



CITY OF TUKWILA
 Department of Community Development
 Southcenter Boulevard, Tukwila, WA 98188
 Telephone: (206) 431-3670 FAX (206) 431-3665
 E-mail: tukplan@ci.tukwila.wa.us

ZONING CODE USE MATRIX*

Code for Business Licenses	P = Permitted, A = Accessory, C = Conditional, U = Unclassified, S=Special Permission Parking: NP=no additional parking requirement, PC=by Planning Commission, D=by Director, HE=by Hearing Examiner	LDR	MDR	HDR	MUO	O	RCC	NCC	RC	RCM	TUC	C/LI	LI	HI	MIC/L	MIC/H	TVS	TSO	Parking Standard
10	Adult day care	A	A	A	A	A			A	A	A							P	
20	Adult entertainment (*subject to location restrictions)											P	P	P	P	P	P	P	
30	Airports, landing fields and heliports (except emergency sites)										U	U	U	U	U	U	U	U	
40	Amusement Parks								C	C	C	C	C	C			C		D*
50	Animal rendering												U					P	
60	Animal shelters and kennels, subject to additional State and local regulations (less than 4 cats/dogs =no permit)								C	C	C	C	C	C			C		
70	Animal Veterinary, including associated temporary indoor boarding; access to an arterial required	P	P	P	P		P	P	P	P	P	P					P		3/1000
80	Automobile, recreational vehicles or travel trailer or used car sales lots (*)								P	P	P	P	P	P			P	P	2.5/1000
90	Automotive services, gas (outside pumps allowed), washing, body and engine repair shops (enclosed within a building)							P	P	P	P	P	P	P	P	P	P	P	
100	Beauty or barber shops				P	P	P	P	P	P	P	P	P	P	P	P	P	P	2.5/100 or 4/1000 TUC/TVS
110	Bed and breakfast lodging for not more than twelve guests	C	C	C															2/dwelling up to 3 beds plus 1/each additional 2 beds
120	Bed and breakfast lodging (no size limit specified)				C						C*							P	
130	Bicycle repair shops				P	P	P	P	P	P	P	P	P	P	P	P	P	P	2.5/100 or 4/1000 TUC/TVS
140	Billiard or pool rooms				P			A	P	P	P	P	P	P	A	A	P	P	
150	Boarding Homes		C	C															2/dwelling up to 3 beds plus 1/each additional 2 beds
160	Brew Pubs				P	P	C	P	P	P	P	P	P	P	P	P	P	P	1/100
170	Bus stations							P	P	P	P	P	P	P	P	P	P	P	
180	Cabinet shops or carpenter shops employing less than five people							P	P	P	P	P	P	P			P	P	
190	Cargo containers (*see also 18.50.060)	A&S	A&S	A&S					A&S	A&S	A&S	A&S	P	P	P	P	P		NP
200	Cement manufacturing											U	U	U	U	U	U		1/1000sf
210	Cemeteries and crematories	C	C	C	C	C			C	C	C	C	C	C			C	C	
220	Colleges and universities				C	C		C	C	C	C	C	C	C	C	C	C	P	PC
230	Commercial laundries								P	P	P	P	P	P	P		P		
240	Commercial Parking *				P	P			P	P	P	P	P	P			P		
250	Computer software development and similar uses				P	P	P	P	P	P	P	P	P	P	P*	C*	P	P	3/1000

