

**ORDINANCE NO. O2014-007**

**AN ORDINANCE** of the City Council of the City of Tumwater, Washington, adopting a new TMC Chapter 18.27 Brewery District Zone for the area that incorporates Capitol Boulevard, Cleveland Avenue and Custer Way between Carlyon Avenue and Linwood Avenue, as more accurately depicted in Exhibit Map "A"; amending the Official Zoning Map of the City of Tumwater as depicted in Exhibit Map "A"; and amending other chapters of Title 18 to incorporate the provisions of new Chapter 18.27 as particularly set forth herein.

**WHEREAS**, the City of Tumwater is required to plan under Chapter 36.70A RCW, the Growth Management Act (GMA), which contains fourteen goals that are intended to guide the development and adoption of comprehensive plans, which relate to urban growth, rural development, reduced sprawl, transportation, housing, economic development, property rights, permits, natural resource industries, open space and recreation, environment, citizen participation and coordination, public facilities and services, historic preservation, and shoreline management; and

**WHEREAS**, the City of Tumwater has adopted a Comprehensive Plan, in accordance with the GMA; and

**WHEREAS**, the Tumwater City Council approved Ordinance O2014-005 adopting the Brewery District Plan on May 6, 2014; and

**WHEREAS**, the Comprehensive Plan and the Brewery District Plan, a subarea plan of the Comprehensive Plan, set forth the framework for new zoning and design standards for the district; and

**WHEREAS**, the Brewery District Zone is consistent and furthers the goals and policies of the Tumwater Comprehensive Plan elements including the Brewery District Plan, Economic Development Plan, as well as the Council-adopted Strategic Plan; and

**WHEREAS**, the Tumwater City Council approved Ordinance No. O2012-019 on January 8, 2013 creating Chapter 18.27 of Title 18 of the Tumwater Municipal Code known as the Former Brewery Interim Zone District; and

**WHEREAS**, the Tumwater City Council approved Ordinance No. O2014-001 on January 7, 2014 renewing Chapter 18.27 of Title 18 of the Tumwater Municipal Code; and

**WHEREAS**, Ordinance No. O2014-001 provided for a six (6) month renewal of Interim Standards to allow time for the City to formulate permanent development



standards for the former brewery properties that reflect the input from the Community Visioning Project Final Report Final Report, the Brewery Action Plan, the public and existing land use plans; and

**WHEREAS**, Ordinance No. O2014-001 was effect for six months beginning on January 7, 2014 and ending at midnight on July 7, 2014, and may be renewed as provided for by law; and

**WHEREAS**, the Tumwater City Council approved Ordinance No. O2014-010 on June 17, 2014 renewing Chapter 18.27 of Title 18 of the Tumwater Municipal Code through 11:59 p.m. on August 31, 2014 to provide additional time for the City to complete ongoing work to adopt permanent development standards; and

**WHEREAS**, the Brewery District Zone establishes permanent development standards for the former brewery properties consistent with the work program in Ordinance. No. O2014-010; and

**WHEREAS**, the GMA requires a process of early and continuous citizen participation for amending comprehensive plans; and

**WHEREAS**, on May 16, 2014, the City of Tumwater forwarded Ordinance No. O2014-007 to the Washington State Department of Commerce for review, as required by RCW 36.70A.106; and

**WHEREAS**, on May 16, 2014, the Washington State Department of Commerce notified the City of Tumwater that the requirements for State Agency notification for Ordinance No. O2014-007 had been met, as required by RCW 36.70A.106; and

**WHEREAS**, the proposed amendments have been prepared in conformance with the City of Tumwater's Public Participation and Intergovernmental Coordination Procedures contained in its Comprehensive Plan, which meet the GMA requirements for the same; and

**WHEREAS**, the Tumwater City Council and the Tumwater Planning Commission held a June 3, 2014 joint public hearing on Ordinance No O2014-007; and

**WHEREAS**, the Planning Commission held worksessions on June 10 and June 24, 2014 to consider public comments provided at the June 3<sup>rd</sup> public hearing; and



**WHEREAS**, the Attorney General Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property (Dec. 2006) on takings was reviewed and utilized by the City in objectively evaluating the proposed changes; and

**WHEREAS**, the adoption of amendments to the Tumwater Comprehensive Plan and development regulations must be processed in compliance with the requirements of the State Environmental Policy Act (SEPA); and

**WHEREAS**, the City of Tumwater served as the Lead Agency under SEPA (Chapter 43.21C RCW) for the proposed amendments; and

**WHEREAS**, a Determination of Nonsignificance for Ordinance No. O2014-007 was issued on June 16, 2014, in accordance with the State Environmental Policy Act (SEPA), WAC 197-11, and Chapter 16.04 of the Tumwater Municipal Code.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUMWATER, STATE OF WASHINGTON, DOES ORDAIN AS FOLLOWS:**

**Section 1.** A new Chapter 18.27 *Brewery District Zone*, of the Tumwater Municipal Code is hereby created and is to read as follows:

**Chapter 18.27**  
**BD BREWERY DISTRICT ZONE**

**Sections:**

- 18.27.010 Intent.
- 18.27.020 Subdistricts.
- 18.27.030 Applicability of Design Standards
- 18.27.040 Uses.
- 18.27.050 Table of Development Standards.
- 18.27.060 Development Standards – General.
- 18.27.070 Development Standards – Bluff Subdistrict.
- 18.27.080 Development and Design Standards – Triangle, Deschutes, Bates Neighborhood North and Knoll Subdistricts.
- 18.27.090 Development and Design Standards – Bates Neighborhood South Subdistrict.

**18.27.010 Intent.** The purpose of the Brewery District Zone (BD) is to provide design and development standards to transform the Brewery District from a largely auto-oriented commercial node, into a lively, walkable, and economically vibrant neighborhood center with a mixture of housing and neighborhood-serving businesses in accordance with the goals and objectives of the Brewery District Plan.



Additionally, the BD zone is intended to provide for a mix of uses within the former brewery properties consistent with the City's Economic Development and Strategic Plans and the Final Report for the Community Visioning Project for the Former Olympia Brewery.

The BD zone is intended to foster development that:

- A. Creates a stronger sense of place by facilitating pedestrian access, establishing gathering places for residents and fostering a distinct District identity.
- B. Improves transportation options, safety and access within and across the District.
- C. Expands economic opportunity and activity.
- D. Improves the function and appearance of the built environment.
- E. Guides redevelopment of the former brewery site and integration into the surrounding neighborhood.

**18.27.020 Subdistricts.**

The BD Zone consists of the following subdistricts (see Figure 18.27.020):

**A. Knoll.** The location overlooking the Deschutes River, with high visibility from the freeway and close proximity to the historic district, makes this a unique economic and community development opportunity. A mixture of uses is desirable to create a vibrant sense of place that appeals to pedestrians and creates a community focal point for Tumwater and the surrounding area. A broad mix of uses is allowed in this subdistrict, including but not limited to retail, personal and professional services, restaurants, educational, entertainment, lodging, and residential.

**B. Valley.** Existing industrial buildings located adjacent to rail access make this area ideal for light industrial uses that do not create compatibility issues with other land uses, and for certain kinds of commercial uses that are most appropriately located as neighbors of industrial uses.

**C. Bluff.** Vacant land overlooking the valley and in close proximity to residential development to the south and east makes multifamily residential a possibility. A minimum net density of 10 units per acre will apply to promote the efficient use of land and to provide a density pattern that will support public transit in the long term.



**D. Triangle.** Given its proximity to surrounding residential neighborhoods and the former brewery properties, excellent transit service, and its visibility and access from I-5 and major urban corridors, the Triangle has the potential to transform into a highly pedestrianized neighborhood center with a broad mixture of uses, including medium-density housing and community-serving commercial uses. New development in the Triangle may be a mixture of single-use and mixed-use buildings up to 5 stories in height, and will provide active ground-floors that engage the sidewalk (particularly along Cleveland Avenue “Main Street”).

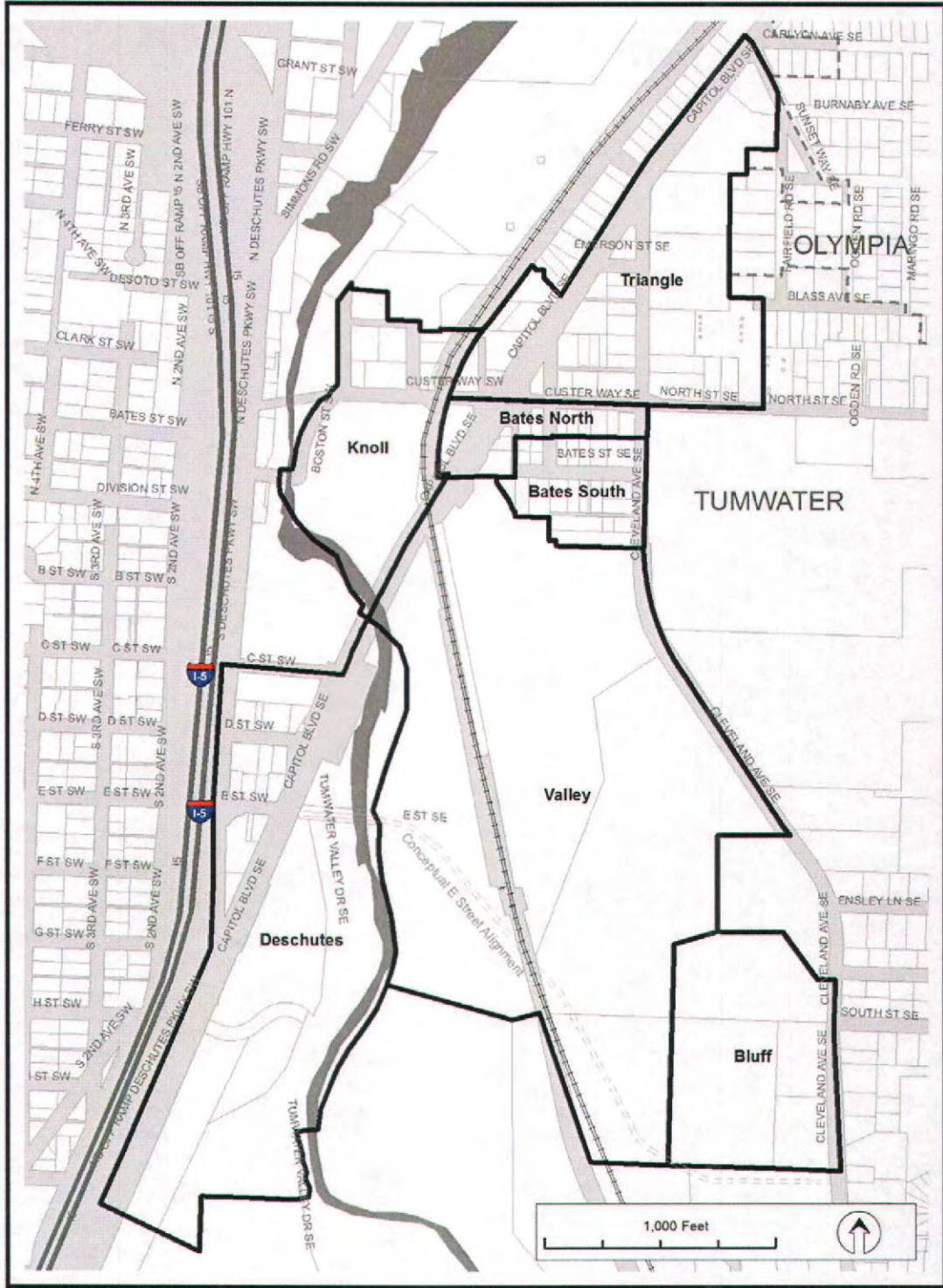
**E. Deschutes.** The Deschutes Subdistrict benefits from excellent freeway access as well as high volumes of pass-by traffic (which may increase upon completion of the E Street extension), and consequently, this area may experience increased development pressure in the future. Given its relative isolation from surrounding residential areas and the remainder of the Brewery District, new development in the Deschutes Subdistrict will likely remain dependent upon automobile access for its success. Such new development may include a mixture of office and retail uses, as well as housing (which may be desirable adjacent to the park). Design and development standards for the Deschutes are intended to improve the character of development in this area and improve the appearance of this important gateway into the Brewery District, with a focus on decreasing the visibility of surface parking areas and improving building frontage conditions along key rights-of-way.

**F. Bates Neighborhood North.** Development located in the Bates Neighborhood North Subdistrict will create a transition between the small-scale, residential character of development in the Bates Neighborhood South and the higher-intensity commercial area in the Triangle and along Capitol Boulevard. Within the Bates Neighborhood North, buildings may provide commercial-style elements and site development patterns, including large ground-floor windows, articulated architectural bays, and masonry facades, and may reach up to four stories in height.

**G. Bates Neighborhood South.** New development in the Bates Neighborhood South will reflect and be compatible with the detached, single-family structures currently seen in this area. While uses within these structures may be commercial or residential, buildings in this area should continue to be residential in character, mirroring not only surrounding building heights, but also providing site development and building design elements (including setbacks, landscaping, building materials, and architectural elements) that are consistent with the surrounding residential character. New development in the Bates Neighborhood South will be limited to a maximum height of three stories.



Figure 18.27.020: Brewery District Zone Subdistricts





**18.27.030 Applicability of Design Standards**

**A.** The design standards in TMC 18.27.080.B and 18.27.090.B apply to:

**1.** Any new building or parking structure or expansion of an existing building or parking structure that amounts to or exceeds one thousand square feet;

**2.** Exterior remodels or alterations to all buildings and parking structures (such as façade changes, windows, awnings, signage, etc.). Only the portions of the building or site being altered or added to shall be required to comply with the standards. Even if otherwise applying, these standards do not apply to remodels or alterations that do not change the exterior appearance of the building or parking structure. Repair and regular building maintenance activities (including exterior painting, roofing repair, etc.) are not considered remodels or alterations for the purpose of triggering compliance with the standards in this chapter.

