

**Planning Commission
Regular Meeting
August 4, 2026 - 7:00 PM
City Hall Council Chambers**

AGENDA

CALL TO ORDER

PUBLIC PARTICIPATION

- A. The Planning Commission Meeting scheduled for Tuesday, August 4, 2026, at 7:00 p.m. will be held in person and virtually.

Virtual Participation Link:

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/82881577289>

Phone one-tap:

+12532158782,,82881577289# US (Tacoma)

+12532050468,,82881577289# US

Join via audio:

+1 253 215 8782 US (Tacoma)

+1 253 205 0468 US

888 475 4499 US Toll Free

877 853 5257 US Toll Free

Webinar ID: 828 8157 7289

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA MODIFICATIONS

PUBLIC COMMENT

- A. The public can participate in-person or submit written comments in advance. Participants can submit written comments via mail or email. All written comments must be received prior to 5:00 p.m. on the day before the scheduled meeting and must be 350 words or less.

Please mail written comments to:

City of Auburn

Attn: Tammy Gallier, Administrative Specialist

25 W Main St

Auburn, WA 98001

Email written comments to: planning@auburnwa.gov

If an individual requires accommodation to allow for remote oral comment because of a difficulty attending a meeting of the governing body, the City requests notice of the need for accommodation by 5:00 p.m. on the day before the scheduled meeting. Participants can request accommodation to be able to provide a remote oral comment by contacting the Community Development Department in person, by phone (253) 931-3090 or by email (planning@auburnwa.gov.)

APPROVAL OF MINUTES

- A. July 7, 2026 Draft Minutes from the Regular Planning Commission Meeting

BUSINESS ITEM #1

- A. **Daycare Code Update**
Staff Introduction/Presentation (Reed)
Text amendment to Daycare standards to comply with House Bill (HB) 5509, intended to regulate the siting of child care centers as an outright permitted use in all zones except industrial zones and open space zones.
- B. **Public Hearing**
- C. **Deliberation and Vote**

BUSINESS ITEM #2

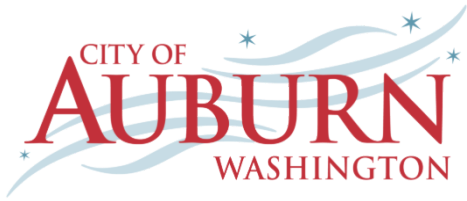
- A. **Live/Work Code Update**
Staff Introduction/Presentation (Reed)
Text amendment to update the Live/work use and supplemental development standards associated with the use that would set clear and objective standards for new Live/work units (buildings) and for re-purposing existing buildings into Live/work units.
- B. **Public Hearing**
- C. **Deliberation and Vote**

COMMUNITY DEVELOPMENT REPORT

ADJOURNMENT

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the City Council which must ultimately make the final decision.



AGENDA BILL APPROVAL FORM

Agenda Subject:

July 7, 2026 Draft Minutes from the Regular Planning Commission Meeting

Meeting Date:

August 4, 2026

Department:

Community Development

Attachments:

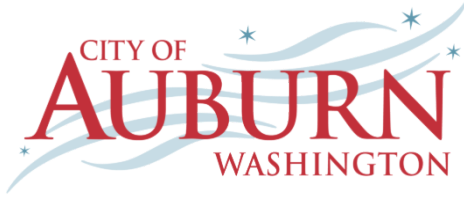
07.07.26 P.C. Minutes

Budget Impact:**Administrative Recommendation:****Background for Motion:****Background Summary:**

See attached Minutes

Councilmember:

Staff: Jason Krum



**Planning Commission
Regular Meeting
July 7, 2026 - 7:00 PM
City Hall Council Chambers**

MINUTES

CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

PUBLIC PARTICIPATION

The City of Auburn Planning Commission Meeting was held in person and virtually.

PLEDGE OF ALLEGIANCE

Chair Roland led those in attendance in the Pledge of Allegiance.

ROLL CALL

Commissioners present: Chair Judi Roland, Julie Berry, Aaron Vanderpol, Lynn Walters, Kirk Hiller, and Adib Altallal. Vice Chair William Stewart was excused.

Staff members present: Assistant Director of Community Development Steven Sturza, Senior Planner Dinah Reed, Planner II Owen Goode, Senior City Staff Attorney Chandra Hein, and Deputy City Clerk Rebecca Wood-Pollock.

AGENDA MODIFICATIONS

There were no modifications to the agenda.

PUBLIC COMMENT

No one came forward to speak.

APPROVAL OF MINUTES

- A. June 2, 2026 Draft Minutes from the Regular Planning Commission Meeting

Commissioner Walters moved and Commissioner Hiller seconded to approve the June 2, 2026 Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEMS

- A. **Auburn Gateway Zoning Text Amendment**

Staff Presentation/Introduction (Goode)

Staff will present the proposed updates to the light industrial uses in the C-AG Auburn Gateway Zone to Planning Commission for a recommendation to City Council.

Planner Goode shared a presentation with the Commission on the Auburn Gateway Zoning Text Amendment, including a background of the project area, the purpose of the Text Amendment, a summary of the Code changes, and provided Staff's recommendation.

The Commission discussed proposed housing units and land use, park orientation, the environmental review process, tenants and occupancy, noise pollution, and the purpose and scope of the Text Amendment.

B. Public Hearing

Chair Roland opened the Public Hearing at 7:21 p.m.

Tyler Litzenberger and Terry Danysh provided comments.

Chair Roland closed the Public Hearing at 7:28 p.m.

C. Deliberation and Vote

The Commission expressed support for the Auburn Gateway Zoning Text Amendment.