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260	Contractor storage yards										P	P	P	P	P	P	P			
270	Continuing care retirement facility.																	P		
280A	Convalescent & nursing homes for not more than twelve patients		C	P	P	P	C	P	P	P	P	P					P	P	1 per 4 beds, 10 minimum	
280B	Convalescent & nursing homes for more than twelve patients				C	C		C	C	C	C	C					C	P		
290	Convention facilities								P	P	P	P	P	P				P	P	D*
300	Correctional institutes					U*							U	U		U				
310A	Daycare Centers (not home-based)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
310B	Daycare Family Home *	A	A	A	A	A	A	A	A	A	A						A	A		
320	Dormitory*	C	C	C	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
330	Drive-in theatres								C	C	C	C	C	C				C		
340A	Dwelling – Single family (Includes site built, modular home or new manufactured home)	P 6.7/ac	P 5.4/ac	P 4.5/ac	P	P	P 8.7/ac	P										P	P*	2/dwelling up to 3 beds plus 1/each additional 2 beds
340B	Dwelling- Detached Zero-Lot Line Units		P																	
340C	Dwelling- Duplex, triplex or fourplex or townhouse up to four attached units.		P 14.5/ac																	
340D	Dwelling- Townhouses up to 4 attached units			P																
340E	Dwelling –Multi-family			P 21.8/ac					P* 21.8/ac										P*	
340F	Dwelling – Multi-family units above office and retail uses			P 14.5/ac		P 14.5/ac	P			P 14.5/ac	C* 22/ac						C* 22/ac	P*		
340G	Dwelling Unit – Transit Oriented Development *										C 65/ac									
340H	Dwelling – Senior citizen housing *see purpose section of chapter, uses sections, and development standards			P 60/ac	P 60/ac			P 60/ac	P 60/ac	P 60/ac	C* 100/ac						C* 100/ac	P*	1/unit up to 15 units + ½ units over 15	
340I	Dwelling unit – Accessory *	A	A	A	A	A	A	A										A	A	2/dwelling up to 3 beds plus 1/each additional 2 beds
350A	Electrical Substation – Distribution	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	P	
350B	Electrical Substation – Transmission/Switching													U		U	U	U		
360A	Electric Vehicle Charging Station – Level 1 and Level 2	A	A	A	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
360B	Electric Vehicle Charging Station – Level 3, battery exchange stations, and rapid charging stations. (TMC 18.50.140)	A	A	A	A	A	A	P	P	P	P	P	P	P	P	P	P	P	P	
370	Essential public facilities, except those uses listed separately in any of the other zones								U	U	U	U	U	U	U	U	U	U		
380	Extended-stay hotel/motel								P	P	P	P	P	P	P	P	P	P	1/room + 1/20 rooms	
390	Farming and farm-related activities																	P	P	
400	Financial, banking, mortgage, other services				P	P		P	P	P	P	P	P	P	P*/C*	P	P	P		
410	Fire & Police Stations	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	PC
420	Fix-it, radio or television repair shops/rental shops							P	P	P	P	P	P	P				P	P	*4/1000 if TUC/TVS or 2.5/1000
430	Fraternal organizations				P	P	C	P	P	P	P	P	P	P				P	P	D*
440	Frozen food lockers for individual or family use							P	P	P	P	P	P	P				P	P	NP

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450	Garage or carport (private) not exceeding 1,500 sq./ft on same lot as residence	A	A																NP
460A	Greenhouses (noncommercial) and storage sheds not exceeding 1,000 sq./ft	A	A	A	A														NP
460B	Greenhouses or nurseries (commercial)						P	P	P	P	P	P	P	P			P	P	
470A	Hazardous substance processing and handling and hazardous waste treatment and storage facilities (on-site) subject to compliance with state siting criteria RCW Chapter 70.105 (See TMC 21.08)									A*	A*	A*	A*	A*	A*	A*	A*	A*	
470B	Hazardous waste treatment and storage facilities (off-site) subject to compliance with state siting criteria (RCW Chapter 70.105) (See TMC 21.08)													C		C			
480	Heavy equipment repair and salvage										P	P	P	P	P	P	P		
490	Heavy metal processes such as melting, blast furnaces, drop forging or drop hammering														C	P			1/1000sf
500	Helipads, accessory																	C	NP
510	Home Occupation *see definition and accessory use	A	A	A	A	A	A	A		A	A						A	A	1/employee
520	Hospitals, sanitariums, or similar institutes				C	C			C	C	C	C	C	C			C	P	1/bed
530	Hotels								P	P	P	P	P	P	P	P	P	P	1/room + 1/20 rooms
540	Hydroelectric and private utility power generating plants								U	U	U	U	U	U	U	U	U		
550	Industries involved with etching, film processing, lithography, printing and publishing								P	P	P	P	P	P	P	P	P	P	1/1000sf
560	Internet Data Centers								C		P	P	P	P	P	P	P	P	
570	Landfills and excavations which the responsible official, acting pursuant to the State Environmental Policy Act, determines are significant environmental actions	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U		
580	Laundries; self serve, dry cleaning, tailor, dyeing				P	P	P	P	P	P	P	P	P	P	P	P	P	P	*4/1000 if TUC/TVS or 2.5/1000
590	Libraries, museums, or art galleries (public)	C	C	P	P	P	C	P	P	P	P	P	P	P	P	P	P	P	Public by PC; non-public by D*
600	Manuf./Mobile home park *		C	P															2/dwelling up to 3 beds plus 1/each additional 2 beds
610A	Manufacturing, processing and/or assembling chemicals, light metals, plastics, solvents, soaps, wood, coal, glass, enamels, textiles, fabrics, plaster, agricultural products or animal products (no rendering or slaughtering)											C	C	P	C	P	C		1/1000 sf
610B	Manufacturing, processing and/or assembling of previously manufactured metals, such as iron and steel fabrication; steel production by electric arc melting, argon oxygen refining, and consumable electrode melting; and similar heavy industrial uses											C	C	P	C	P	C		
610C	Manufacturing, processing and/or assembling of previously prepared metals including, but not limited to, stamping, dyeing, shearing or punching of metal, engraving, galvanizing and hand forging								C	C	C	C	P	P	P	P	C		
610D	Manufacturing, processing and/or packaging pharmaceuticals and related products, such as cosmetics and drugs							P*	P	P	P	P	P	P	P	P	P	P	