**B.** Where these design standards conflict with other requirements contained in TMC Title 18 (Zoning), Tumwater development standards or the International Building Code (IBC) or its successor, those requirements shall apply, except that these design standards shall supersede design review guidelines in TMC Chapter 18.43 where conflicts may occur.

**18.27.040 Uses.**

Land Uses allowed for each subdistrict are listed in Table 18.27.040. Permitted uses are identified with a “P”, conditional uses with a “C”, and accessory uses with an “A”.

**Table 18.27.040**

<u>Land Uses (5)</u>	<u>Triangle (1)</u>	<u>Deschutes</u>	<u>Bates North</u>	<u>Bates South</u>	<u>Knoll (7)</u>	<u>Valley</u>	<u>Bluff</u>
Accessory dwelling units	A	A	A	A	A	A	A
Accessory wireless communication antenna (2)	A	A	A	A	A		A
Adult family homes	P	P	P	P	P	P	P
Agriculture, indoor						P	
All existing uses legally established prior to September 1, 2014, except where there is a cessation of the use for two or more years	P	P	P	P	P	P	P
Animal clinics (6)	P	P	P	P	P	P	



<u>Land Uses (5)</u>	<u>Triangle (1)</u>	<u>Deschutes</u>	<u>Bates North</u>	<u>Bates South</u>	<u>Knoll (7)</u>	<u>Valley</u>	<u>Bluff</u>
<u>Attached wireless communications facilities (3)</u>	P	P	P	P	P	P	P
<u>Bed and breakfasts</u>	P	P	P	P	P		P
<u>Breweries, wineries, distilleries</u>	P	P			P	P	
<u>Child day care centers; child mini-day care centers</u>	P	P	P	P	P	P	P
<u>Churches</u>	C	C	C		C	P	C
<u>Community gardens</u>	P	P	P	P	P	P	P
<u>Convalescent center, rest home, nursing home</u>	P	P	P	P	P		
<u>Electric vehicle infrastructure</u>	P	P	P	P	P	P	P
<u>Energy systems</u>	A	A	A	A	A	A	A
<u>Entertainment facilities</u>	P	P	P	P	P	P	
<u>Family child care homes;</u>	P	P	P	P	P		P
<u>Farmers markets</u>	P	P	P	P	P	P	
<u>Fish hatcheries, associated appurtenances and related interpretive centers</u>						P	
<u>General offices</u>	P	P	P	P	P	P	
<u>Group foster homes</u>	P	P	P	P			
<u>Home occupations</u>	P	P	P	P	P	P	P
<u>Large scale state or regional transportation Facilities (essential public facility)</u>						C	
<u>Medical clinics</u>	P	P	P	P	P		
<u>Motels, hotels</u>	P	P			P		
<u>Motorsports facility - indoor</u>						C	
<u>Movie production; movie studio</u>					P	P	
<u>Museums, libraries, art galleries</u>	P	P	P	P	P		



<u>Land Uses (5)</u>	<u>Triangle (1)</u>	<u>Deschutes</u>	<u>Bates North</u>	<u>Bates South</u>	<u>Knoll (7)</u>	<u>Valley</u>	<u>Bluff</u>
<u>Noncommercial recreational structures associated with a residential use which include but are not limited to swimming pools and recreational ball courts</u>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<u>Off-premises signs</u>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>	<b>C</b>
<u>Off-street parking and loading</u>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<u>Parking structures</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<u>Parks and recreation facilities; open space areas</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<u>Personal/professional services</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
<u>Planned unit developments</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<u>Post offices</u>	<b>P</b>	<b>P</b>			<b>P</b>		
<u>Private clubs and lodges</u>	<b>P</b>	<b>P</b>	<b>P</b>		<b>P</b>	<b>P</b>	
<u>Private garages and carports</u>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<u>Public and private schools and similar educational facilities</u>	<b>P</b>	<b>P</b>			<b>P</b>	<b>P</b>	
<u>Public parking lot as a primary use</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
<u>Recreation facilities</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
<u>Residential</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
<u>Restaurants, taverns, cocktail lounges, brew pubs and similar dining and drinking establishments</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
<u>Retail sales</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
<u>Senior housing facilities</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>		
<u>State education facilities (essential public facility)</u>					<b>C</b>	<b>C</b>	
<u>Storage sheds, toolsheds, greenhouses</u>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>	<b>A</b>
<u>Support facilities</u>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>



<u>Land Uses (5)</u>	<u>Triangle (1)</u>	<u>Deschutes</u>	<u>Bates North</u>	<u>Bates South</u>	<u>Knoll (7)</u>	<u>Valley</u>	<u>Bluff</u>
<u>Wholesaling, manufacturing, assembling, repairing, fabricating, non-distribution warehousing (4)</u>						<b>P</b>	

(1) Along the Cleveland Avenue Main Street, active ground-floor uses are required in accordance with Section 18.27.080.B.1.e.

(2) Emergency communication antennae and wireless communication facilities are subject to Federal Aviation Administration (FAA) standards and approval, and furthermore that both uses are subject to provisions for wireless communication facilities in Tumwater Municipal Code, Chapter 11.20.

(3) Antennae must be affixed to or erected upon existing buildings, water tanks or other existing structures. Antennae shall not be affixed to a wireless communication support structure. Emergency communication towers are not permitted.

(4) Warehousing must be for product for use in or production resulting from on-site manufacturing, assembly, repair or fabrication.

(5) Drive-through uses are prohibited in the Bates North and Bates South Subdistricts. For all other subdistricts, drive-through uses are limited to espresso stands less than five hundred square feet in floor area, pharmacies, banks and credit unions.

(6) All animals must be kept at all times within a fully enclosed building with adequate controls so that animal noise and odor cannot be detected on adjoining property or in adjoining units with shared walls.

(7) South of Custer Way, development must consist of two or more of the listed uses, provided that each use shall occupy a minimum of twenty percent of the gross floor area of the project.



**18.27.050 Table of Development Standards .**

See Table 18.27.050 for building height, lot coverage, setback, building frontage and density standards for each subdistrict. Refer to the sections that follow for additional standards.

**Table 18.27.050: Development Standards**

Subdistrict	Maximum Building Height	Maximum Lot Coverage	Setbacks (7)				Minimum Street-Facing Building Frontage (3)	Minimum Residential Net Density (4)
			Minimum Street-Facing Setback	Maximum Street-Facing Setback	Minimum Side Setback	Minimum Rear Setback		
Knoll	75 Feet	— (1)	No Minimum	10 feet (2)	No Minimum	No Minimum	—	—
Valley	50 Feet (5)	— (1)	20 feet	No maximum	10 feet	10 feet	—	—
Bluff	40 Feet	— (1)	10 feet	No maximum	10 feet	10 feet	—	10 du/acre
Triangle	55 Feet	— (1)	5 feet along Cleveland Ave., Otherwise No Minimum (2)	10 feet (2) (6)	No Minimum	No Minimum	75% along Cleveland Ave. 50% along all other streets	20 du/acre
Deschutes	55 Feet	— (1)	5 feet facing Capitol Blvd; no minimum for other streets	No maximum facing Capitol Blvd; 15 feet maximum for other streets (2)	No Minimum	No Minimum	50%	20 du/acre
Bates Neighborhood North	45 Feet	85%	No minimum	10 feet (2)	5 feet	5 feet	50%	20 du/acre
Bates Neighborhood South	35 Feet	75%	5 feet	10 feet (2)	5 feet	5 feet	50%	8 du/acre

(1) Maximum attainable lot coverage subject to on-site parking requirements in 18.50, minimum landscaping requirements in 18.47 and in this chapter, minimum setback requirements, and on-site stormwater management requirements as described in the City of Tumwater Drainage Design and Erosion Control Manual.

(2) When maximum setbacks are provided, the setback area must be hardscaped and/or landscaped, in accordance with Section 18.27.080.A.2.b. or 18.27.090.A.3, whichever applies. Exceptions to the maximum street-facing setback may be granted to allow setbacks of existing buildings to be maintained including expansions of those buildings; to preserve mature tree stands; and to integrate publically accessible site design elements that encourage pedestrian use and activity along the street. Such site design elements include but are not limited to building modulation, forecourts/plazas, covered or recessed building entryways, public art, seating areas and pedestrian-oriented signs. When maximum street facing setbacks are increased for site design elements, the setback areas must be landscaped and/or paved pursuant to Section 18.27.080A.2.b or 18.27.090.A.3.

(3) See Figure 18.27.080.A.5 for illustration of street-facing building frontage requirement.

(4) When residential uses are provided, either as a single development or as a component of a mixed-use development, DU/acre means dwelling units per acre.

(5) Maximum height may be increased by ten (10) feet for every 50,000 square feet of the existing warehouse building that is removed, up to a maximum building height of eighty (80) feet.

(6). For the Sunset Campus, the maximum street-facing setback shall apply only to Capitol Boulevard

(7) Setbacks must meet minimum IBC setback requirements.



## **18.27.060 Development Standards - General**

**A. Residential Density Calculation.** The calculation of the density requirements in this chapter is based on the portion of the site devoted to residential and associated uses (e.g., dwelling units; private community clubs, open space; stormwater detention, treatment and infiltration). The following land is excluded from density calculations:

(1) Land that is required to be dedicated for public use as open space, right-of-way, or land on which development is prohibited by TMC Title 16, Environment, and land that is to be used for private roads; provided, that portion of open space/park areas that consists of stormwater facilities and that are designed for active and/or passive recreational purposes in accordance with the drainage design and erosion control manual for Tumwater shall not be excluded from density calculations;

(2) Land that consists of lots devoted to uses other than residential and associated uses, including but not limited to churches, schools, and support facilities (except for stormwater detention, treatment and infiltration facilities).

**B. Stormwater Management.** All development must comply with the requirements outlined in the City of Tumwater Drainage Design and Erosion Control Manual.

**C. Signs.** All development must comply with signage requirements in TMC 18.44.

**D. On-Site Parking.** All development must comply with parking requirements in TMC 18.50. The standards in this chapter apply where conflicts may occur.

**E. Open Storage.** Open storage is prohibited. Long-term parking of operational company cars, light trucks and vans within parking lots, and semi-trailers and railcars associated with a manufacturing use in the Valley Subdistrict, shall not be construed to be open storage.

**F. Mechanical Screening.** Rooftop mechanical equipment should not be visible from sidewalks along public streets adjacent to the proposed development. To accomplish this, rooftop equipment shall be screened by either a parapet or architectural screen along the building facade that is at least as tall as the equipment, or setting back the equipment from the roof edges sufficient to restrict views of the equipment at a minimum of 3 feet for each foot of height of the



equipment. Solar or other renewable energy systems are exempt from this screening requirement.

**G. Fencing and Landscaping.** All development must meet the requirements in TMC Chapters 18.46 and 18.47, in addition to landscaping requirements in 18.47.

### **18.27.070 Development Standards – Bluff Subdistrict**

**A. Residential Density.** Residential portion of the development must provide a minimum net residential density of ten (10) dwelling units per acre. See 18.27.060.A for method for calculating density requirements.

#### **B. Pedestrian Access**

1. An on-site pedestrian circulation system that links the street and the primary entrance(s) of the structure(s) shall be provided. Sidewalks or pedestrian ways must connect the required pedestrian system to existing pedestrian systems on adjacent developments if adequate safety and security can be maintained. Convenient pedestrian access to transit stops shall be provided.

2. Where the pedestrian circulation system crosses driveways, parking areas, and loading areas, it must be clearly identifiable, through the use of elevation changes, speed bumps, or a different paving material.

3 Lighting for parking lots and pedestrian ways shall be provided to ensure safety. Such lighting shall be integrated into the architectural character both in terms of illumination and fixtures. Lighting shall meet the requirements of TMC Chapter 18.50 and 18.40.035.

**C. Open Space/Park Area.** For residential developments in the Bluff subdistrict a minimum of ten (10) percent of the gross site area shall be set aside for open space/park area. Such open space/park area shall at a minimum meet the following standards:

1. For the purpose of calculation of the open space/park requirement, the open space/park area shall be separate and distinct from required yards, setbacks and landscaped areas, but may include areas of native vegetation that are allowed to fulfill the landscaping requirements of TMC Chapter 18.47. Open space/park areas may also include wetlands and their buffers, other critical areas, and stormwater facilities that are designed for active and/or passive recreation opportunities in accordance with the drainage design and erosion control manual for Tumwater.

2. All open space/park areas must include any two (2) or more facilities for active and/or passive recreation from the lists below. At least one of the



required recreation facilities must be from the list of active recreation facilities (this area may include stormwater facilities that are designed for active and/or passive recreation opportunities in accordance with the Drainage Design and Erosion control manual for Tumwater).

Active Recreation Facilities.

- a. Children's play equipment, such as slides, swings, and play structures.
- b. A paved hard court for activities such as basketball, tennis, pickleball, etc.
- c. A flat, open lawn area that may serve as a ball field for active play.
- d. Other active recreation facility if approved by the Community Development Director upon consultation with the Tumwater Parks and Recreation Director.

Passive Recreation Facilities.

- a. Facilities for walking, such as trails, benches, etc.
- b. Picnicking facilities, such as picnic tables, shelters, etc.
- c. Public plazas.
- d. Year-round water features such as a fountain, pond, stream, etc. These water features may be incorporated as part of a stormwater facility designed in accordance with the drainage design and erosion control manual for Tumwater.
- e. Other passive recreation facility if approved by the Community Development Director upon consultation with the Tumwater Parks and Recreation Director.

3. The open space/park area shall have convenient access for residents of the development and shall be consolidated to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance. The requirement that the open space/park area be consolidated may be waived by the Director of Community Development upon a finding that the residents of the development would receive a greater benefit if the required open space/park area were provided in another configuration.

