone District Boundaries
- Wellhead Protection Areas**
- ▨ 6 month
- ▨ 1 year
- ▨ 5 year
- ▨ 10 year
- ▨ 0.2% (500yr) Floodplain
- ▨ 1% (100yr) Floodplain
- ▨ Floodway
- ▨ Floodplain Overlay Zones
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- ▨ City of Olympia
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**OVERLAY ZONES**

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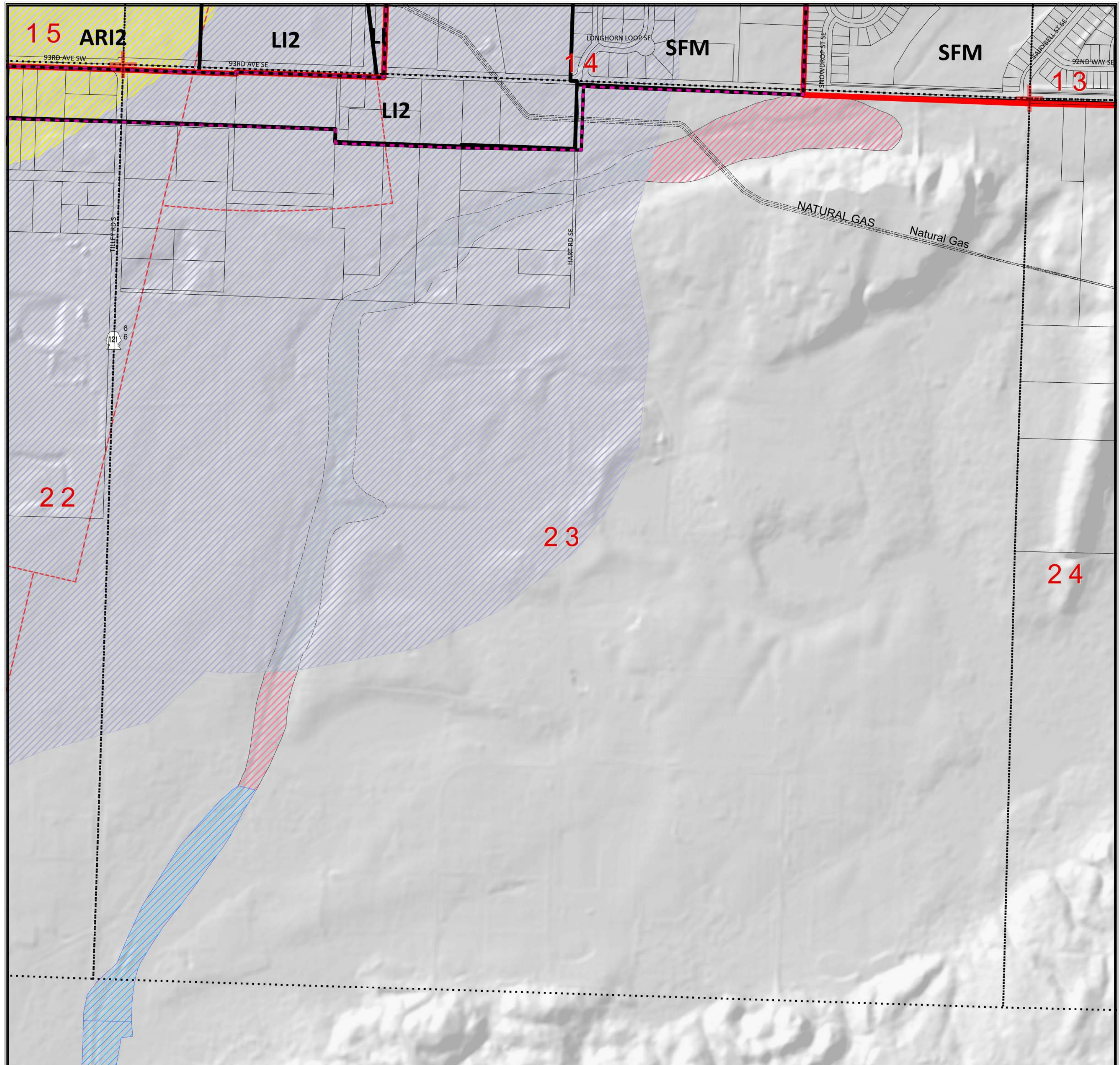


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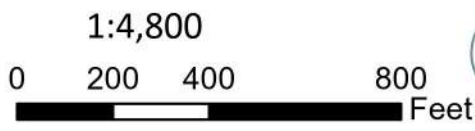
# Zoning Map for Tumwater and the Urban Growth Area