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610E	Manufacturing, processing and/or packaging previously prepared materials including, but not limited to, bags, brooms, brushes, canvas, clay, clothing, fur, furniture, glass, ink, paint, paper, plastics, rubber, tile, and wood							P*	P	P	P	P	P	P	P	P	P	P	
610F	Manufacturing, processing, assembling and/or packaging of electrical or mechanical equipment, vehicles and machines including, but not limited to, heavy and light machinery, tools, airplanes, boats or other transportation vehicles and equipment											P	P	P	P	P		C	
610G	Manufacturing, processing, assembling, packaging and/or repairing electronic, mechanical or precision instruments such as medical and dental equipment, photographic goods, measurement and control devices, and recording equipment							P*	P	P	P	P	P	P	P	P	P	P	
610H	Manufacturing, processing, packaging of foods, such as baked goods, beverages (fermenting and distilling allowed in some zones), candy, canned or preserved foods, dairy products and byproducts, frozen foods, instant foods, and meats (no slaughtering)							P*	P*	P*	P	P	P*	P*	P*	P*	P	P	
610I	Manufacturing, refining or storing highly volatile noxious or explosive products (less than tank car lots) such as acids, petroleum products, oil or gas, matches, fertilizer or insecticides; except for accessory storage of such materials													U		U	U	U	
620	Mass transit facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	U	
630	Medical and dental laboratories				P	P			P	P	P	P	P	P			P	P	3/1000
640	Minor expansion of an existing warehouse *																	S	1/1000 sf
650	Mortician and funeral homes								P	P	P	P	P	P			P	C	
660	Motels								P	P	P	P	P	P	P	P	P	P	1/room + 1/20 rooms
670A	Movie theaters with three or fewer screens																P		1/4 fixed seats *
670B	Movie theaters with more than 3 screens *																S		1/4 fixed seats *
680	Offices including: medical, dental, government (excluding fire & police stations), professional, administrative, business, e.g. travel, real estate & commercial				P*	P	P	P*	P	P	P	P	P	P	P*	P*	P	P	3/1000
690	Office or sample room for wholesale or retail sales, with less than 50% storage or warehousing							P											3/1000
700	Outpatient, inpatient, and emergency medical and dental commercial services				P	P		P	P	P	P	P	P	P	P	P	P	P	3/1000
7100	Park & ride lots				C	C		C	C	C	C	C	C	C	C	C	C	C	
720	Parking areas	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
730	Parks, trails, picnic areas and playgrounds (public), but not including amusement parks, golf courses, or commercial recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PC
740	Pawnbroker								C	C	P	P	P	P			P	P	*4/1000 if TUC/TVS or 2.5/1000
750	Planned Shopping Center (mall)								P	P	P	P	P	P			P	P*	>500Ksf 5/1000 or <500Ksf 4/1000
760	Plumbing shops (no tin work or outside storage)							P	P	P	P	P	P	P			P	P	
770	Private stable with restrictions	A	A	A														P	NP