4. The open space/park area shall be designed and placed in consideration of existing and potential open space/park areas on adjacent parcels to consolidate or provide future opportunities for consolidation of neighborhood open space areas.

5. Except where removal is required to meet recreation requirements in this chapter, existing trees and significant vegetation shall be retained in open space/park areas unless an alternate landscaping plan for such areas is required or approved by the Development Review Committee.



6. Cash, or like value of land area and improvements within the neighborhood parks planning area where the site is located, may be donated to the City to fulfill the requirements of this section, subject to the approval of the Community Development Director. The donation required will be determined based on impacts of development using a formula based on the requirement of meeting the adopted level of service for neighborhood parks in the Tumwater Parks and Recreation Plan.

7. Open space/park areas shall be held in single ownership where such ownership assumes full responsibility for maintenance and operation, or held in common ownership by all of the owners in the development area through a homeowners' association or similar organization. The City as a condition of approval may choose to accept dedication, or the maintenance and operation responsibilities for the area, when the area to be dedicated is one or more of the following:

- a. Greater than five acres.
- b. Adjacent to an established or future City park or school grounds.
- c. Includes access to a body of water, wetland, important fish/wildlife habitat, or other environmentally sensitive area.
- d. If the City determines it is in the public interest to accept public dedication.

#### **18.27.080 Development and Design Standards – Triangle, Deschutes, Bates Neighborhood North and Knoll Subdistricts**

**A. Site Development Standards.** The intent of the following site development standards is to foster vibrant, pedestrian-oriented development in the Triangle, Deschutes, Bates Neighborhood North, and Knoll subdistricts. New development in these subdistricts should be oriented to the sidewalk, create a safe and comfortable pedestrian experience, and minimize the appearance of vehicular circulation and off-street parking areas.



**1. Building Height.** See Table 18.27.050 for maximum building height for each subdistrict. Street-facing ground-floors must be a minimum of 12 feet in height, as measured floor-to-floor (see Figures 18.27.080.A.1, A.2, and A.3).

**2. Street-Facing Setbacks.**

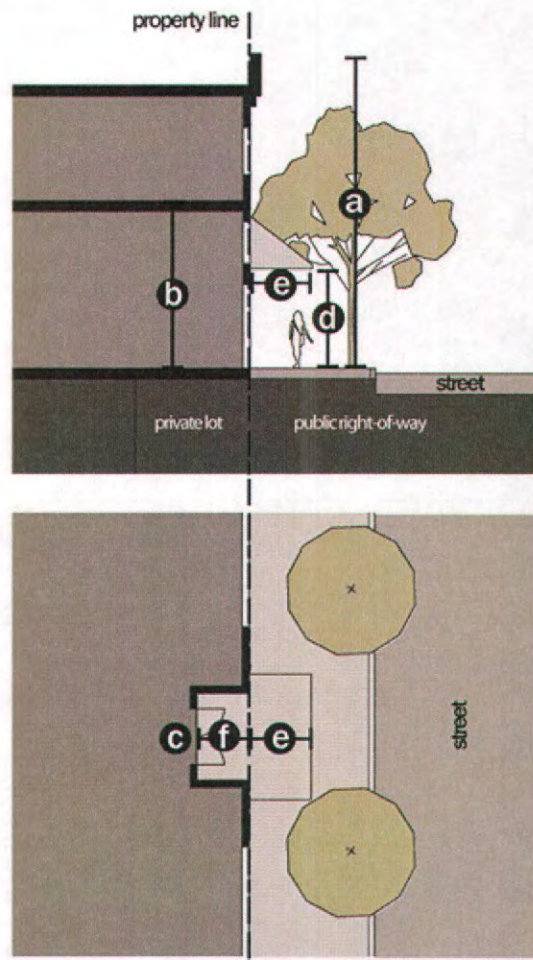
**a.** See Table 18.27.050 for minimum and maximum street-facing setbacks for each subdistrict.

**b.** When maximum street-facing setbacks are provided, landscaping, hardscape, or a combination thereof must be provided within the street-facing setback (see Figure 18.27.080.A.2). For parcels in the Triangle subdistrict, maximum street-facing setback areas must provide hardscape adjacent to the public sidewalk for a minimum of 50% of the setback area. For parcels fronting Cleveland Ave., maximum street-facing setback areas must provide hardscape adjacent to the public sidewalk for 100% of the setback area.

**3. Building Orientation.**

**(a)** All buildings must provide at least one building entrance that faces the street and is directly connected to the public sidewalk via a hardscape pathway measuring a minimum of 6 feet wide (see Figures

**Figure 18.27.080.A.1: Site Development Standards with Zero Street-Facing Setback.**



- a** maximum building height
- b** minimum 12 ft, floor to floor
- c** building entrance oriented to street
- d** minimum awning/canopy clearance = 10 ft min/ 13.5 ft max
- e** minimum awning/canopy projection = 4 ft
- f** entry recess (if no awning/canopy) = 4 ft min

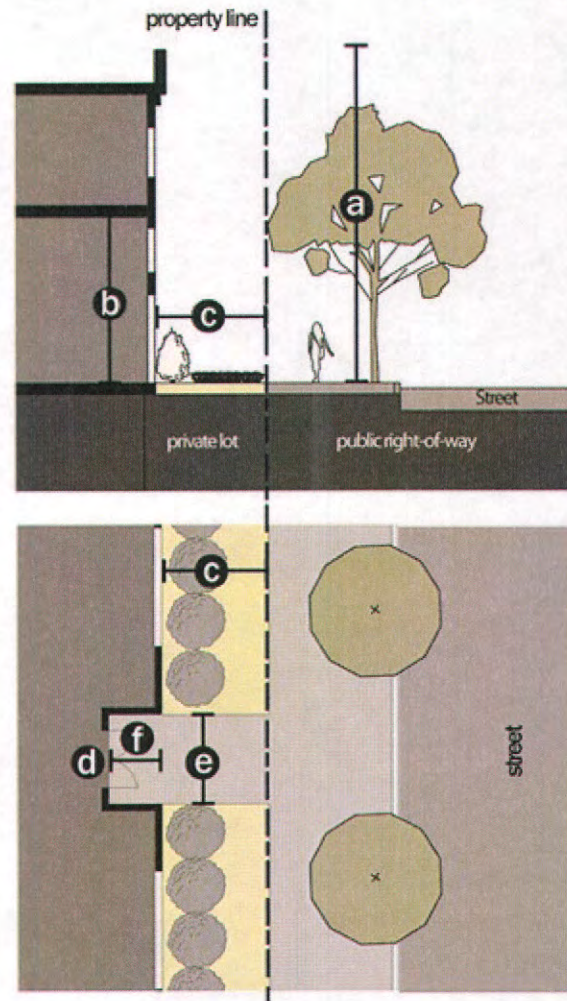


18.27.080.A.1, A.2, and A.3).

**b.** All street-facing building entrances must either be covered by an awning or canopy and/or be recessed behind the front building façade such that it is tucked under the second floor. If an awning or canopy is provided, it must provide a minimum vertical clearance of 10 feet and a maximum clearance of 13 feet 6 inches. Weather protection structures must project a minimum of 4 feet from the building façade (see 18.27.080.B.1.b for additional requirements for pedestrian weather protection structures). If only a recessed entry is provided, it must be recessed behind the front facade a minimum of 4 feet and a maximum of 6 feet. (Requirements the International Building Code also apply.)

**c.** All street-facing building entrances must be a minimum 40% transparent, and must remain unlocked during regular business hours.

**Figure 18.27.080.A.2: Site Development Standards with Street-Facing Setback.**



- a** maximum building height
- b** minimum 12 ft, floor to floor
- c** maximum street-facing setback
- d** building entrance oriented to street
- e** hardscape pathway minimum 6 ft wide
- f** entry recess (if no awning/canopy)=4 ft min



**4. Forecourts/Plazas.**

Street-facing forecourts/plazas are encouraged, though not required. When provided, the forecourts/plaza shall be set back a minimum of 10 feet and a maximum of 30 feet behind the street facing building façade (see Figure 18.27.080.A.3).

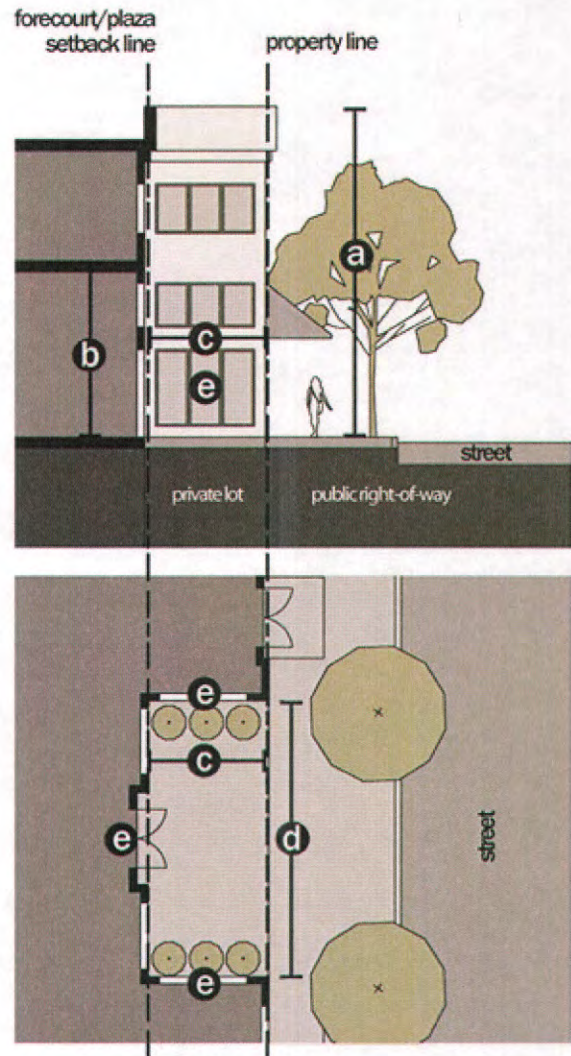
a. When provided, forecourts/plazas must be a minimum of 20 feet in length, and may not exceed a total of 50% of the total street-facing building façade in length.

b. The forecourt/plaza shall be adjacent to the public right-of-way.

c. Buildings shall provide ground-floor windows along a minimum of 50% of the forecourt/plaza facing building walls, and building entrances facing the forecourt/plaza.

d. A combination of landscape and hardscape must be provided within the forecourt/plaza area. The forecourt/plaza area shall provide a minimum of 50% hardscape. Plants shall be provided in planting beds, raised planters, pots, or tree wells/grates.

**Figure 18.27.080.A.3: Forecourt/Plaza Standards.**



- a** maximum building height
- b** minimum 12 ft, floor to floor
- c** forecourt/plaza setback = 10 ft min/30 ft max
- d** courtyard length = 20 ft min/50% of building frontage max
- e** ground floor windows and building entrances facing the forecourt/plaza



**5. Ground Floor Residential**

**Units.** When ground floor residential units are provided on a street-facing building façade within 10 feet of the street-facing property line, ground floor entries to individual units must be provided. Ground floor unit entries must be oriented and directly connected to the sidewalk, as required in 18.27.080.A.3(a). The unit entrance must be accessed via a raised stoop or porch measuring a minimum of 3 feet and no more than 4 feet 6 inches above grade. Building entrances to street-facing, ground floor residential units must provide an awning or canopy, or must be set back behind the front building façade a minimum of 2 feet.

**Figure 18.27.080.A.4: Example of Residential Unit Entrance**

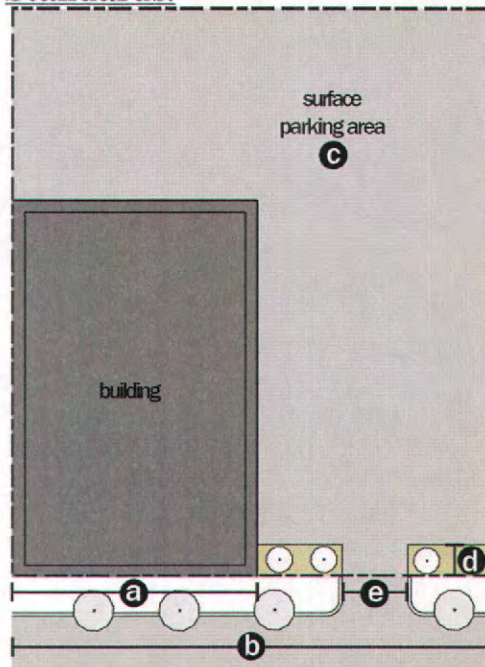


**6. Building Frontage.** See Table 18.27.050 for minimum street-facing building frontage required within the minimum and maximum street-facing setback area (see Figure 18.27.080.A.5).

**a.** Properties fronting more than one public street are required to meet the minimum building frontage requirements along both street frontages, and in so doing, must locate the building in the corner of the property within the maximum street-facing setback of both streets.

**b.** When forecourts/plazas are provided, the setback portion of the forecourt/plaza may be counted toward the required minimum building frontage.

**Figure 18.27.080.A.5: Building Frontage and Parking and Access Standards.**



- a** minimum street-facing building frontage
- b** total street-facing frontage
- c** surface parking on side or rear of buildings
- d** minimum 10 ft landscaped setback
- e** driveway maximum 24 ft



**7. Surface Parking and Vehicular Circulation.** Surface parking must be located to the side or the rear of the building, and may not be located between the building and the street (see Figure 18.27.080.A.5). Vehicular circulation is not permitted between the building and the street.

**8. Driveways and Access.** A maximum of one driveway / curb cut is permitted per street frontage. Driveways may be no greater than 24 feet in width. Whenever possible, vehicular access should be provided from secondary streets or from alleys.