Commissioner Walters moved and Commissioner Vanderpol seconded to recommend to Council the Auburn Gateway Zoning Text Amendment as proposed by staff.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEMS**A. Live/Work and Daycare Text Amendment****Staff Introduction/Presentation (Reed)**

Text amendments to Live/Work regulations, and Daycare center regulations as required by House Bill 5509.

Planner Reed shared a presentation with the Commission on the Live/Work and Daycare Text Amendment, including the purposes for the updates, examples of new and re-purposed Live/Work units, supplemental standards, an overview of the text amendments, types of daycare, and Staff's recommendation.

The Commission discussed applications for Live/Work units, supplemental

standards enforcement, parking requirements, House Bill 5509, state requirements for daycare occupancy and building code requirements, business licenses, noise regulations, open spaces and zoning, community impacts, and homeowners associations.

COMMUNITY DEVELOPMENT REPORT

Assistant Director Sturza shared updates on the Cedar Creek Estates property, the new Clary Hyundai new service station, Sound Transit Garage, and shared that the next meeting would be held on August 4, 2026.

The Commission discussed ongoing development projects in the City.

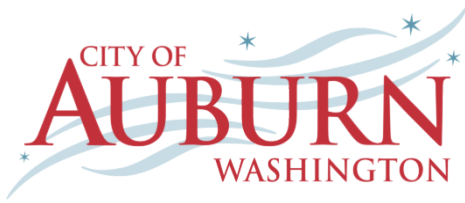
ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 8:01 p.m.

APPROVED this 4th day of August, 2026.

JUDI ROLAND, CHAIR

Rebecca Wood-Pollock, Deputy City Clerk



AGENDA BILL APPROVAL FORM

Agenda Subject:**Daycare Code Update****Staff Introduction/Presentation (Reed)**

Text amendment to Daycare standards to comply with House Bill (HB) 5509, intended to regulate the siting of child care centers as an outright permitted use in all zones except industrial zones and open space zones.

Meeting Date:

August 4, 2026

Department:

Community Development

Attachments:

Staff Report - Daycares, 1 -
Chapter 18.04 ACC Text
Amendment, 2 - ACC 18.07.020
Text Amendment, 3 - ACC
18.09.020 Text Amendment, 4 -
ACC 18.23.030 Text
Amendment, 5 - Chapter 18.31
Text Amendments, 6 - ACC
18.35.030 Text Amendment, 7 -
ACC 18.38.060 Text
Amendment, 8 - ACC 18.52.020
Text Amendment, 9 - ACC
18.74.030 Text Amendment, 10 -
ACC 18.76.045 Text
Amendments, 11 - PowerPoint
Presentation

Budget Impact:**Administrative Recommendation:**

Planning Commission to deliberate and vote to recommend the proposed Daycare text amendments, amending ACC 18.04.645, ACC 18.04.1001, ACC 18.04.290 and recodifying as ACC 18.04.2381, ACC 18.07.020, ACC 18.09.020, ACC 18.23.030, ACC 18.31.010, ACC 18.31.090, ACC 18.31.150, ACC 18.35.030, ACC 18.38.060, ACC 18.52.020, ACC 18.74.030, ACC 18.76.045 to City Council for adoption.

Background for Motion:**Background Summary:**

See attached Staff Report

Councilmember:

Staff: Jason Krum

PLANNING COMMISSION STAFF REPORT

AGENDA SUBJECT/TITLE:

Daycare Code Update

CITY FILE NO(s):

City File No. ZOA26-0006

APPLICANT/AGENT/OWNERS:

City of Auburn

REQUEST:

Planning Commission to hold a public hearing on the Daycare text amendment to comply with House Bill (HB) 5509 State requirements.

LOCATION:

Citywide

NOTIFICATION:

A Notice of Public Hearing (NOH) was issued on July 24, 2026.

HEARING DATE:

August 4, 2026

SEPA STATUS:

A SEPA Environmental Checklist for a Nonproject Action with a threshold determination of non-significance (DNS) was issued on June 1, 2026, with a public comment period ending on June 15, 2026, and an appeal period ending June 29, 2026.

STAFF:

Dinah Reed, Senior Planner, Dept. of Community Development

STAFF RECOMMENDATION:

Planning Commission to deliberate and vote to recommend the proposed Daycare text amendments, amending ACC 18.04.645, ACC 18.04.1001, ACC 18.04.290 and recodifying as ACC 18.04.2381, ACC 18.07.020, ACC 18.09.020, ACC 18.23.030, ACC 18.31.010, ACC 18.31.090, ACC 18.31.150, ACC 18.35.030, ACC 18.38.060, ACC 18.52.020, ACC 18.74.030, ACC 18.76.045 to City Council for adoption.

Chapter 18.04

- 1) Combines the definition of Daycare (ACC 18.04.290) and Child care (ACC 18.04.1001) into new section “Child care center, nursery school, preschool” (ACC 18.04.2381).
 - a) Removes “or adults” in the combined definition of Child care. Adult daycare would be an allowed use under “meeting facility, public or private” as an outright permitted use in the commercial zones and as an administrative use permit in the industrial zones.
 - b) Removes babysitting care – suggest not regulating under city code.
 - c) ACC 18.04.290(B) allows for 16 children in a “Home based daycare” pursuant to Washington Administrative Code (WAC) 110-300-0358 and Revised Code of Washington (RCW) 43.216.692 allowing home providers to apply in writing to request waivers to serve more than 12 but not more than 16 children.

Section 18.07.020 Residential Zones Uses

- 1) Amends Child care to be outright permitted in all residential zones and removes the requirement that Daycare Centers must be located on an arterial.