# T17N R2W SEC.23



- Legend**
- Streets
  - + Section Corner
  - Historic Register Sites
  - ▭ Lakes and Rivers
  - ⋯ Section Boundaries
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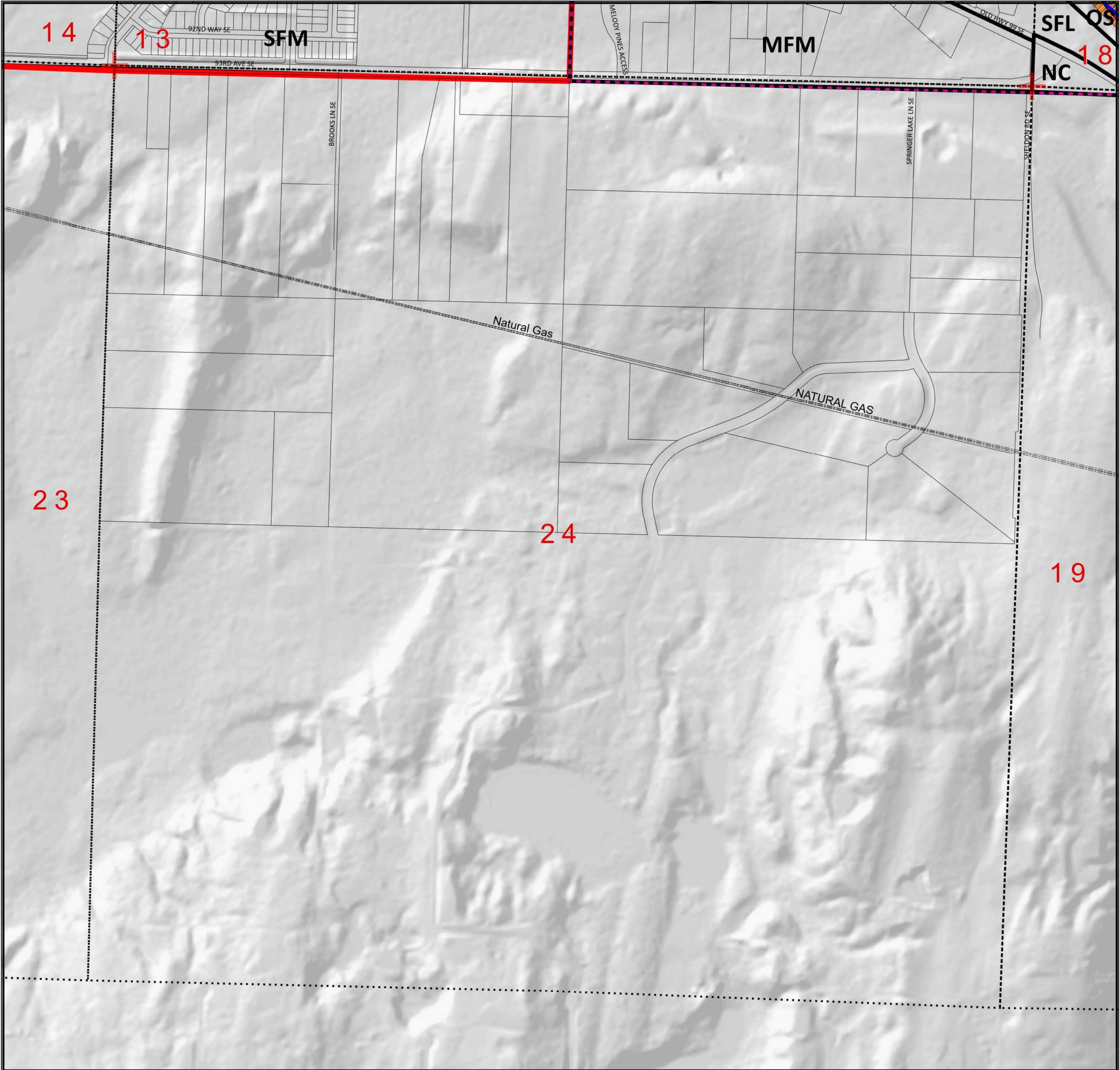


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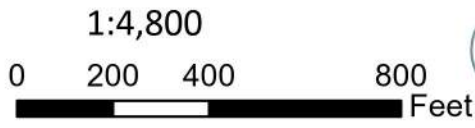
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**Legend**