**9. Surface Parking Screening.**

When surface parking areas abut a public right-of-way, parking must be screened from view via a landscaped buffer as follows (see Figure 18.27.080.A.6):

a. Along all public or private street-facing frontages, surface parking must be set back a minimum of 10 feet behind the property line.

b. The parking area must be screened with a continuous row of hedges or shrubs (except where there is a driveway) immediately adjacent to the parking area. The shrubs must be a minimum of three (3) feet high when mature, and must be mostly opaque year round.

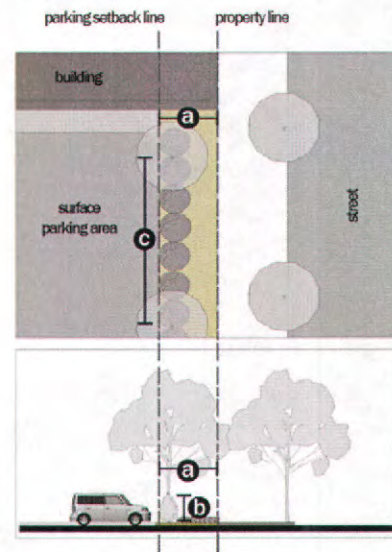
c. In addition to the required shrubs, one tree meeting minimum City standard is required a minimum of every 30 feet on center along all public or private street-facing frontages. The shrubs/hedge may be interrupted with a gap of up to two (2) feet wide in order to accommodate trees.

d. Grass or ground cover plants must be planted or spaced to result in total coverage of the remainder of the landscaped area between the parking area and the sidewalk within three (3) years.

e. A three (3) foot high masonry wall may be substituted for the hedges or shrubs.

f. Openings in the setback screening are allowed for pedestrian pathways, sidewalks, plazas, and driveways.

**Figure 18.27.080.A.6: Surface Parking Screening with Examples.**



- a** street-facing setback (landscaped) = 10 ft min
- b** shrub/hedge height = 3 ft min
- c** tree spacing = 30 ft max





**10. Pedestrian / Bicycle Ways.**

As illustrated and described within the Brewery District Plan, multimodal pedestrian/bicycle ways are required in specific locations within the Triangle subdistrict. The intent of these pedestrian/bicycle ways is to provide a network of safe, comfortable, and attractive multimodal connections between land uses and key destinations within the Triangle.

Pedestrian/bicycle ways are primarily intended to accommodate pedestrians and bicycles, but may also provide vehicular access. Pedestrian/bicycle ways are also intended to provide additional opportunities for ground-floor uses to engage with the public realm by providing building entries, landscaping, and / or outdoor seating. (see Figure 18.27.080.A.7 for examples).

**Figure 18.27.080.A.7: Examples of Pedestrian/Bicycle Ways.**



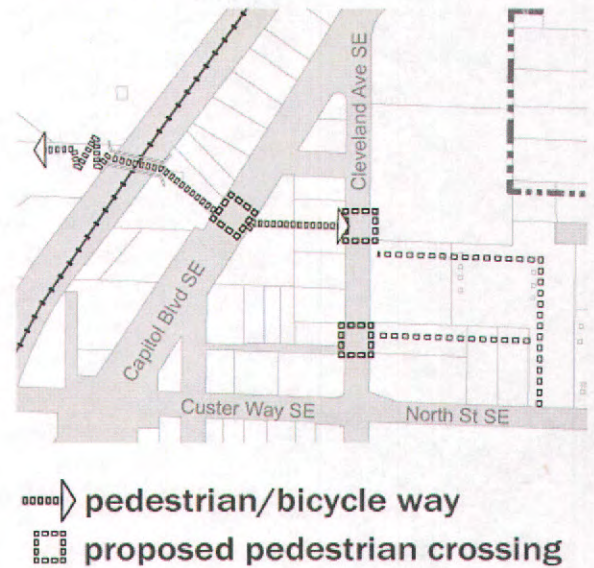


Pedestrian/bicycle ways shall be designed as follows:

**a. Location of Required Pedestrian/Bicycle Ways.**

Pedestrian/bicycle ways shall be provided within public alleyways and within private development parcels in the approximate locations shown in Figure 18.27.080.A.8. The exact location of pedestrian/bicycle ways within private property may be determined by the property owner, however, they should align with existing pedestrian/bicycle routes and designated street crossings.

**Figure 18.27.080.A.8: Required Pedestrian/Bicycle Ways.**





**b. Minimum Dimensions** (see Figure 18.27.080.A.9)

**(i) “Public Zone.”** A public use zone measuring a minimum of 20 feet must be provided within pedestrian/bicycle ways. This “public zone” is where the public is encouraged to walk and bike. This zone may also be used by vehicles to access individual buildings. Within private property, pedestrian/bicycle ways must provide a minimum 20-foot public easement.

**(ii) “Semi-Private Zone.”** Adjacent to this minimum 20-foot public use zone, an additional, “semi-private” zone may be provided, which may range from 4 feet to 10 feet on either side of the public zone. Retail uses, including outdoor dining activities, may spill into this zone, though no permanent structures are permitted in this zone (except bicycle racks and seating are allowed, in addition to awnings/canopies which are allowed to project over the semi-private zone). When provided, this “semi-private zone” is encouraged to be visually defined through differing pavement treatments and/or a physical buffer to visually separate the semi-private zone from the public zone. Physical buffers may be in the form of landscape beds or planters, street trees, and/or bollards, and must be located entirely outside of the public zone.

**Figure 18.27.080.A.9: Minimum Dimensions and Streetscape Elements of Pedestrian/Bicycle Ways**



- a** public zone = 20 ft min
- b** optional semi-private zone= 4 ft min/ 10 ft max
- C** minimum and maximum building setbacks
- d** setbacks landscaped/hardscaped
- e** differing pavement treatment in semi-private zone encouraged
- f** landscape buffer or bollards encouraged when semi-private zone is provided
- g** transparent ground floor windows



**c.Streetscape Design Elements.**

Pedestrian/bicycle ways are shared street spaces, and the design and streetscape elements provided shall reinforce the shared nature of these streets as follows (see Figure 18.27.080.A.9).

**(i) Paving Materials.** In order to visually distinguish the pedestrian/bicycle way from surrounding streets, create a more pedestrian-friendly environment, and discourage non-critical vehicular traffic and speeding, textured and/or colored pavements must be provided within pedestrian/bicycle ways. When a “semi-private zone” is provided, the use of differing pavement treatments in this zone is encouraged.

**(ii) Curbs.** Pedestrian/bicycle ways shall be curbless, and pedestrians, bicycles, and cars shall share the same roadway space.

**(iii) Lighting.** Pedestrian-scale lighting must be provided along all pedestrian/bicycle ways at a minimum of every 30 feet on center. Lighting may be in the form of sconces or gooseneck fixtures integrated into the ground-floor façade of the building, or free-standing pedestrian-scale lighting located within the building setback area or “semi-private zone” of the pedestrian/bicycle way. Lighting shall meet the requirements of TMC 18.40.035.



**(iv) Streetscape Elements.**

Streetscape elements such as pedestrian scale lighting, landscaping, planters, benches, trashcans, etc. may also be provided within the semi-private zone.

**(v) Building Frontage**

**(1) Minimum Building**

**Frontage.** Buildings fronting required pedestrian/bicycle ways must provide ground-floor building frontage along a minimum of 50% of the pedestrian/bicycle way.

**(2) Building Setbacks.** For the purposes of determining minimum and maximum building setbacks from pedestrian/bicycle ways, the pedestrian/bicycle way shall be considered a street (whether public or private), and street-facing building setback requirements outlined in Table 18.27.050 shall apply.

**(3) Pedestrian-Oriented**

**Ground-floors.** Buildings fronting required pedestrian/bicycle ways are encouraged to provide building entries fronting the bicycle/pedestrian way. When provided, retail uses, including outdoor dining activities, may spill into the “semi-private zone.” Transparent ground-floor windows must be provided along a minimum of 50% of the ground-floor, street-facing facade area. Any glazed portions of entry doors may



be used to meet this requirement.

**(vi) Driveways and Access.**

Pedestrian/bicycle ways may accommodate vehicles needing access into individual buildings fronting these streets, and driveways leading to parking areas and/or service bays may be directly accessed off of pedestrian/bicycle ways. All driveways must meet the requirements outlined in 18.27.080.A.8. All surface parking areas must be set back and screened in accordance with 18.27.080.A.9. Where the required pedestrian/bicycle way is not used to provide limited vehicular access to individual developments, bollards shall be used where the pedestrian/bicycle way meets the public street system in order to prevent automobiles from entering the pedestrian/bicycle way.

**11. Residential Density.** For the Triangle, Deschutes and Bates Neighborhood North Subdistricts, when residential uses are provided, either as a single development or as a component of a mixed-use development, the residential portion of the development must provide a minimum net residential density of twenty 20 dwelling units per acre. See 18.27.060.A for method for calculating density requirements.



**B. Building Design Standards.** The following building design standards are intended to ensure that new development in the Triangle, Deschutes, Bates Neighborhood North, and Knoll provides high quality, well-designed buildings with engaging, pedestrian-oriented ground-floors, particularly along the Cleveland Avenue “Main Street.”

**1. Pedestrian-Oriented Ground-Floors**

**a. Ground-Floor Windows.**

**i.** Transparent ground-floor windows must be provided along a minimum of 60% of the ground-floor, street-facing facade area (see Figure 18.27.080.B.1). Any glazed portions of entry doors may be used to meet this requirement.

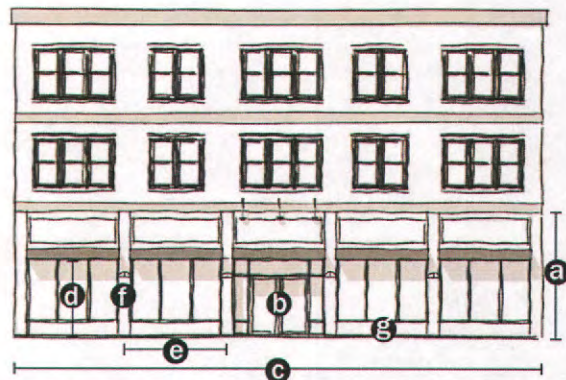
**ii** Where residential units are provided on street-facing ground-floors, transparent windows must be provided along a minimum of 30% of the ground-floor, street-facing facade area of the residential portion of the building.

**iii** All street-facing windows and transparent doors must have a Visible Transmittance (VT) of 0.6 or higher, with the exception of medical and dental offices, which may have tinted windows.

**b. Weather Protection.**

Street-facing ground-floors must provide weather protection in the form of awnings, canopies, arcades, or building overhangs along a minimum of 50% of the overall street-facing building length (see Figure 18.27.080.B.1). Portions of the street-facing

**Figure 18.27.080.B.1:  
Pedestrian-Oriented Ground-floor Requirements.**



- a** minimum 60% windows on street-facing ground floor area
- b** building entrance covered and/or recessed behind facade
- c** weather protection along minimum 50% of street-facing ground floor length
- d** minimum 10 ft; maximum 13 ft 6 in
- e** architectural bay (maximum 30 ft on center)
- f** column / pilaster / post
- g** ground floor windowsill / base



ground-floor providing individual residential units are exempt from this requirement.

All pedestrian weather protection structures must comply with the following:

i. Protection structures must project a minimum of four (4) feet from the building façade.

ii. Awnings/canopies must provide a minimum of ten (10) feet and a maximum of 13'-6" of vertical clearance from grade.

iii. Awnings, canopies, marquees and building overhangs may project into the public right-of-way, subject to the projection requirements of the International Building Code. Projections over a public sidewalk from the building surface is allowed to cover seventy five percent of the sidewalk width or a maximum of eight (8) feet, provided that this provision may be decreased by the Community Development Director to avoid conflicts with street trees. Projections into the public right-of-way must be approved by the Community Development Director, Public Works Director and Building Official.

iv. Arcades must be on private property.

v. Pedestrian weather protection structures shall be architecturally integrated with the ground-level design of the building to which they are attached, and must be

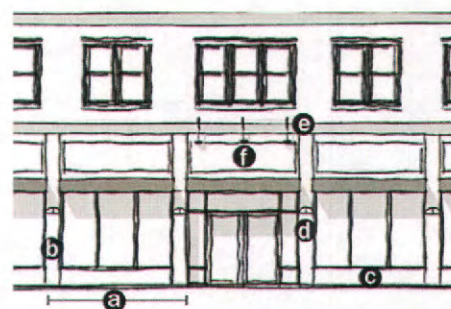


made of permanent durable materials such as metal, glass, wood or other materials. Canvas and fabric awnings/canopies are not permitted.

**c. Architectural Bays:** Divide the street-facing ground-floor of commercial/mixed use storefronts into distinct architectural bays that are no more than 30 feet on center. For the purposes of this standard, an architectural bay is defined as the zone between the outside edges of an engaged column, pilaster, post, or vertical wall area that provides a ground-floor windowsill / base (see Figure 18.27.080.B.1). Multi-family and residential structures not providing a ground-floor commercial component are exempt from this requirement.

**d. Pedestrian-Oriented Building Lighting:** Exterior pedestrian-oriented building lighting is required along all street and public space-facing ground-floors at a minimum of every 30 feet. Pedestrian-oriented lighting may include sconce or gooseneck fixtures. Exterior, ground-floor building lighting shall be integrated into the sign frieze and/or into the column/pilaster/post of the ground-floor architectural bays, as illustrated in Figure 18.27.080.B.2. Lighting must meet City of Tumwater lighting standards.

**Figure 18.27.080.B.2:  
Pedestrian-Oriented Building  
Lighting**



- a** architectural bay (maximum 30 ft on center)
- b** column / pilaster / post
- c** ground floor windowsill / base
- d** sconce lighting
- e** gooseneck lighting
- f** sign band / storefront frieze



**e. Active Ground-Floor Uses.**  
Along the Cleveland Avenue Main Street, active ground-floor uses are required. Active ground-floor uses include retail and other commercial uses, public/civic uses and residential lobbies.