Section 18.23.030 Commercial and Industrial Zones Uses

- 1) Amends Child care to be allowed as a conditional use permit (CUP) in M-1 (light industrial) and M-2 (heavy industrial) zones. It was previously prohibited in these zones. The reason for the conditional use permit (hearing examiner approval) is to ensure that the location is suitable for a child care center.

Section 18.38.060 Airport Land Field Zone, Section 18.76.045 Lakeland Hills S PUD, Section 18.09.020 Mobile Home/Manufactured Home Zone, and Section 18.74.030 Location of Sexually Oriented Businesses

- 1) In these sections the only change was changing daycare to child care to match the definition.

Section 18.31.010 Child Care Standards

- 1) Removes the term adult daycares, similar to Chapter 18.04 “Definitions”.
- 2) Amends Daycare to child care to match definition.

Section 18.31.090 Work Release Standards & Section 18.31.150 Secure Community Transition Standards

- 1) Updates daycare to child care to match definition.
- 2) Updates the citation for daycares to child care.

Section 18.35.030 Special Purpose Zones Uses

- 1) Amends Child care to be a permitted use in Institutional (P-1) and Open Space (OS) zones.

FINDINGS OF FACT

Background Summary:

1. House Bill (HB) 5509 regulates the siting of child care centers, and was passed by the State Legislature in 2025. HB 5509 allows child care centers, and the conversion of existing buildings for use as child care centers, as an outright permitted use in all zones except industrial zones and open space zones. Cities may impose reasonable restrictions on the permit, including pickup and drop-off areas. A city must provide for a conditional use approval of an on-site child care center in industrial zones, excluding the use in or around high hazard facilities.
2. House Bill (HB) 5509 is also intended to expand access to child care throughout the City of Auburn.
3. Adult care is being removed as an associated use with child care, but is allowed as a land use under “meeting facility, public or private”.
4. City code uses the term “daycare” versus the term “child care”, which is used in HB 5509, therefore the term daycare has been replaced with child care throughout the city code, except where it is referenced as “home based”.
5. In accordance with ACC 14.03.060 legislative nonproject decisions made by the city council under its authority to establish policies and regulations are not classified as a “type” of project permit decision. Legislative nonproject decisions include, but are not limited to, amendments to the text and map of the comprehensive plan or development regulations.
6. Per ACC 18.68.030(B) a zoning text amendment is an application to change the text of Title 18 ACC. This type of application or initiation shall be processed as a legislative nonproject decision, consistent with ACC 14.03.060. Public notice shall be provided consistent with Title 14 ACC.
7. Revised Code of Washington (RCW) 42.21C.135 provides authority of local governmental units to adopt rules, guidelines and model ordinances by reference.

Procedural Steps:

1. The proposed updates to the Daycare code and text amendment (zoning code update) have been discussed with the Planning Commission previously at regular meetings on June 2, 2026 and July 7, 2026.
2. Pursuant to Chapter 36.70A RCW, the text amendment was transmitted to the Washington State Department of Commerce on April 16, 2026. The 60-day notice period ended on June 16, 2026.
3. A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) (SEP26-0010) was issued on June 1, 2026.
 - a) The SEPA checklist and notice (City File No. SEP26-0010) was uploaded to the Washington State Department of Ecology SEPA registry on June 1, 2026.
 - b) No public comments were received during the SEPA comment period.

4. A Notice of Public Hearing (NOH) (City File No. ZOA26-0006) was issued on July 24, 2026. Pursuant to Chapter 18.68 ACC, the following methods of noticing for the Planning Commission public hearing were:
 - a) The NOH was published in the Seattle Times on July 24, 2026.
 - b) The NOH was posted in three public locations (City Hall, City Annex, and the City's Public Land Use Notice webpage).

EXHIBITS:

- 1 Chapter 18.04 ACC Text Amendment
- 2 ACC Section 18.07.020 Text Amendment
- 3 ACC Section 18.09.020 Text Amendment
- 4 ACC Section 18.23.030 Text Amendment
- 5 Chapter 18.31 ACC Text Amendment
- 6 ACC Section 18.35.030 Text Amendment
- 7 ACC Section 18.38.060 Text Amendment
- 8 ACC Section 18.52.020 Text Amendment
- 9 ACC Section 18.74.030 Text Amendment
- 10 ACC Section 18.76.045 Text Amendment
- 11 PowerPoint Presentation

Chapter 18.04 DEFINITIONS

18.04.236 Charging levels.

18.04.237 Chicken coop.

18.04.238 Chicken run.

18.04.2381 Child care center.

18.04.239 Co-living housing.

18.04.240 Commercial use.

18.04.245 Commercial vehicle.

18.04.246 Commercial recreation facility, indoor.

18.04.247 Commercial recreation facility, outdoor.

18.04.912 Wireless communications.

18.04.913 Work/live unit.

18.04.914 Work release facility.

18.04.960 Zone.

~~18.04.1001 Child care center.~~

18.04.1005 Marijuana or marihuana.

~~18.04.2902381~~ Daycare-Child care center, nursery school, preschool.

"Child care center" means an entity that regularly provides child daycare and early learning services for a group of children for periods of less than 24 hours licensed by the Washington State Department of Early Learning under Chapter 170-295 WAC. Child care center is inclusive of "Daycare center, the terms "daycare centers" and "daycare". "Child care centers," "nursery school," or "preschool" means any type of group ~~daycare-child care~~ programs, for children ~~or~~ adults, including nursery schools for children under minimum age for education in public

schools, parent cooperative nursery schools, playgroups for preschool children, covering afterschool care for school children, and programs which provide organized learning and education experiences, provided such establishments are licensed by the state and conducted in accordance with state requirements. For the purpose of this title the following shall also apply to child care centers, daycare-center, nursery schools or preschools:

~~A. "Babysitting care" means a dwelling which provides occasional custodial care to children, for periods of less than 24 hours, who do not reside within the residence of the person providing the care. Babysitting care is not necessarily provided in exchange for compensation.~~

~~BA.~~ "Home based daycare" means a licensed daycare that regularly provides daycare for not more than ~~12-16~~ children in the provider's home in the family living quarters, for periods of less than 24 hours.