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780	Radio, television, microwave, or observation stations and towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
790	Railroad freight or classification yards													U	U	U	U		
800	Railroad tracks (including lead, spur, loading or storage)										P	P	P	P	P	P	P		NP
810A	Recreation facilities (commercial – indoor) – athletic or health clubs				P	P		P	P	P	P	P	P	P	P	P	P	P	
810B	Recreation facilities (commercial – indoor), including bowling alleys, skating rinks, shooting ranges							C	P	P	P	P	P				P	P	
810C	Recreation facilities (commercial – outdoor), including golf courses, golf driving ranges, fairgrounds, animal race tracks, sports fields											C	C	C			C		By PC except community centers by D*
810D	Recreation facilities (public), including, but not limited to sports fields, community centers and golf courses	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	
810E	Recreational area and facilities for employees				A	A	A	A	A	A	A	A	A	A	A	A	A	A	NP
820A	Religious facilities with an assembly area less than 750 sq ft				P	P	P	P	P	P	P	P	P	P			P	P	1 per 4 fixed seats 1 per 4 fixed seats; community centers D*
820B	Religious facilities with an assembly area greater than 750 sq ft and community center buildings				C	C	C	C	C	C	C	C	C				C	C	
820C	Religious facility and community center buildings.	C	C	C															
830	Removal and processing of sand, gravel, rock, peat, black soil and other natural deposits together with associated structures											U	U	U	U	U	U		
840	Rental of vehicles not requiring a commercial driver's license								P	P	P	P	P	P	P	P	P	P	
850	Rental of commercial trucks and fleet rentals requiring a commercial driver's license											P	P	P	P	P	P	P	
860	Research and development facilities																P	P	
870	Residences for security or maintenance personnel				A	A	A	A	A	A	A	A	A	A	A	A	A	A	2/dwelling up to 3 beds plus 1/each additional 2 beds
880A	Restaurants including drive through, sit down, cocktail lounges in conjunction with a restaurant								P	P	P	P	P	P	P	P	P	P	1/100 1/50 fast food
880B	Restaurants including cocktail lounges in conjunction with a restaurant				P	P	C	P											1/100sf
890A	Retail sales of furniture appliances, automobile parts and accessories, liquor, lumber/bldg. materials, lawn & garden supplies, farm supplies							P	P	P	P	P	P	P			P	P	2.5/100 bulk, liquor *4/1000 if TUC/TVS or 2.5/1000
890B	Retail sales, e.g. health/ beauty aids/ prescription drugs/ food/hardware/notions/crafts/supplies/housewares/ electronics/photo-equip/film processing/ books/magazines/ stationery/ clothing/shoes/flowers/plants/pets/jewelry/ gifts/rec. equip/ sporting goods, and similar items.				P		P	P	P	P	P	P	P	P	C*	C*	P*	P	*4/1000 if TUC/TVS or 2.5/1000; 1/300 Food stores & markets, see malls also*
890C	Retail sales as part of a planned mixed-use development where at least 50% of gross leasable floor area development is for office use; no auto-oriented retail sales (e.g., drive-ins, service stations).				P	P													*4/1000 if TUC/TVS or 2.5/1000
900	Rock crushing, asphalt or concrete batching or mixing, stone cutting, brick manufacture, marble works, and the assembly of products from the above materials											C	C	P	C	P	C	C	
910	Sales and rental of heavy machinery and equipment subject to landscaping requirements of Chapter 18.52*											P	P	P	P	P	P	P	
920A	Salvage and wrecking operations													P		P	C		

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920B	Salvage and wrecking operations which are entirely enclosed within a building											P	P		P		P		
930	Schools and studios for education or self improvement				P	P	P	P	P	P	P	P	P	P	P*C*	P	P	P	Post-secondary schools by PC
940	Schools, preschool, elementary, junior & senior high schools (public), and equivalent private schools	C	C	C	C	C	C	C	C	C	C						C	C	E/JH: 1.5/staff HS: 1/staff + 2 per 5 students or visitors
950	Secure community transition facility *															U			
960	Self storage facilities								P	P	P	P	P	P	P	P	P	P	
970	Sewage lift station	U	U	U	U	U	U	U										P	
980	Shelter	P	P	P	P	P													
990A	Storage (outdoor) of materials allowed to be manufactured or handled within facilities conforming to uses under this chapter; and screened pursuant to Chapter 18.52								P	P	P	P	P	P	P	P	P	P	NP
990B	Storage (outdoor) of materials is permitted up to a height of 20 feet with a front yard setback of 25 feet, and to a height of 50 feet with a front yard setback of 100 feet; security required													P	P	P	C	C	NP
1000	Stormwater- neighborhood detention + treatment facilities	U	U	U	U	U	U	U										P	
1010	Stormwater pump station	U	U	U	U	U	U	U											
1020	Studios – Art, photography, music, voice and dance				P	P	P	P	P	P	P	P					P	P	
1030	Taverns, nightclubs								P	P	P	P	P	P	P	P	P	P	1/100
1040	Telephone exchanges				P	P		P	P	P	P	P	P	P	P	P	P	P	
1050	Theaters, except those theaters which constitute “adult entertainment establishments” as defined by this Zoning Code							P	P	P	P	P	P	P			P	P*	1/4 fixed seats *
1060	Tow-truck operations, subject to all additional State and local regulations											P	P	P	P	P	P	P	
1070	Transfer stations (refuse and garbage) when operated by a public agency													U	U	U	U		
1080	Truck terminals											P	P	P	P	P	P		
1090	Utilities, regional.																	C	
1100	Vehicle storage *																	P	
1110	Warehouse storage and wholesale distribution facilities								P	P	P	P	P	P	P	P	P		1/2000sf
1120	Water pump station	U	U	U	U	U	U	U											
1130	Water utility reservoir and related facilities	U	U	U	U	U	U	U										P	NP
1140	Wireless Telecommunications Facilities (*see TMC 18.58)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

*subject to additional restrictions, see individual chapters for additional information

Note: The Director of Community Development will make a determination for uses not specifically listed in the Zoning Code. The Director will consider whether the proposed use is:

1. Similar in nature to and compatible with other uses permitted out right within a similar zon; and
2. Consistent with the stated purpose of the zone; and
3. Consistent with the policies of the Tukwila Comprehensive Plan.