## **2. General Building Design**

### **a. Building Articulation.**

All building facades shall be articulated such that a change in building material and/or a horizontal change in building plane measuring a minimum of four (4) feet is provided a minimum of every 30 feet. A change in plane may be provided through projecting bays, building recesses, upper-level balconies (projecting or recessed), recessed building entries, and/or building stepbacks. Ground-floor facade areas providing commercial uses are exempt from this requirement.

### **b. Building Materials.**

i. Structures located between E and C Streets within the Deschutes Subdistrict shall provide stone or brick masonry on street-facing building facades. All other structures in the subdistrict providing ground-floor commercial uses shall use masonry as the predominant building material for walls on the street-facing ground-floor building façade. For the purposes of this standard, "masonry" includes concrete, stone, or brick, and/or stucco.



**ii. Prohibited Materials**

The following exterior building materials or finishes are prohibited: vinyl siding; mirrored glass; T-111 type plywood; plain concrete block (not including split faced, colored or other block designs that mimic stone, brick or other similar masonry).

**c. Upper-Floor Windows.**

Windows are required along a minimum of 30% of all street-facing, upper-floor building façade areas. Minimum window coverage includes any glazed portions of doors.



**d. Corner Treatments.**

Buildings located at the corner of two streets shall locate the primary building entry at or within twenty (20) feet of the corner of the building. In addition, these buildings shall address the corner through one of the following methods, as illustrated in Figure 18.27.080.B.3:

i. Set back the corner of the building, such that it creates a plaza or forecourt space in front of the building entrance;

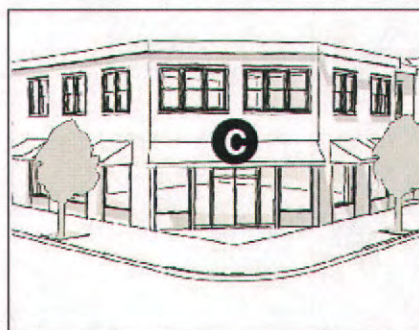
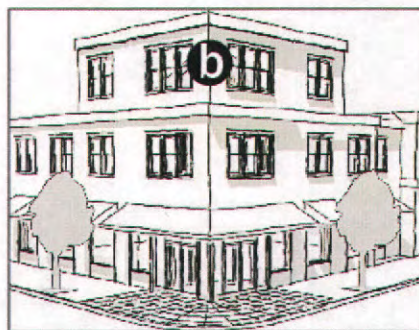
ii. Provide a chamfered (or 45-degree “cut”) corner, or a rounded building corner;

iii. Provide increased building height (and associated roof forms) at or within 20 feet of the corner of the building.

**e. Rooflines:** All flat-roofed structures shall provide a projecting cornice or parapet measuring a minimum of twelve (12) inches high and projecting a minimum of six (6) inches.

**f. Tri-Partite Facades.** In the Deschutes Subdistrict between E and C Streets, tri-partite facades are required for all buildings taller than one story in order to ensure that new development reflects the character of the surrounding

**Figure 18.27.080.B.3: Corner Treatments.**



- a** corner forecourt / plaza
- b** increased building height
- c** chamfered corner



historic district. Tripartite facades provide a defined building base, middle, and top, as follows (see Figure 18.27.080.B.4):

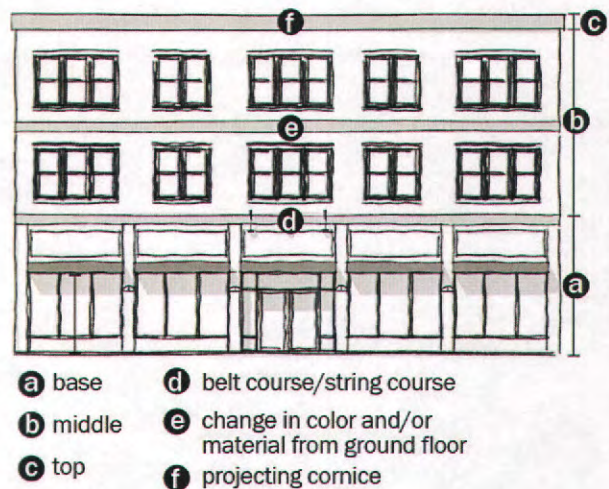
**i. Base:** The “base” of the building extends from the sidewalk to the bottom of the belt course/string course that separates the ground-floor from the upper levels of the building.

**ii. Middle:** The “middle” of the building extends from the top of the belt course/string course at the top of the building base, to the ceiling of the highest building floor. The “middle” of the building shall provide one of the following elements to help visually distinguish this portion of the building from the base:

- (1) A change in material or color between the ground-floor and upper floors.
- (2) Street-facing balconies, decks, or building step backs.

**iii) Top:** The “top” of the building extends from the ceiling of the uppermost floor to the highest vertical point on the roof of the building. The top of the building shall be visually defined by providing a projecting cornice or parapet measuring a minimum of 12 inches high and projecting a minimum of six inches.

**Figure 18.27.080.B.4: Tri-Partite Facades.**





**18.27.090 Development and Design Standards – Bates Neighborhood South Subdistrict**

**A. Site Development Standards.** The intent of the following site development standards is to ensure that new development in the Bates Neighborhood South Subdistrict helps to create a vibrant, pedestrian-oriented, mixed-use neighborhood with buildings that respect and reflect the area’s existing detached, single-family building stock.

**1. Building Height.** Maximum 35 feet.

**2. Lot Coverage.** Combined maximum lot coverage of 75%.

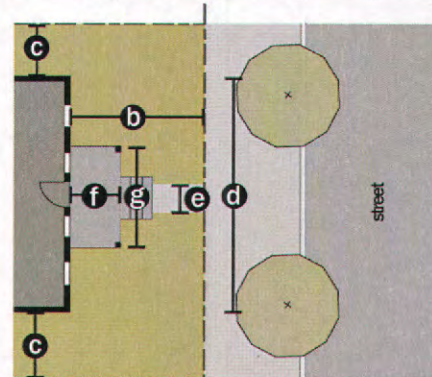
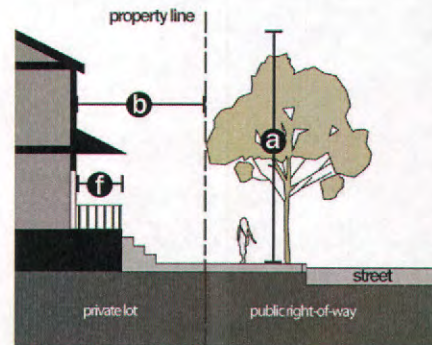
**3. Setbacks.** See Table 18.27.050 for front, side, and rear setback requirements. Landscaping must be provided within all maximum street-facing setbacks (see Figure 18.27.090.A.1).

**4. Building Frontage.** Minimum 50% building frontage required within the minimum and maximum street-facing setback area (see Figure 18.27.090.A.1).

**5. Building Orientation and Pedestrian Access.** All buildings must provide at least one building entrance that faces the street and is directly connected to the public sidewalk via a hardscape pathway measuring a minimum of three (3) feet wide (see Figure 18.27.090.A.1).

**6. Porches:** Buildings must provide a covered porch at front entries. Porches must be a minimum of 6 feet deep and a minimum of 8 feet wide.

**Figure 18.27.090.A.1: Bates Neighborhood South Site Development Standards.**



- a** maximum building height = 35 ft
- b** street-facing setback (see Table 18.27.050)
- c** side setback = minimum 5 ft
- d** minimum street-facing building frontage = 50% of lot width
- e** street-facing building entry connected to sidewalk via minimum 3 ft wide pathway
- f** covered porch required; minimum porch depth = 6 ft
- g** minimum porch width = 8 ft



**7. Surface Parking and Vehicular Circulation.** Surface parking must be located to the side or the rear of the building, and may not be located between the building and the street. Vehicular circulation is prohibited between the building and the street.

**8. Driveways and Access.** A maximum of one driveway / curb cut is permitted per street frontage. Driveways may be no greater than 24 feet in width. Whenever possible, vehicular access should be provided from secondary streets or from alleys.

**9. Fences:** Fences within street-facing setbacks are limited to 36" in height, and must be a minimum of 50% transparent to ensure visibility. Chain link fencing is not permitted.

**10. Residential Density.** When residential uses are provided, either as a single development or as a component of a mixed-use development, the residential portion of the development must provide a minimum net residential density of eight (8) dwelling units per acre. See 18.27.060.A for method for calculating density requirements.

**B. Building Design Standards.** The intent of the following building design standards is to ensure that new development in the Bates Neighborhood South Subdistrict is of high architectural quality and reflects the Craftsman style design of the surrounding existing structures.



**1. Roofs:**

**a. Pitched Roofs Required:**

Roofs may be hip, gable, or combinations thereof, with a minimum pitch of 3:12 and a maximum pitch of 12:12 (see Figure 18.27.090.B.1).

Flat-roofed structures are not permitted. Shed dormers are permitted, and are exempt from minimum pitch requirements.

**b. Eaves/Overhangs:** Minimum 1-foot roof eaves/overhangs are required.

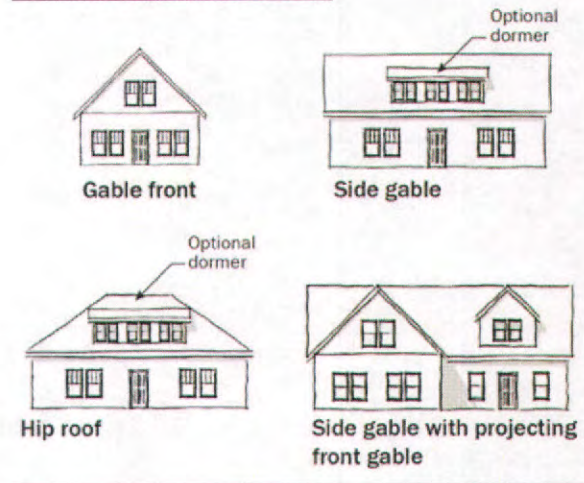
**2. Windows:**

**a.** Minimum 3.5-inch wide trim is required on all windows and minimum 5-inch trim is required on all doors.

**(b)** Windows may be single or double hung sash windows, casement, awning, or picture windows (or a combination thereof). Windows shall be square or vertically oriented.

**3. Building Materials:** Exterior building materials shall be one or a combination of the following: Wood or wood/cement board horizontal lap siding, wood/cement shingles, stone, brick, stucco, and/or board and batten. Thin, adhesive applied brick and stone veneers are not permitted.

**Figure 18.27.090.B.1: Examples of Pitched Roof Forms.**



**Section 2.** Section 18.06.010 *Districts designated* of the Tumwater Municipal Code is hereby amended to read as follows:



**18.06.010 Districts designated.**

In order to carry out the provisions of this title, the city is divided into the following districts:

- A. RSR, residential/sensitive resource zone district;
- B. SFL, single-family low density residential zone district;
- C. SFM, single-family medium density residential zone district;
- D. MFM, multifamily medium density residential zone district;
- E. MFH, multifamily high density residential zone district;
- F. NC, neighborhood commercial zone district;
- G. MU, mixed use zone district;
- H. GC, general commercial zone district;
- I. ARI, airport related industry zone district;
- J. LI, light industrial zone district;
- K. HI, heavy industrial zone district;
- L. HC, historic commercial zone district;
- M. BP, business park zone district;
- N. GB, greenbelt zone district;
- O. OS, open space zone district;
- P. AP, airport (overlay zone district);
- Q. PUD, planned unit development (overlay zone district);
- R. FP, floodplain (overlay zone district);
- S. AQP, aquifer protection (overlay zone district);
- T. CS, community services zone district;
- U. TC, town center zone district;
- V. MUO, mixed use overlay zone district;
- W. GCO, general commercial overlay zone district;
- X. MHP, manufactured home park zone district;
- Y. CBC, Capitol Boulevard Community zone district;
- Z. BD, Brewery District zone district

(Ord. O2008-009, Amended, 02/17/2009; Ord. O2001-020, Amended, 05/07/2002; Ord. O97-025, Amended, 12/02/1997; Ord. 1230, Amended, 11/20/1990; Ord. 1226, Amended, 11/20/1990; Ord. 1095, Amended, 01/20/1987; Ord. 883, Added, 05/06/1984)

**Section 3.** Table 18.08 *Residential Zone Districts Permitted and Conditional Uses* of the Tumwater Municipal Code is hereby amended to read as follows:

**TABLE 18.08 RESIDENTIAL ZONE DISTRICTS PERMITTED AND CONDITIONAL USES**

<p><b>RESIDENTIAL DISTRICTS</b>          Note: See Figure 18.23.020 for residential uses allowed in the TC town center zone district; and Table 18.27.040 for residential uses allowed in the BD zone district</p>	RSR	SFL	SFM	MFM	MFH	Applicable Regulations
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<b>RESIDENTIAL DISTRICTS</b> <b>Note: See Figure 18.23.020 for residential uses allowed in the TC town center zone district; and Table 18.27.040 for residential uses allowed in the BD zone district</b>	<b>RSR</b>	<b>SFL</b>	<b>SFM</b>	<b>MFM</b>	<b>MFH</b>	<b>Applicable Regulations</b>
Accessory buildings or structures	P					
Accessory dwelling units*	P					
Adult family homes, residential care facilities	P	P	P	P	P	18.53
Agriculture up to 30 acres in size	P	P	P	P		18.42.070
Animals (the housing, care and keeping of)	P	P	P	P		6.08
Attached wireless communication facilities	P	P	P	P	P	11.20
Bed and breakfasts		C	C	P		18.56
Campgrounds				C		18.56
Cemeteries	C	C	C	C	C	18.56
Child day care center	C	C	C	C	C	18.56
Churches	C	C	C	C	C	18.56
Community garden	P	P	P	P	P	
Designated manufactured home parks				P		18.48; 18.49
Designated manufactured homes	P	P	P	P		18.48
Duplexes existing prior to January 1, 1996		P				
Duplexes on at least 6,000 square feet of land area			P	P		
Emergency communication towers or antennas		C	C	C	C	18.56; 11.20
Family child care home, child mini-day care center	P	P	P	P	P	18.52
Freestanding wireless communication facilities	C	C	C	C	C	11.20; 18.56
Group foster homes	C	C	C	C	C	18.56
Inpatient facilities				C	C	18.56
Medical clinic or hospital				C	C	18.56
Mental health facilities				C	C	18.56
Multifamily dwellings				P	P	
Neighborhood community center	C	C	C	C	C	18.56
Neighborhood-oriented commercial center		C	C	C	C	18.56
Parks, trails, open space areas and other related recreation facilities	P	P	P	P	P	
Planned unit developments		P	P	P	P	18.36
Private clubs and lodges			C	C	C	18.56
Recreational vehicle parks				C		18.56
Schools (public and/or private)	C	C	C	C	C	18.56



<b>RESIDENTIAL DISTRICTS</b> Note: See Figure 18.23.020 for residential uses allowed in the TC town center zone district; and Table 18.27.040 for residential uses allowed in the BD zone district	RSR	SFL	SFM	MFM	MFH	Applicable Regulations
Senior housing facilities				C	P-C	18.56
Single-family attached dwellings (including duplexes)			P	P		
Single-family detached dwellings	P	P	P	P		
Support facilities	P	P	P	P	P	
Townhouses and rowhouses					P	18.16.050 (F)(1)(a)
Wildlife refuges and forest preserves	P					

**LEGEND**

P = Permitted Use

C = Conditional Use

RSR = Residential/Sensitive Resource

SFL = Single-Family Low Density

SFM = Single-Family Medium Density

MFM = Multifamily Medium Density

MFH = Multifamily High Density

\*Accessory dwelling units are also allowed in the other residential zones as "accessory uses."

Note: Accessory uses are listed in each zoned district chapter.

**Section 4.** Table 18.18 *Commercial Zone Districts Permitted and Conditional Uses* of the Tumwater Municipal Code is hereby amended to read as follows:

**TABLE 18.18  
COMMERCIAL ZONE DISTRICTS PERMITTED  
AND CONDITIONAL USES**

<b>COMMERCIAL DISTRICTS</b> Note: See Figure 18.23.020 for commercial uses allowed in the town center (TC zone district); and Table 18.27.040 for commercial uses allowed in the BD zone district	NC	CS	MU	CBC	GC	BP	HC	Applicable Regulations
Adult family homes, residential care facilities	P	P	P	P	P		P	18.53; 18.56
Animal clinics	C		C	C	C			18.56
Animal kennels					C			18.56
Appliance equipment repair/sales					P			
Attached wireless communication facilities	P	P	P		P	P		11.20; Figure 11.20.030-1
Auto repair facility					C			18.56
Automobile service stations			C		P			18.56
Buildings higher than 50 feet			C	P	C			18.56 18.21
Campgrounds					P			
Cemeteries	C							18.56



<b>COMMERCIAL DISTRICTS</b> <b>Note: See Figure 18.23.020 for commercial uses allowed in the town center (TC zone district); and Table 18.27.040 for commercial uses allowed in the BD zone district</b>	<b>NC</b>	<b>CS</b>	<b>MU</b>	<b>CBC</b>	<b>GC</b>	<b>BP</b>	<b>HC</b>	<b>Applicable Regulations</b>
Centers for senior citizens, youth, general community and similar groups			P	P				
Child day care center	P	P	P	P	P	P	P	18.52
Child mini-day care center	P	P	P	P	P	P	P	18.52
Churches		C	C	P				18.56
Civic center complex			P	P				
Community center		P						
Community gardens	P	P	P	P	P	P	P	
Convalescent center, rest home, nursing home	C		C	C	C			18.56
Crematories						P		
Dance clubs				P				18.21.030
Educational institutions/services (other than state education facilities)		P					P	
Electric vehicle infrastructure	P	P	P	P	P	P	P	
Emergency communication towers or antennas	C	C	C		C	C		18.56
Entertainment facility		P	P	P	P			
Equipment rental and sales facility					P			
Existing uses, legally established prior to adoption	P	P	P				P	
Family child care home	P	P	P	P	P		P	18.52
Farmers markets	P	P	P	P	P	P	P	
Fish hatcheries, associated appurtenances, and related interpretive centers							P	
Freestanding wireless communication facilities	C	C	C		C	C		11.20; Figure 11.20.030-1; 18.56
Gas station (4-hose in conjunction with retail sales of no more than 3,000 square feet) (6:00 a.m. – 10:00 p.m.)	P							
Group foster homes	C	P	P	P	P			18.56
High-rise residential (five stories or more)				P	C			18.56 18.21
Inpatient facilities	C		C	C	C			18.56
Library, museum, art gallery	P	P	P	P	P		P	
Manufacturing, assembly, processing and/or fabrication activities entirely within a building and ancillary to primary office use (less than 25 percent of building)						P		
Marijuana Retailer				P	P			18.42.080
Medical clinics	P		P	P	P			



<b>COMMERCIAL DISTRICTS</b> <b>Note: See Figure 18.23.020 for commercial uses allowed in the town center (TC zone district); and Table 18.27.040 for commercial uses allowed in the BD zone district</b>	NC	CS	MU	CBC	GC	BP	HC	Applicable Regulations
Mental health facilities	C		C	C	C			18.56
Mini-storage, wholesaling, manufacturing, assembling, warehousing, storing, repairing, fabricating, or other handling of such products and equipment					C			18.56.
Mixed use structures	P		P	P	P			
Motels, hotels			P	P	P		P	
Motor vehicle sales facilities					C			18.56
Motorsports sales facility					P			18.22.020
Movie theaters, playhouses and similar performance and assembly facilities				P				
Multifamily dwellings			P				P	
Nurseries			P	C	P			18.21.050
Off-premises signs	C		C	C	C			18.56
Offices	P	P	P	O	P	P	P	
Parcel delivery facility		P						
Park and ride lots	P	P	C	P	P			18.56 18.21.030(D)
Parking lots, parking structures		P	C	P & C	P			18.19.020(R); 18.56 18.21.030 18.21.050
Parks and open space areas	P	P	P	P	P	P	P	
Personal and professional services		P	P	P	P		P	
Personal and professional services or sales (no more than 3,000 square feet)	P							
Planned unit developments	P	P	P	P	P	P		18.36
Post office	P	P	P	P	P		P	
Prisons, jails and other correctional facilities		C			C			18.56
Private clubs and lodges		C	P	P	P			18.56
Private educational facilities				P	C			
Public and/or private schools (other than state education facilities)	C	P	C	P	C			18.56
Recreation facilities	P	P	P	P	P	P	P	
Recreational vehicle park					P			
Residential uses			P	P	P		P	18.20.030
Restaurants		P	P	P	P	P	P	
Restaurants (without drive-in windows)	P							



<b>COMMERCIAL DISTRICTS</b> <b>Note: See Figure 18.23.020 for commercial uses allowed in the town center (TC zone district); and Table 18.27.040 for commercial uses allowed in the BD zone district</b>	<b>NC</b>	<b>CS</b>	<b>MU</b>	<b>CBC</b>	<b>GC</b>	<b>BP</b>	<b>HC</b>	<b>Applicable Regulations</b>
Retail sales			P	P	P		P	
Retail sales (no more than 3,000 square feet) (6:00 a.m. – 10:00 p.m.)	P							
Retail sales (no more than 3,000 square feet) (10:00 p.m. – 6:00 a.m.)	C							
Retail sales (no more than 15,000 square feet)		P						
Riding academies					P			
Senior housing facilities	C		P	P				18.56
Sewage treatment facilities						C		18.56
State education facilities		C	C	C	C			18.56
Support facilities	P	P	P	P	P	P	P	
Taverns, cocktail lounges		C	C	P	C		P	18.56
Transportation facilities, large scale state or regional		C			C	C		18.56
Transportation terminals					C			18.56
Used motor oil recycling collection point	P		P		P			
Wholesale business establishments, including warehousing and storage located entirely within a building but not more than fifty percent of any one building						P		
Wholesaling, manufacturing, assembling, warehousing, storing, repairing, fabricating, or other handling of products entirely within a building							P	

**LEGEND**

- P = Permitted Use
  - C = Conditional Use
  - NC = Neighborhood Commercial
  - CS = Community Services
  - MU = Mixed Use
  - CBC = Capitol Boulevard Community
  - GC = General Commercial
  - BP = Business Park
  - HC = Historic Commercial
- Note: Accessory uses are listed in each zone district chapter.

**Section 5.** Table 18.24 *Industrial Zone Districts Permitted and Conditional Uses* of the Tumwater Municipal Code is hereby amended to read as follows:



**TABLE 18.24**

**INDUSTRIAL ZONE DISTRICTS PERMITTED**

**AND CONDITIONAL USES**

<b>INDUSTRIAL DISTRICTS</b> <u>Note: See Table 18.27.040 for industrial uses allowed in the BD zone district</u>	<b>LI</b>	<b>HI</b>	<b>ARI</b>	<b>Applicable Regulations</b>
Adult family homes	P	C	P	18.53; 18.56; 18.34.020(O)
Agriculture	P		P	
All industrial activities involving the manufacture, assembly, bulk storage, processing, repair, recycling or servicing of goods or products		P		
Animal clinics	C	C	C	18.56
Animal kennels	C		C	18.56
Attached wireless communication facilities	P	P	P	11.20; 18.24.020; 18.25.020; 18.34.020
Automobile repair facilities	P		P	
Automobile service stations	P	P	P	
Aviation, aviation related uses, aviation fueling facilities			P	18.34.020(A); 18.34.020(F)
Building heights over fifty feet	C	C		18.56
Cemeteries	C	C		18.56
Child day care center	P	C	P	18.52; 18.56
Child mini-day care center	P	C	P	18.52; 18.56
Community gardens	P	P	P	
Crematories	P	P	P	
Electric vehicle infrastructure	P	P	P	
Emergency communication towers or antennas	C	C	C	18.56
Equipment rental and sales	P		P	
Family child care home	P	C		18.52; 18.56
Farmers markets	P	P	P	
Freestanding wireless communication facilities	P	P	P	11.20; Figure 11.20.030-1; 18.24.020; 18.25.020; 18.34.020
Hotel/motel and conference facilities			P	
Marijuana retailer	P		P	18.42.080
Marijuana processor	P		P	18.42.080



<b>INDUSTRIAL DISTRICTS</b>				
<b>Note: See Table 18.27.040 for industrial uses allowed in the BD zone district</b>	<b>LI</b>	<b>HI</b>	<b>ARI</b>	<b>Applicable Regulations</b>
Marijuana producer, within a fully enclosed secure indoor structure only	P		P	18.42.080
Mineral extraction		P		
Motor pool and equipment parking	P		P	
Motor vehicle sales facilities	P		P	18.34.020(Z)
Motorsports facility – Indoor	P		P	
Motorsports sales facility	P		P	
Nurseries or greenhouses	P		P	18.24.020(S)
Offices			P	
Off-premises signs	C	C		18.56
Off-site hazardous waste treatment and storage facilities	P	P	C	18.24.020(L); 18.56
Park and ride facilities	P	P	P	
Parks, open space and recreation facilities	P	P	P	
Personal and professional services	P		P	
Planned unit developments not including residential uses	P	P		18.36
Post offices, museum, library, art gallery	P		P	
Prisons, jails or other correctional facilities	C	C	C	18.56
Private education facilities			C	18.56
Public or private schools other than through the eighth grade	P			18.56
Public schools on parcels abutting residential zones and outside of air hazard areas			P	18.56
Radio frequency facilities			C	18.34.040(B)
Recycling collection centers	C	P		18.25.020(A); 18.56
Residential care facilities	P	C	P	18.34.020(O); 18.56
Restaurants			P	
Retail sale of goods or products manufactured on the premises, or utilized in manufacturing, repairing, or servicing activities which are permitted in the same zoning district		P	P	
Secure community transition facilities	C			18.56
Sewage treatment facilities	C	C	C	18.56
Sexually oriented businesses	P		P	18.04; 18.42.050
Solid waste handling facilities	C	C	C	18.56
State educational facilities	C		C	18.56
Storage, manufacture or sale of highly volatile or extremely hazardous substances or materials other than airport fueling facilities			C	18.56



<b>INDUSTRIAL DISTRICTS</b>				
<b>Note: See Table 18.27.040 for industrial uses allowed in the BD zone district</b>	<b>LI</b>	<b>HI</b>	<b>ARI</b>	<b>Applicable Regulations</b>
Support facilities	P	P	P	
Terminal facilities	P	C	P	
The raising of crops, including trees			P	18.34.020(J)
Transit facilities	P		P	
Transportation facilities, large scale or regional	C	C	C	18.56
Transportation terminal facilities	P	P	P	
Uses having to do with buying, selling, and personal and professional services or offices, or of a general commercial nature	P			
Warehouse distribution center less than 200,000 sq. ft. in area and generating 250 or fewer diesel truck trips per day	P		P	
Warehouse distribution center of at least 200,000 sq. ft. in area or generating more than 250 diesel truck trips per day	C		C	18.56
Wholesaling, manufacturing, assembling, warehousing, storing, repairing, fabricating, distribution of goods or other handling of products and equipment	P	P	P	
Wrecking yards and junk yards		C		18.56

**LEGEND**

P = Permitted Use

C = Conditional Use

LI = Light Industrial

HI = Heavy Industrial

ARI = Airport Related Industrial

Note: Accessory uses are listed in each zone district chapter.