~~CB.~~ "Mini child daycare center" means a place, other than the home of the provider, which provides regular custodial care for one to 12 children, for periods of less than 24 hours.

~~DC.~~ "Child Daycare-center" means a place, other than the home of the provider, which provides regular custodial care for 12 or more children, for periods of less than 24 hours.

~~ED.~~ "Preschool/nursery school" means a place, other than the home of the provider, which provides regular custodial care and/or organized learning and educational experiences for children. (Ord. 6245 § 3, 2009; Ord. 4705 § 2, 1994; Ord. 4229 § 2, 1987.)

18.04.645 Neighborhood services.

"Neighborhood services" as listed herein are intended to include commercial establishments that provide goods and services that are considered to be basic to the needs of a local neighborhood, and the provision of which would typically be primarily within the local market area. For the purposes of Chapter 18.49 ACC, neighborhood services establishments include: bakery and pastry shops (products made must be sold at retail on the premises); produce markets; retail grocery stores; delicatessens, restaurants or sandwich shops, limited to a seating area of 25 seats; hardware stores; retail banks or bank branches; pharmacies; ~~daycare-facilities~~ child care centers; or other services subject to the approval of the planning director. See Chapter 18.49 ACC. (Ord. 6245 § 3, 2009.)

~~18.04.1001 Child care center.~~

~~"Child care center" means an entity that regularly provides child daycare and early learning services for a group of children for periods of less than 24 hours licensed by the Washington State Department of Early Learning under Chapter 170-295 WAC. (Ord. 6642 § 15, 2017.)~~

DRAFT

Chapter 18.07 RESIDENTIAL ZONES

18.07.020 Uses.

Table 18.07.020. Permitted Use Table – Residential Zones

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	Zoning Designations						
	RC	R-1	R-2	R-3	R-4	R-NM	R-F
A. Residential Uses.							
Accessory dwelling units subject to the provisions contained in Chapter 18.32 ACC	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Accessory use, residential	P	P	P	P	P	P	P
Adult family home	P	P	P	P	P	P ¹	P
Apartments (7 units or more)	X	X	X	P ¹¹	P	P	X
Bed and breakfast or short-term rentals	P	P	P	P	P	X	P
Caretaker apartment	X	X	X	X	X	P	X
Communal residence	P	P	P	P	P	X	P
Foster care homes	P	P	P	P	P	X	P
Group residence facilities (7 or more residents)	X	X	X	P	P	P	P
Group residence facilities (6 or fewer residents)	P	P	P	P	P	P	P
Keeping of animals ⁴	P ²	P ²	P ²	P ²	P ²	P ²	P ²
Middle housing subject to the provisions in Chapter 18.25 ACC (2 to 6 units)	P	P	P	P	P	P	P
Neighborhood recreational buildings and facilities owned and managed by the neighborhood homeowners' association	A ⁶	A ⁶	A ⁶	A ⁶	A ⁶	P	P

Use as dwelling units of (1) recreational vehicles that are not part of an approved recreational vehicle park, (2) boats, (3) automobiles, and (4) other vehicles	X	X	X	X	X	X	X
Renting of rooms, for lodging purposes only, to accommodate not more than two persons in addition to the family or owner occupied unit ⁸	P	P	P	P	P	P	P
Residential care facilities including but not limited to assisted living facilities, convalescent homes, continuing care retirement facilities	P	P	P	P	P	P	P
Single-unit detached dwellings, new	P	P	P	X	X	X	P
Supportive housing (permanent), subject to the provisions of ACC 18.31.160	P	P	P	P	P	P	P
Swimming pools, tennis courts and similar outdoor recreation uses only accessory to residential or park uses	P	P	P	P	P	P	P
Townhouses (attached)	X	X	X	X	P	P	P
Transitional housing	P	P	P	P	P	P	P
B. Commercial Uses.							
Commercial horse riding and bridle trails	A	X	X	X	X	X	X
Commercial recreation facility, indoor	X	X	X	X	P	P	X
Commercial retail establishment	X	X	A	A	P	P	A
Convenience store	X	X	X	X	P	P	X
Daycare, limited to a mini day Child care, including mini-, Daychild care center, child care center, preschool, or nursery school may also be permitted but must be located on an arterial	XP	P	P	P	P	P	P
Grocery or specialty food store	X	X	X	A	P	P	A

Home-based (or family) daycare as regulated by RCW 35.63.185 and through receipt of approved city business license	P	P	P	P	P	P	P
Home occupations subject to compliance with Chapter 18.60 ACC	P	P	P	P	P	P	P
Marijuana cooperative	X	X	X	X	X	X	X
Marijuana processor	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X
Marijuana-related business	X	X	X	X	X	X	X
Marijuana researcher	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X
Marijuana transporter business	X	X	X	X	X	X	X
Mixed-use development ^{3, 10}	X	X	X	P	P	P	P
Personal service shop	X	X	A	P	P	P	P
Nursing homes	X	X	X	X	C	C	C
Privately owned and operated parks and playgrounds and not homeowners' association-owned recreational area	X	A	A	A	A	P	P
Professional offices	X	X	A	A	P ⁹	P	P
Restaurant, café, or coffee shop	X	X	A	A	P	P	A
Neighborhood retail establishment	X	X	A	A	P	P	P
C. Resource Uses.							
Agricultural enterprise: ⁷							
When 50 percent, or more, of the total site area is dedicated to active agricultural production during the growing season, and with 52 or less special events per calendar year	A ⁷	X	X	X	X	X	X