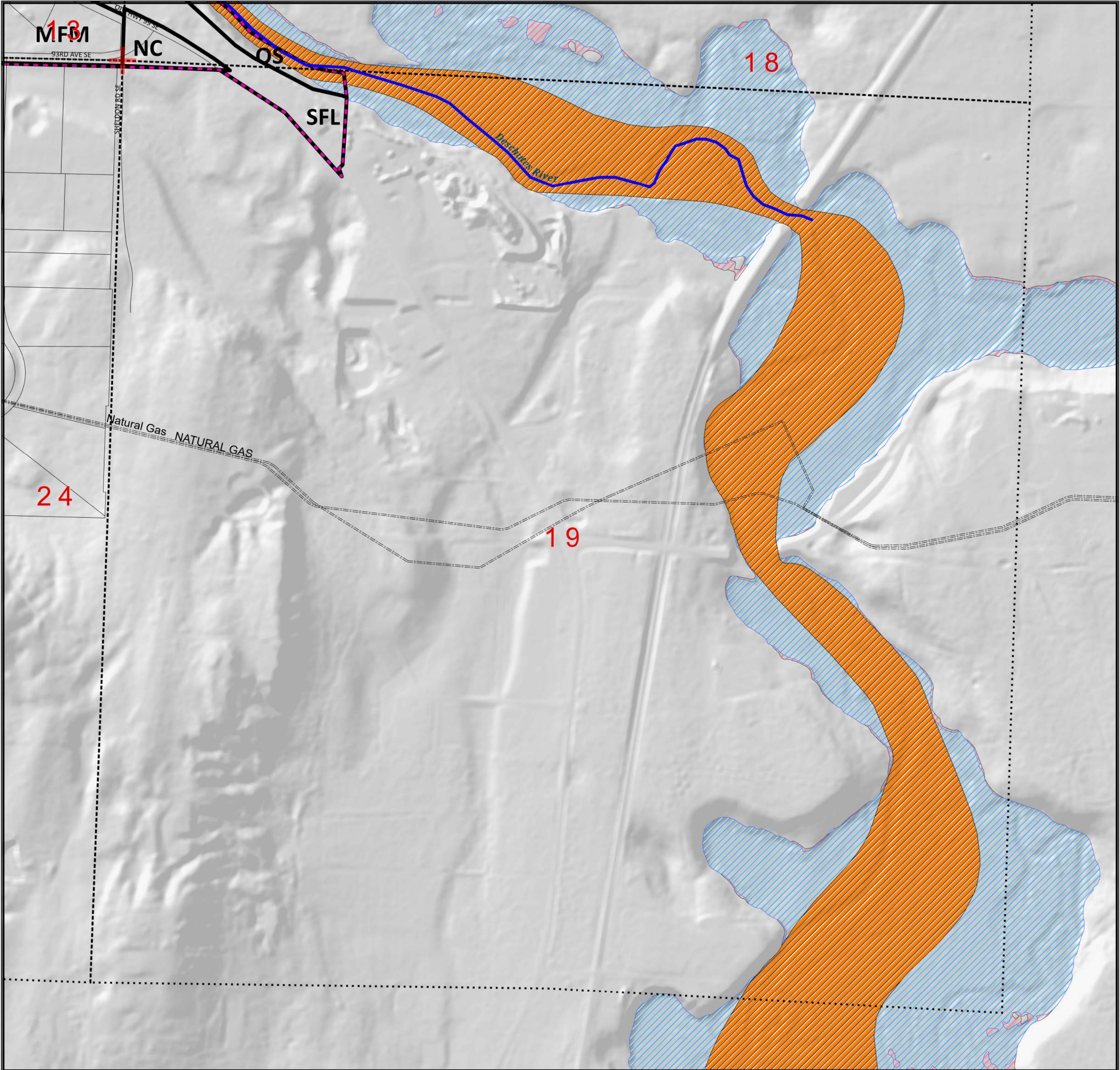
- Streets
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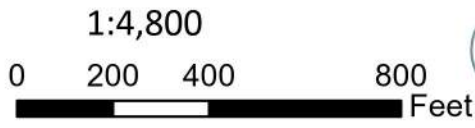


**Legend**

- Streets
- Section Corner
- Historic Register Sites
- Lakes and Rivers
- Section Boundaries
- Power Line
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- Wellhead Protection Areas**
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- 6 General Commercial Overlay



**TOPOGRAPHY / HILLSHADE NOTE:** The topographic hillshade background is derived from the Thurston County 2011 LIDAR data.  
**MAP NOTES:** This map last updated: 05/15/2024. This map was created by the City of Tumwater Transportation and Engineering Department using ArcGIS Pro 3.2.1. When a greenbelt is established to protect a wetland, the greenbelt zone district shown on the map(s) shall follow the actual delineated wetland edge.

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