**Section 6.** Section 18.40.035 is hereby amended to read as follows:

**18.40.035 Exterior illumination.**

These regulations apply to outdoor artificial light sources, including lights on the exterior of buildings or other structures, installed underneath canopies, pole mounted, freestanding and ground lights, as well as nonresidential interior lights.

A. For the purposes of regulating lighting in this section and elsewhere in this title, the following terms shall be defined as stated:

1. "Business-zoned property" means any property zoned NC, CS, MU, GC, TC (TC mixed use, professional office and civic subdistricts), CD, BP, HC, GB, OS, LI, HI, CBC, BD, and ARI.

2. "Foot-candle" means a measure of illuminance (or light intensity) on a surface equal to one lumen per square foot.

3. "Fully shielded fixture" means exterior lighting that is shielded or constructed so that all light emitted is projected below a horizontal plane running through the lowest part of the fixture as determined by a photometric test or certified by the manufacturer.



4. “Glare” means an intensity of light that due to the brightness of the light source diminishes the observer’s ability to see, and in extreme cases may cause visual discomfort or momentary blindness.

5. “Light trespass” means the light emanating from one property (measured at the property line) intruding onto an adjacent property or public right-of-way.

6. “Lumen” means a unit of classification used to quantify the amount of light energy produced by a lamp. Lumen output of most lamps is listed on the packaging. For example, a sixty-watt incandescent lamp produces approximately eight hundred fifty lumens while a fifty-five-watt low-pressure sodium lamp produces approximately eight thousand lumens.

7. “Opaque” means not allowing light to pass through; not transparent or translucent.

8. “Partially shielded” means the luminaire incorporates a translucent barrier, the “partial shield” around the lamp that allows some light to pass through the barrier while concealing the lamp from the viewer.

9. “Residential-zoned property” means any property zoned RSR, SFL, SFM, MFM, MFH and TC (TC residential subdistrict).

10. “Translucent” means allowing light to pass, but diffusing it such that the light source cannot be distinguished.

B. Exterior Lighting Standards. Exterior artificial light sources shall conform to the following requirements:

1. Light fixtures shall be used in a manner such that light is directed downward, and not outward or upward.

2. Light fixtures shall be fully shielded.

a. Fixtures on business-zoned properties that are mounted to the underside of structures such as canopies, awnings, etc. (such as those found at gas stations, drive-through facilities, service stations, and parking structures) shall be flush mounted to the canopy so that the lens does not protrude below the surface to which it is mounted. In instances where the canopy is not thick enough to accommodate a flush-mount fixture a fully shielded fixture may be utilized and mounted to the surface.

3. Exterior lighting shall not blink, flash, fluctuate, be intermittent, or change color or intensity.

4. Illuminated signs and advertising devices shall also comply with provisions of TMC 18.44.080 and 18.44.170. Where conflict occurs, the more stringent standards shall apply.

5. Parking lot lighting shall also comply with provisions in TMC 18.50.060. Where conflict occurs, the more stringent standards shall apply.

6. Exterior lighting on business-zoned properties shall be turned off at the close of business or 10:00 p.m., whichever is later. However, lighting which is necessary for after business hours work by employees and lighting that is necessary for security systems to function properly may be utilized at any time provided the



lighting is the minimum necessary and is turned off when it is no longer needed or being used.

7. Light trespass shall comply with the provisions of subsection D of this section.

8. Illumination of government flags is allowed provided the light fixtures are equipped with shields and louvers to control the beam spread and to prevent light trespass and glare.

9. Low voltage landscape lighting (thirty volts or less) is allowed provided it is partially shielded (upward-oriented spot/flood lights are not allowed) and does not violate the light trespass standards of subsection D of this section. Rope style lighting of any voltage is also allowed for residential properties provided it meets the light trespass standards of subsection D of this section.

C. Application Required.

1. A basic lighting plan shall be submitted to the community development department along with building permit applications that involve the installation or replacement of exterior lighting. The basic lighting plan shall include, but not be limited to, descriptions, illustrations, or photos of the types of lighting fixtures to be installed, a statement or description of how the fixtures comply with the regulations, and descriptions or depictions of the locations of the proposed lighting fixtures. The basic lighting plan shall also include statements that the applicant will design their project to comply with the exterior lighting regulations, and the applicant will make any changes necessary to come into compliance with the regulations before their occupancy permit is issued. The basic lighting plan must be signed by the applicant(s) or their authorized agent(s).

2. For nonresidential development proposals that are four thousand square feet or larger the community development director (or his/her designee) may require a photometric lighting plan instead of the basic lighting plan. The photometric plan, application, and a fee as specified by the most current fee resolution adopted by the Tumwater city council shall be submitted along with a building permit application. The photometric lighting plan must specify how the project lighting, including both freestanding and building-mounted lighting, complies with the applicable requirements of the Tumwater Municipal Code including this chapter. The photometric lighting plan shall also include the requirements listed for the basic lighting plan as shown in subsection (C)(1) of this section. Where requirements overlap or conflict, the more stringent shall apply.

D. Light Trespass. All light fixtures used on a premises shall be installed and maintained to prevent light trespass, measured at the property line of the originating property (light source), that exceeds one-tenth foot-candle illuminating adjacent to residential-zoned property or one-half foot-candle illuminating adjacent to business-zoned property or public rights-of-way.

E. Exceptions. The restrictions on exterior lighting in subsections B, C and D of this section shall not apply to:



1. Light fixtures on structures listed in the Tumwater, or Washington State, or National Historic Registers (as defined in TMC Chapter 2.62) that are important in defining the overall historic character of the structure or building.
2. Projection equipment for outdoor movie theaters and outdoor movie events.
3. Security floodlights with motion detectors and daytime cutoffs that comply with the light trespass standards of subsection D of this section; provided, that the duration of activation by the motion sensor does not exceed sixty seconds. Light trespass at the property line may be diminished to acceptable levels by using lower wattage bulbs, downward and inward orientation, opaque or translucent shielding, or combinations thereof.
4. Seasonal decorations illuminated no longer than sixty days.
5. Lights on moving vehicles.
6. Sports field lighting.
7. Navigation lights (such as airports, heliports, or tower lighting required by the Federal Aviation Administration).
8. Temporary emergency lighting (such as fire, police, repair workers).
9. Traffic control signals and devices.
10. Exterior lighting approved by the community development director for temporary or periodic events (e.g., special events, nighttime construction, etc.). Searchlights, lighting displays lasting longer than seven days in any calendar year, and any lighting displays that cause any direct glare into or upon any building other than the building to which the display may be related are all prohibited.
11. Light sources lawfully installed prior to the effective date of these regulations.
12. Public streetlights are exempt only from the light trespass standards of subsection D of this section.

(Ord. O2011-002, Amended, 03/01/2011; Ord. O2009-001, Added, 11/02/2009)

**Section 7.** Section 18.43.020 is hereby amended to read as follows:

**18.43.020 Applicability.**

These design review guidelines apply city-wide to: (A) commercial and mixed use developments within the GC, CS, NC, TC, BD, CBC and MU zoning districts, (B) industrial uses (wholesaling, manufacturing, assembling, storing, repairing, fabricating and distribution of goods, and other handling of products and equipment) within the LI, BD and ARI zoning districts, (C) residential development with a density greater than 7.25 dwelling units per acre, and (D) additions or exterior remodels to development defined under (A) or (B) above when within any twelve-month period additions or exterior remodels amount to twenty-five percent or greater of the assessed valuation of the existing building(s) or structure(s). For additions or exterior remodels, it is only required that the proposed improvements meet the guidelines and do not lead to further nonconformance with the guidelines. For example, if a property owner decides to increase the size of a blank wall, then the blank wall should meet the guideline standards, but screening of existing dumpsters



from view is not required. Even if otherwise applying, these guidelines do not apply to remodels or alterations that do not change the exterior appearance of the building. Each design review submittal shall be accompanied by a fee in an amount established by resolution of the city council to help defray the cost of review by the city, no part of which fee is refundable.

(Ord. O2008-014, Amended, 10/21/2008; Ord. O2003-001, Amended, 02/18/2003; Ord. O2001-020, Amended, 05/07/2002; Ord. O2000-004, Amended, 07/18/2000; Ord. O97-027, Added, 03/03/1998)

**Section 8.** Section 18.44.150 is hereby amended to read as follows:

**18.44.150 Commercial and industrial zone districts.**

A. The following general regulations shall apply to the following zone districts: NC, neighborhood commercial; CS, community services; MU, mixed use; GC, general commercial; LI, light industrial; HI, heavy industrial; ARI, airport related industry; TC, town center; CBC, Capitol Boulevard Community; BD, Brewery District; and BP, business park:

1. Any sign located within the front yard area shall comply with fence height regulations, as outlined in TMC Chapter 18.46.

2. Signs shall be located at least two feet from the curb line or a service drive or travel lane.

3. All wall signs shall be flush against the building and shall not project above the roofline.

4. No freestanding sign shall be permitted to be higher than the principal building on the lot; provided, that no sign shall be higher than thirty feet; and provided also, that the height of any freestanding sign shall be limited to the heights set forth within each zoning district.

B. Signs in the NC, neighborhood commercial zone district, shall be limited to a total of eighty square feet on all faces of all permanent freestanding signs; provided, that no one sign face is larger than fifty percent of the total allowable sign area. Wall signs shall be limited to an area not to exceed twenty percent of the public facade; provided, that the total area of signs on an individual public facade or other wall of a building does not exceed fifty percent of the sign area allowed for freestanding signs. Twenty-five square feet shall be allowed for temporary signs; however, the temporary sign allowance shall be included in the signage amounts allowed for permanent signs. No freestanding sign shall be higher than ten feet. Pedestrian-oriented signs shall not exceed eight square feet per sign face; provided, that such signs located below a pedestrian weather protection structure shall not exceed four square feet. One such sign is allowed for each public entry of the first floor use onto the adjacent street. The bottom of any sign of this type shall be at least nine feet above the sidewalk and shall not contain commercial messages other than the name of the use or business. The maximum height of a pedestrian-oriented sign shall not exceed fifteen feet above the sidewalk. A pedestrian-oriented sign shall not be free-swinging and must not extend horizontally beyond the limits of a pedestrian weather protection structure.



C. Signs in the CS, community service zone district, and in the TC, town center zone district, shall be limited to a total of one hundred forty square feet on all faces of all permanent freestanding signs; provided, that no one sign face is larger than fifty percent of the total allowable sign area. Wall signs shall be limited to an area not to exceed twenty percent of the public facade; provided, that the total area of signs on an individual public facade or other wall of a building does not exceed fifty percent of the sign area allowed for freestanding signs. Freestanding signs are limited to monument type only, and no freestanding sign shall be higher than six feet. Pedestrian-oriented signs shall not exceed eight square feet per sign face; provided, that such signs located below a pedestrian weather protection structure shall not exceed four square feet. One such sign is allowed for each public entry of the first floor use onto the adjacent street. The bottom of any sign of this type shall be at least nine feet above the sidewalk and shall not contain commercial messages other than the name of the use or business. The maximum height of a pedestrian-oriented sign shall not exceed fifteen feet above the sidewalk. A pedestrian-oriented sign shall not be free-swinging and must not extend horizontally beyond the limits of a pedestrian weather protection structure.

D. Signs in the MU, mixed use; GC, general commercial; LI, light industrial; CBC, Capitol Boulevard Community; BD, Brewery District; and HI, heavy industrial zone districts, shall be limited to a total of two hundred square feet on all faces of all permanent freestanding signs; provided, that no one sign face is larger than fifty percent of the total allowable sign area. Wall signs shall be limited to an area not to exceed twenty percent of the public facade, provided that the total area of signs on an individual public facade or other wall of a building does not exceed fifty percent of the sign area allowed for freestanding signs. Seventy-five square feet shall be allowed for temporary signs; however, the temporary sign allowance shall be included in the signage amounts allowed for permanent signs. No freestanding sign shall be higher than thirty feet. Pedestrian-oriented signs shall not exceed eight square feet per sign face; provided, that such signs located below a pedestrian weather protection structure shall not exceed four square feet. One such sign is allowed for each public entry of the first floor use onto the adjacent street. The bottom of any sign of this type shall be at least nine feet above the sidewalk and shall not contain commercial messages other than the name of the use or business. The maximum height of a pedestrian-oriented sign shall not exceed fifteen feet above the sidewalk. A pedestrian-oriented sign shall not be free-swinging and must not extend horizontally beyond the limits of a pedestrian weather protection structure.

E. Signs in the ARI, airport related industry zone district, shall be limited to a total of two hundred square feet on all faces of all permanent freestanding signs; provided, that no one sign face is larger than fifty percent of the total allowable sign area. Wall signs shall be limited to an area not to exceed twenty percent of the public facade; provided, that the total area of signs on an individual public facade or other wall of a building does not exceed fifty percent of the sign area allowed for freestanding signs. Twenty-five square feet shall be allowed for temporary signs;



however, the temporary sign allowance shall be included in the signage amounts allowed for permanent signs. No freestanding sign shall be higher than thirty feet.

F. Illuminated awnings may be used in place of building-mounted signs in any commercial or industrial zone district, subject to the following restrictions:

1. Illuminated awnings shall not cover more than thirty-three percent of the face of any building;
2. Illuminated awnings shall not be placed higher than the first story of any building; and
3. Illuminated awnings shall conform to the hours of illumination set forth in TMC 18.44.170(D).