When less than 50 percent of the total site area is dedicated to active agricultural production during the growing season, or with more than 52 special events per calendar year	C ⁷	X	X	X	X	X	X
Agricultural type uses are permitted provided they are incidental and secondary to the single-family use:							
Agricultural crops and open field growing (commercial)	P	X	X	X	X	X	X
Barns, silos and related structures	P	X	X	X	X	X	X
Commercial greenhouses	P	X	X	X	X	X	X
Pasturing and grazing ⁴	P	X	X	X	X	X	X
Public and private stables ⁴	P	X	X	X	X	X	X
Roadside stands, for the sale of agricultural products raised on the premises. The stand cannot exceed 300 square feet in area and must meet the applicable setback requirements.	P	X	X	X	X	X	X
Fish hatcheries	C	X	X	X	X	X	X
D. Government, Institutional, and Utility Uses.							
Civic, social and fraternal clubs	X	X	X	X	A	A	A
Government facilities	A	A	A	A	A	A	A
Hospitals (except animal hospitals)	X	X	X	X	X	C	C
Municipal parks and playgrounds	A	P	P	P	P	P	P
Museums	X	X	X	X	A	A	A
Religious institutions, less than one acre lot size ¹²	A	A	A	A	A	A	A
Religious institutions, one acre or larger lot size ¹²	C	C	C	C	C	C	C
Transmitting towers	C	C	C	C	C	C	C

Type 1-D wireless communications facility (see ACC 18.04.912(W) and 18.31.100)	P	P	P	P	P	P	P
Eligible facilities request (EFR) (wireless communications facility – See ACC 18.04.912(H))	P	P	P	P	P	P	P
Utility facilities and substations	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵
Small wireless facilities (ACC 18.04.912(O))	P	P	P	P	P	P	P

1 An accessory dwelling unit may be permitted with an existing single-unit residence pursuant to Chapter [18.32](#) ACC.

2 Please see the supplemental development standards for animals in ACC [18.31.220](#).

3 Individual uses that make up a mixed-use development must be permitted within the zone. If a use making up part of a mixed-use development requires an administrative or conditional use permit, the individual use must apply for and receive the administrative or conditional use approval, as applicable.

4 Proximity of pasture or livestock roaming area to wells, surface waters, and aquifer recharge zones is regulated by the King or Pierce County board of health, and property owners shall comply with the provisions of the board of health code.

5 Excludes all public and private utility facilities addressed under ACC [18.02.040\(E\)](#).

6 Administrative use permit not required when approved as part of a subdivision or binding site plan.

7 Agricultural enterprise uses are subject to supplemental development standards under ACC [18.31.210](#), Agricultural enterprises development standards.

8 An owner occupant that rents to more than two persons but no more than four persons is required to obtain a city of Auburn rental housing business license and shall meet the standards of the International Property Maintenance Code.

9 As component of mixed-use developments and/or office ground floor uses permitted up to 5,000 square feet.

10 Commercial uses permitted outright, or allowed administratively or conditionally in this table may be allowed as part of mixed-use development.

11 Apartment buildings and mixed-use development consisting of no more than 20 units and three stories per lot is permitted.

12 Reference ACC [18.31.165](#) for standards related to homeless encampments hosted by a religious organization.

(Ord. 6977 § 1 (Exh. A), 2025; Ord. 6959 § 1 (Exh. A), 2024; Ord. 6799 § 5 (Exh. E), 2020; Ord. 6642 § 4, 2017; Ord. 6600 § 9, 2016; Ord. 6565 § 2, 2015; Ord. 6560 § 9, 2015; Ord. 6477 § 8, 2013; Ord. 6369 § 2, 2011; Ord. 6363 § 3, 2011; Ord. 6269 § 3, 2009; Ord. 6245 § 5, 2009.)

The Auburn City Code is current through Ordinance 7008, passed November 17, 2025.

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.auburnwa.gov](http://www.auburnwa.gov)

[Hosted by General Code.](#)

Chapter 18.09 R-MHC MANUFACTURED/MOBILE HOME COMMUNITY ZONE

18.09.020 Uses.

Permitted Use Table – Residential Zoning Designations

	Land Use	R-MHC Zone
A	Manufactured/mobile home community	P
B	Residential accessory use	P
C	Manufactured/mobile home community accessory use	P
D	Keeping of not more than six household pets. This limit shall not apply to birds, fish, or suckling young of pets.	P
E	Home-based daycare	P
F	DayChild care center, including— limited to a mini daychild care center, daychild care center, or preschool/nursery school	A
G	Marijuana cooperative	X
H	Marijuana processor	X
I	Marijuana producer	X

	Land Use	R-MHC Zone
J	Marijuana-related business	X
K	Marijuana researcher	X
L	Marijuana retailer	X
M	Marijuana transport business	X

P = Permitted Use.

A = Use may be permitted in district when an administrative use permit has been issued pursuant to the provisions of Chapter [18.64](#) ACC.

C = Use may be permitted in district when a conditional use permit has been issued pursuant to the provisions of Chapter [18.64](#) ACC.

X = Prohibited.

Also see ACC [18.02.120](#) for further rules on interpretation.

(Ord. 6642 § 5, 2017; Ord. 6269 § 4, 2009; Ord. 6245 § 6, 2009.)

Chapter 18.23 COMMERCIAL AND INDUSTRIAL ZONES

18.23.030 Uses.

A. *General Permit Requirements.* Table 18.23.030 identifies the uses of land allowed in each commercial and industrial zone and the land use approval process required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column (Standards for Specific Land Uses) in Table 18.23.030 includes a reference to a code section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

C. *Uses Affected by the Airport Overlay.* Refer to Chapter [18.38](#) ACC to determine whether uses are separately prohibited by that chapter or will be required to comply with additional regulations that are associated with the airport overlay.

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING						
Building contractor, light	X	P	X	P	P	
Building contractor, heavy	X	X	X	A	P	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Manufacturing, assembling and packaging – Light intensity	X	P	X	P	P	ACC 18.31.180
Manufacturing, assembling and packaging – Medium intensity	X	A	X	P	P	ACC 18.31.180
Manufacturing, assembling and packaging – Heavy intensity	X	X	X	X	A	ACC 18.31.180
Marijuana processor	X	X	X	C	C	Chapter 18.59 ACC
Marijuana producer	X	X	X	C	C	Chapter 18.59 ACC
Marijuana researcher	X	X	X	C	C	Chapter 18.59 ACC
Marijuana retailer	X	C	X	C	C	Chapter 18.59 ACC
Marijuana transporter business	X	X	X	C	C	Chapter 18.59 ACC
Outdoor storage, incidental to principal permitted use on property	X	P	X	P	P	ACC 18.57.020(A)
Storage – Personal household storage facility (mini-storage)	P	P	X	P	P	ACC 18.57.020(B)
Warehousing and distribution	X	X	X	P	C	ACC 18.57.020(C)

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Warehousing and distribution, bonded and located within a designated foreign trade zone	X	P	X	P	P	
Wholesaling with on-site retail as an incidental use (e.g., coffee, bakery)	X	P	X	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES						
Commercial recreation facility, indoor	P	P	P	P	A	
Commercial recreation facility, outdoor	X	A	A	P	A	ACC 18.57.025(A)
Conference/convention facility	X	A	X	A	X	
Library, museum	A	A	X	A	X	
Meeting facility, public or private	P	P	X	A	A	
Movie theater, except drive-in	P	P	P	X	X	
Private school – Specialized education/training (for profit)	A	P	P	P	P	
Religious institutions, lot size less than one acre	P	P	A	A	A	ACC 18.31.165

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Religious institutions, lot size more than one acre	P	P	A	A	A	ACC 18.31.165
Sexually oriented businesses	X	P	X	P	P	Chapter 18.74 ACC
Sports and entertainment assembly facility	X	A	X	A	A	
Studio – Art, dance, martial arts, music, etc.	P	P	P	P	A	
RESIDENTIAL						
Apartment units, as part of a mixed-use development ²	X	P	P	P	X	ACC 18.57.030
Apartments, standalone	X	X	X	X	X	
Caretaker apartment	P	P	X	P	P	
Indoor emergency housing or shelter	P	P	P	A	A	ACC 18.31.160
Live/work unit, as part of a mixed-use development ²	X	P	P	P	X	
Live/work unit, standalone ³	X	X	X	X	X	
Work/live unit, as part of a mixed-use development ²	X	P	P	P	X	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Work/live unit, standalone ³	X	X	X	X	X	
Marijuana cooperative	X	X	X	X	X	
Nursing home, assisted living facility	P	P	C	X	X	
Senior housing ²	X	A	X	X	X	
Supportive housing (permanent)	P	P	P	A	A	ACC 18.31.160
Transitional housing	P	P	P	A	A	ACC 18.31.160
RETAIL						
Building and landscape materials sales	X	P	X	P	P	ACC 18.57.035(A)
Community retail establishment	P	P	P	P	P	
Construction and heavy equipment sales and rental	X	X	X	A	P	
Convenience store	A	P	X	P	P	
Drive-through espresso stands	A	P	A	P	A	
Drive-through facility, including banks and restaurants	A	P	P	P	P	ACC 18.52.040

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Entertainment, commercial	A	P	X	A	A	
Groceries, specialty food stores	P	P	P	P	X	
Neighborhood retail establishment	P	P	P	P	P	
Nursery	X	P	A	P	P	ACC 18.57.035(C)
Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)	P	P	P	P	P	ACC 18.57.035(D)
Regional retail establishment	X	P	P	P	A	
Restaurant, cafe, coffee shop	P	P	P	P	P	
Tasting room	P	P	P	P	P	
Tavern	P	P	P	P	A	
Wine production facility, small craft distillery, small craft brewery	P	P	P	P	P	
SERVICES						
Animal daycare (excluding kennels and animal boarding)	A	P	A	P	P	ACC 18.57.040(A)