(Ord. O2006-034, Amended, 07/17/2007; Ord. O2001-020, Amended, 05/07/2002; Ord. O97-025, Amended, 12/02/1997; Ord. O96-022, Amended, 12/17/1996; Ord. O95-035, Amended, 12/19/1995; Ord. O94-018, Amended, 07/10/1994; Ord. 1254, Amended, 02/05/1991; Ord. 883, Added, 05/06/1984)

**Section 9.** Figure 18.44.150 is hereby amended to read as follows:

**FIGURE 18.44.150**

**SIGN HEIGHT AND AREA ALLOWANCES**

RESIDENTIAL DISTRICTS					
ZONING DISTRICT	MAXIMUM ALLOWABLE AREA			MAXIMUM HEIGHT	
	OCCUPANT, ADDRESS, HOME OCCUPATION IDENTIFICATION SIGNS	RESIDENTIAL MULTIUNIT OR DEVELOPMENT IDENTIFICATION SIGNS	NONRESIDENTIAL IDENTIFICATION SIGNS OTHER THAN HOME OCCUPATIONS	SIGNS NOT IN FRONT OR SIDE YARDS	SIGNS LOCATED WITHIN FRONT OR SIDE YARD AREAS
RSR, SFL, SFM, MFM, AND MFH	6 s.f.	32 s.f. (one per street frontage)	12 s.f.	6 feet	Front Yard: 42 in. Side Yard: 72 in. (see note 1)

COMMERCIAL AND INDUSTRIAL DISTRICTS							
ZONING DISTRICT	MAXIMUM ALLOWABLE AREA				MAXIMUM HEIGHT		MONUMENT SIGNS
	TEMPORARY SIGNS (see notes 3 and 4)	FREESTANDING SIGNS	BUILDING AND WALL SIGNS	ILLUMINATED AWNINGS	FREESTANDING SIGNS (See notes 1 and 2)	BUILDING AND WALL SIGNS	
NC	25 s.f.	80 s.f.	Limited to 20% of public facade; total area of any facade not to exceed 50% of	Illuminated awnings in place of building signs; no larger than 33% of building face; no higher	10 ft.	All building and wall signs shall be flush against building and shall not project above	OPTIONAL
GB	N/A	32 s.f.			6 ft.		REQUIRED
OS	N/A	32 s.f.			6 ft.		REQUIRED
CS	N/A	140 s.f.			6 ft.		REQUIRED



COMMERCIAL AND INDUSTRIAL DISTRICTS							
ZONING DISTRICT	MAXIMUM ALLOWABLE AREA				MAXIMUM HEIGHT		MONUMENT SIGNS
	TEMPORARY SIGNS (see notes 3 and 4)	FREESTANDING SIGNS	BUILDING AND WALL SIGNS	ILLUMINATED AWNINGS	FREESTANDING SIGNS (See notes 1 and 2)	BUILDING AND WALL SIGNS	
TC	N/A	140 s.f.	freestanding sign limit	than 1st story	6 ft.	the roof line	REQUIRED
MU	75 s.f.	200 s.f.			30 ft.		OPTIONAL
GC	75 s.f.	200 s.f.			30 ft.		OPTIONAL
<u>CBC</u>	<u>75 s.f.</u>	<u>200 s.f.</u>			<u>30 ft.</u>		<u>OPTIONAL</u>
<u>BD</u>	<u>75 s.f.</u>	<u>200 s.f.</u>			<u>30 ft.</u>		<u>OPTIONAL</u>
ARI	25 s.f.	200 s.f.			30 ft.		OPTIONAL
LI	75 s.f.	200 s.f.			30 ft.		OPTIONAL
HI	75 s.f.	200 s.f.			30 ft.		OPTIONAL

**NOTES:**

1. On corner lots, signs located within fifteen feet of the intersection of property lines abutting the street are limited to thirty-six inches in height above grade.
2. The height of any freestanding sign may not exceed the height of the principal building.
3. The temporary sign allowance shall be included in the amounts allowed for permanent signs.
4. Maximum allowable sign areas may be increased within multiple building complexes or in multiple tenant buildings pursuant to TMC 18.44.155.
5. Signs on product dispensers and vending machines are included in the maximum allowed for freestanding signs.

**ZONING DISTRICTS**

**RSR** Residential Sensitive Resource

**CS** Community Services

**SFL** Single-Family, Low Density

**TC** Town Center

**SFM** Single-Family, Medium Density

**MU** Mixed Use

**MFM** Multifamily, Medium Density

**GC** General Commercial

**MFH** Multifamily, High Density

**ARI** Airport Related Industry

**NC** Neighborhood Commercial

**LI** Light Industrial

**GB** Greenbelt

**HI** Heavy Industrial

**OS** Open Space

**CBC** Capitol Boulevard Community

**BD** Brewery District



**Section 10.** Table 18.47 is hereby amended to read as follows:

**TABLE 18.47: REQUIRED LANDSCAPING MATRIX**

Zone Where Landscaping is Required	Abutting Zone**																	
	HI	LI	ARI	BP	GC	TC	CS	HC	MU	CBC	BD	NC	MFH	MFM	MHP	SFM	SFL	RSR
RSR	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2			
SFL	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2			
SFM	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2			
MHP	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2
MFM	1	1	1	1	1	2	2	2	2	2	2	2		2	2	2	2	
MFH	1	1	1	1	1	2	2	2	2	2	2	2		2	2	2	2	
NC	1	1	1	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1
MU	1	1	1	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1
CBC	1	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1
BD	1	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1
HC	1	1		2	2	2	2	2	2	2	2	2	2	2	1	1	1	1
CS	1	2		2	2	2	2	2	2	2	2	2	2	2	1	1	1	1
TC	1	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1
GC	1	2	2	2	2	2	2	2		2	2	2	1	1	1	1	1	1
BP	1	2	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	1
ARI	2	2	2	2	2	2	2	1	1	2	2	1	1	1	1	1	1	1
LI	2	2	2	2	2	2	2	1	1	2	2	1	1	1	1	1	1	1
HI	2	2	2	1	1	1	1	1	1	2	2	1		1	1	1	1	1

NOTE: Type 1 and 2 landscaping is explained in TMC 18.47.050 preceding this matrix.

\*\* Zones separated by public streets are not considered abutting and do not require vegetative separation, except as required in other sections of this chapter.

**LEGEND**

<b>RSR</b>	Residential/Sensitive Resource	<b>CS</b>	Community Service	<b>HC</b>	Historic Commercial
<b>SFL</b>	Single-Family Low Density	<b>MU</b>	Mixed Use	<b>BP</b>	Business Park
<b>SFM</b>	Single-Family Medium Density	<b>GC</b>	General Commercial	<b>ARI</b>	Airport Related Industry
<b>MFM</b>	Multifamily Medium Density	<b>LI</b>	Light Industrial	<b>TC</b>	Town Center
<b>MFH</b>	Multifamily High Density	<b>HI</b>	Heavy Industria	<b>CBC</b>	<u>Capitol Boulevard Community</u>
		<b>BD</b>	<u>Brewery District</u>		



**Section 11.** Figure 18.56.140(A) is hereby amended to read as follows:

**Figure 18.56.140(A)**

CITY OF TUMWATER ESSENTIAL PUBLIC FACILITY SITING POLICIES FOR CITY ZONING																					
EPF Code	Tumwater Zones																				
	RSR	SFL	SFM	MFM	MFH	MU	CBC	NC	CS	GC	TC	LI	HI	HC	BP	GB	OS	AP	ARI	BD	
A																				P	
B												P								P	
C						C	C		C	C	C	C								C	C
D									C	C		C	C		C					C	C
E									C	C		C	C							C	
F												C	C							C	
G				C	C	C	C	C		C											
H				C	C	C	C	C		C											
I												C	C							C	
J		C	C	C	C	C		C	C	C	C(1)	C	C		C					C	
K												C(2)									

**Figure 18.56.140(A)**

**Notes:**

C means conditional use; P means permitted use.

Shaded areas mean use is not permitted.

(1) In the TC zone district, emergency communication antennas must be affixed to or erected upon existing buildings, water tanks or other existing structures. Antennas shall not be affixed to a wireless communication support structure. Emergency communication towers are not permitted.

(2) Secure community transition facilities are allowed in the LI zone district excluding light industrial zones in the vicinity of Mottman Industrial Park.

**LEGEND**

- RSR – Residential/Sensitive Resource
- SFL – Single-Family Low Density
- SFM – Single-Family Medium Density
- MFM – Multifamily Medium Density
- MFH – Multifamily High Density
- MU – Mixed Use
- CBC – Capitol Boulevard Community
- NC – Neighborhood Commercial
- CS – Community Services
- ARI – Airport Related Industrial
- AP – Airport Overlay
- GC – General Commercial
- TC – Town Center
- BD – Brewery District
- LI – Light Industrial
- HI – Heavy Industrial
- HC – Historic Commercial
- BP – Business Park
- GB – Greenbelt
- OS – Open Space



**Section 12. Corrections.** The City Clerk and codifiers of this ordinance are authorized to make necessary corrections to this ordinance including, but not limited to, the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

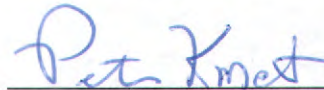
**Section 13. Ratification.** Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and affirmed.

**Section 14. Severability.** The provisions of this ordinance are declared separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of the ordinance, or the validity of its application to other persons or circumstances.

**Section 15. Effective Date.** This ordinance shall become effective on September 1, 2014.

ADOPTED this 15<sup>th</sup> day of July, 2014.

CITY OF TUMWATER



Pete Kmet, Mayor

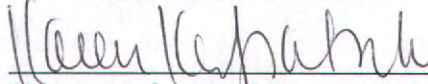
ATTEST:



~~Melody Valiant, City Clerk~~

~~Frene M Kaester, Acting City Clerk~~

APPROVED AS TO FORM:



Karen Kirkpatrick, City Attorney

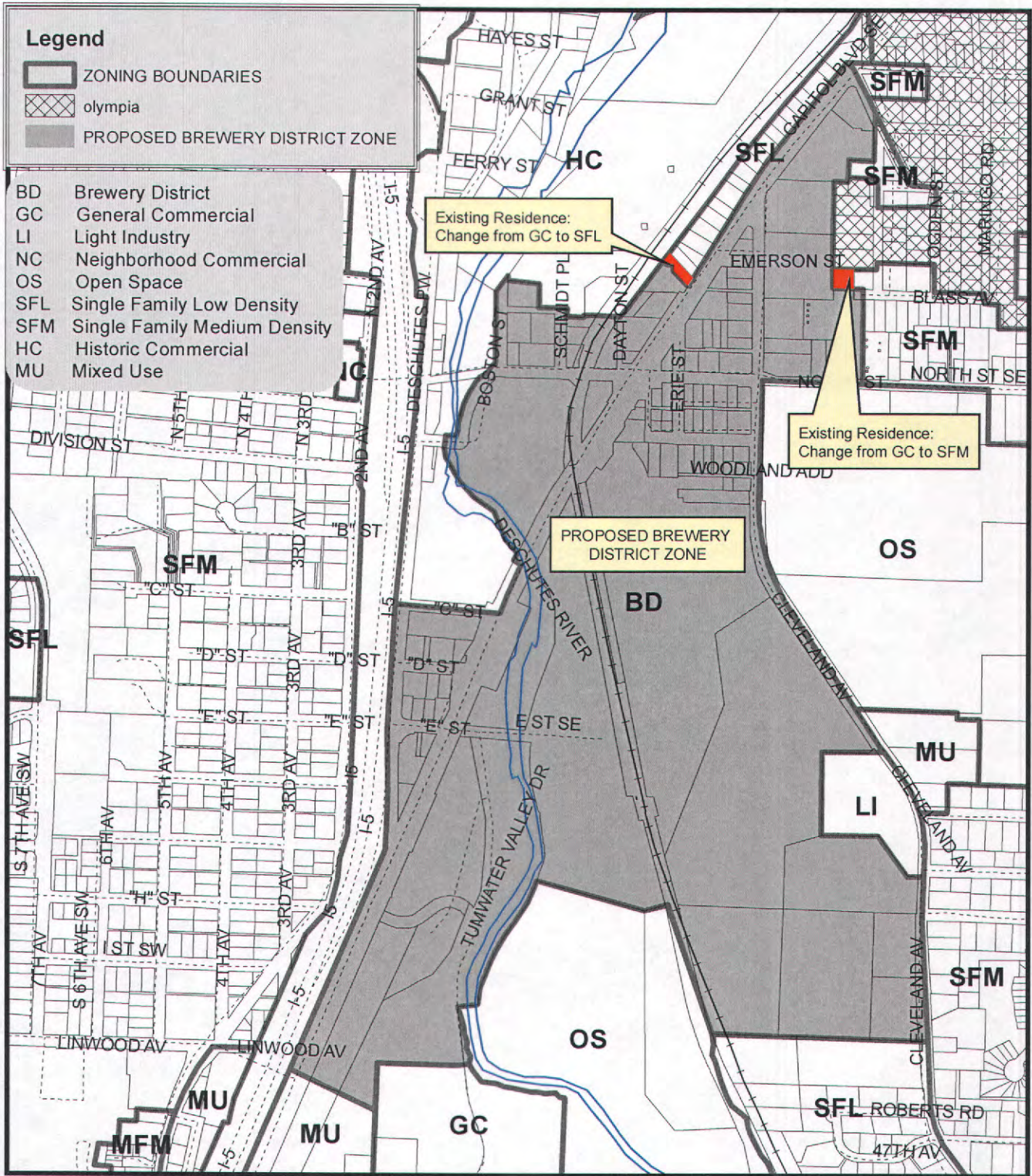
Published: July 18, 2014

Effective Date: September 1, 2014



# PROPOSED ZONE CHANGES

EXHIBIT "A"  
ORDINANCE NO.  
O2014-007



City of Tumwater Community Development Department  
May 14, 2014  
BREWERY DISTRICT Zoning.mxd

DISCLAIMER: The City of Tumwater does not warrant, guarantee, or accept any liability for the accuracy, precision, or completeness of any information shown hereon or for any inferences made therefrom.