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Animal sales and services (excluding kennels and veterinary clinics)	P	P	P	P	P	ACC 18.57.040(B)
Banking and related financial institutions, excluding drive-through facilities	P	P	P	P	P	
Catering service	P	P	A	P	P	
Child care Daycare, including mini daycare , daycare -child care center, child care center , preschools or nursery schools	P	P	P	PC ⁴	XC ⁴	
Dry cleaning and laundry service (personal)	P	P	P	P	P	
Equipment rental and leasing	X	P	X	P	P	
Kennel, animal boarding	X	A	X	A	A	ACC 18.57.040(C)
Government facilities; this excludes offices and related uses that are permitted outright	A	A	A	A	A	
Hospital	P	P	X	P	P	
Lodging – Hotel or motel	P	P	P	A	A	
Medical – Dental clinic	P	P	P	P	X	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Mortuary, funeral home, crematorium	P	P	X	P	X	
Personal service shops	P	P	P	P	X	
Pharmacies	P	P	P	X	X	
Print and copy shop	P	P	P	P	X	
Printing and publishing (of books, newspaper and other printed matter)	A	P	P	P	P	
Professional offices	P	P	P	P	P	
Repair service – Equipment, appliances	A	P	P	P	P	ACC 18.57.040(D)
Veterinary clinic, animal hospital	P	P	P	P	X	
Youth community support facility	P	X	X	X	X	ACC 18.57.040(E)
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE						
Ambulance, taxi, and specialized transportation facility	X	A	X	P	P	
Broadcasting studio	P	P	X	P	P	
Heliport	X	C	X	C	C	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Motor freight terminal ¹	X	X	X	X	X	See Footnote No. 1
Parking facility, public or commercial, surface	P	P	P	P	X	
Parking facility, public or commercial, structured	P	P	P	P	X	
Towing storage yard	X	X	X	A	P	ACC 18.57.045(A)
Utility transmission or distribution line or substation	A	A	A	A	A	
Wireless communications facility (WCF) (See ACC 18.04.912(W))	*	*	*	*	*	*See ACC 18.31.100 for use regulations and zoning development standards.
Eligible facilities request (EFR) (wireless communications facility) (See ACC 18.04.912(H))	P	P	P	P	P	
Small wireless facilities (ACC 18.04.912(Q))	P	P	P	P	P	
VEHICLE SALES AND SERVICES						
Automobile washes (automatic, full or self-service)	A	P	P	P	P	ACC 18.57.050(A)

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Auto parts sales with installation services	A	P	P	P	P	
Auto/vehicle sales and rental	A	P	X	P	P	ACC 18.57.050(B)
Fueling station	A	P	P	P	P	ACC 18.57.050(C)
Mobile home, boat, or RV sales	X	P	X	P	P	
Vehicle services – Repair/body work	X	P	X	P	P	ACC 18.57.050(D)
OTHER						
Any commercial use abutting a residential zone which has hours of operation outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. or Monday – Saturday: 7:00 a.m. to 10:00 p.m.	A	A	A	A	A	
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted. See ACC 18.02.120(C)(6) , Unclassified Uses.	P	P	P	P	P	

1 Any motor freight terminal, as defined by ACC [18.04.635](#), in existence as of the effective date of the ordinance codified in this section, is an outright permitted use in the M-1 and M-2 zones. Any maintenance, alterations and additions to an existing motor freight terminal which are consistent with ACC [18.23.040](#), Development standards, are allowed.

2 Any mixed-use development or senior housing project vested prior to Resolution No. [5187](#) (December 7, 2015) is an outright permitted use in the C-1 zone. Subsequently, if a nonresidential use within a vested mixed-use development changes, then the nonresidential use shall maintain a minimum of 10 percent of the cumulative building ground floor square footage consisting of the uses permitted outright, administratively, or conditionally, listed under "Recreation, Education, and Public Assembly," "Retail," or "Services" of the C-1 zone.

3 Any standalone live/work units or standalone work/live units vested prior to the effective date of the ordinance codified in this chapter are outright permitted uses.

4 Child care centers shall not be allowed adjacent to or within high hazard facilities.

(Ord. 6977 § 1 (Exh. A), 2025; Ord. 6959 § 1 (Exh. A), 2024; Ord. 6885 § 1 (Exh. A), 2022; Ord. 6838 § 1 (Exh. A), 2021; Ord. 6799 § 6 (Exh. F), 2020; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6644 § 2, 2017; Ord. 6642 § 9, 2017; Ord. 6508 § 1, 2014; Ord. 6433 § 26, 2012.)

The Auburn City Code is current through Ordinance 7008, passed November 17, 2025.

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.auburnwa.gov](http://www.auburnwa.gov)

[Hosted by General Code.](#)

Chapter 18.31 SUPPLEMENTAL DEVELOPMENT STANDARDS

Sections:

- 18.31.010 ~~Child Day~~care standards.
- 18.31.020 Fences.
- 18.31.025 Retaining walls.
- 18.31.030 Height limitations – Exceptions.
- 18.31.040 Lots.
- 18.31.050 Single-unit detached siting and design standards.
- 18.31.060 Recreational vehicle parks.
- 18.31.070 Setbacks.
- 18.31.080 Heliports.
- 18.31.090 Work release, prerelease and similar facilities.
- 18.31.100 Wireless communications facilities siting standards.
- 18.31.110 Siting of small wireless facilities.
- 18.31.115 Wetland mitigation.
- 18.31.120 *Repealed.*
- 18.31.130 Communal residence standards.
- 18.31.140 Gated residential subdivisions.
- 18.31.150 Secure community transition facilities.
- 18.31.160 Supplemental standards for transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing.
- 18.31.165 Homeless encampment hosted by a religious organization.
- 18.31.170 *Reserved.*
- 18.31.180 Performance standards.
- 18.31.190 Supplemental standards for residential mobile home communities.
- 18.31.200 Architectural and site design review standards and regulations.
- 18.31.210 Agricultural enterprises development standards.
- 18.31.220 Permitted animals.
- 18.31.230 *Repealed.*

18.31.010 DayChild care center standards.

A. The following performance standards shall apply to all child ~~daycares~~ providers; ~~but shall not apply to adult daycare~~:

1. If applicable, must be properly licensed with the state of Washington;
2. DayChild care centers, preschool and nursery school services shall not be conducted before 5:00 a.m. or after 9:00 p.m. in the following residential zones: RC, R-1, R-2, R-3, R-4, R-NM, R-F.

B. The provisions of subsection [A](#) of this section are not intended to reduce the requirements of any other licensing agency or department. (Ord. 6959 § 1 (Exh. A), 2024; Ord. 6245 § 15, 2009.)

18.31.090 Work release, prerelease and similar facilities.

The following siting and performance standards shall apply to all work release, prerelease and similar facilities offering alternatives to imprisonment:

A. *Maximum Number of Residents.* No work release, prerelease or similar facility shall house more than 50 persons, excluding resident staff.

B. *Dispersion Criteria.*

1. The lot line of any new or expanding work release, prerelease or similar facility shall be located:
 - a. One thousand (1,000) feet or more from any residential zone; and
 - b. One thousand (1,000) feet or more from any group residence facility as defined by ACC [18.04.440](#); and
 - c. One thousand (1,000) feet or more from any accredited public, private or parochial school, excluding commercial schools such as business, vocational or technical schools; and

d. One thousand (1,000) feet or more from any religious institution meeting the requirements of a conforming use and meeting all other requirements of the Auburn City Code; and

e. One thousand (1,000) feet or more from any public park; and

f. One thousand (1,000) feet or more from any licensed ~~daychild~~ care center, nursery school or preschool as defined by ACC ~~18.04.238.1; 18.04.290;~~ and

g. One mile or more from any other work release, prerelease or similar facility.

2. The distances provided in this subsection shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located or expanded to the nearest point of the parcel of property or the land use district boundary line from which the proposed land use is to be separated.

18.31.150 Secure community transition facilities.

The following siting and performance standards shall apply to all secure community transition facilities (SCTFs) as defined in RCW [71.09.020](#):

A. *Maximum Number of Residents.* No SCTF shall house more than 15 persons, excluding resident staff.

B. *Siting Criteria.* As an essential public facility of regional or statewide importance, any SCTF shall be sited consistent with the essential public facilities process in the Auburn comprehensive plan and shall be located in the region-serving area of Auburn, as defined and mapped in the Auburn comprehensive plan. Such facilities should be located in relationship to transportation facilities in a manner appropriate to their transportation needs. Extensive buffering from adjacent uses may be required.

C. *Dispersion Criteria.*

1. The lot line of any new or expanding SCTF shall be located:

a. One thousand (1,000) feet or more from any residential use; and

b. One thousand (1,000) feet or more from any group residence facility as defined by ACC [18.04.440](#); and

c. Not adjacent to a parcel containing nor within the line of sight of any of the following:

- i. Any accredited public, private or parochial school;
- ii. Any religious institution in existence as of the effective date of the ordinance codified in this section;
- iii. Any public park, publicly dedicated trail, sports field, playground, or recreational or community center;
- iv. Any licensed ~~day child~~ care center, nursery school or preschool as defined by ACC ~~18.04.290; 18.04.238.1;~~
- v. Any school bus~~-~~stop in existence at the time the facility is proposed;
- vi. Any public library; and
- vii. Any other facilities as identified by the State of Washington Department of Social and Health Services following the hearings on a potential site as required in RCW [71.09.315](#);

Chapter 18.35 SPECIAL PURPOSE ZONES

18.35.030 Uses.

A. *General Permit Requirements.* Table 18.35.030 identifies the uses of land allowed in each special purpose zone and the planning permit required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column (Standards for Specific Land Uses) in Table 18.35.030 includes a section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

Table 18.35.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
MARIJUANA-RELATED BUSINESSES				
Marijuana processor	X	X	X	
Marijuana producer	X	X	X	
Marijuana researcher	X	X	X	
Marijuana retailer	X	X	X	

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
Marijuana transporter business	X	X	X	
PUBLIC				
Animal shelter, public	P	X	X	
Government facilities; this excludes offices and related uses that are permitted outright	P	P	C	
Municipal parks and playgrounds	P	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY				
Campgrounds	X	P	P	
Recreational vehicle parks, private	X	P	X	
Cemetery, public	P	A	X	
Cemetery, private	X	A	X	
College, university, public	A	A	X	
Commercial recreation facility – Indoor	X	P	X	
Commercial recreation facility – Outdoor	X	A	C	ACC 18.57.025(A)

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
Conference/convention facility	X	A	X	
Library, museum	P	P	A	
Meeting facility, public or private	P	P	A	
Private school – specialized education/training (for profit)	X	P	X	
Public schools (K-12) and related facilities	P	X	X	
Religious institutions, lot size less than one acre	X	P	X	
Religious institutions, lot size more than one acre	X	P	X	
Studio – Art, dance, martial arts, music, etc.	X	X	X	
RESIDENTIAL				
Middle housing subject to the provisions in Chapter 18.25 ACC (2 to 6 units)	X	A ¹	X	
Home occupation	X	P	P	Chapter 18.60 ACC
Live/work, work/live unit	X	A	X	
Apartments (7 or more units)	X	A ²	X	

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
One single-unit detached dwelling	X	X	P ⁴	
Nursing home, assisted living facility	X	P	X	
Senior housing	X	A	X	
RETAIL				
Marijuana cooperative	X	X	X	
Restaurant, cafe, coffee shop, excluding drive-through facilities	P	A	X	
SERVICES				
Banking and related financial institutions, excluding drive-through facilities ³	X	X	X	
Day Child care, including mini daychild care, daycare-child care center, preschools, or nursery schools	XP	P	AP	
Home-based daycare	X	P	P	
Medical services – Clinic or urgent care ³	X	X	X	
Mortuary, funeral home, crematorium	X	X	X	

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
Professional offices	X	A	A	
Personal service shops	X	X	X	
Pharmacies	X	X	X	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE				
Utility facilities, substations, utility transmission or distribution line	X	X	A	See ACC 18.02.040(E)
Wireless communications facility (WCF) (See ACC 18.04.912(W))	*	*	*	*See ACC 18.31.100 for use regulations and zoning development standards.
Eligible facilities request (EFR) (Wireless communications facility) (See ACC 18.04.912(H))	P	P	P	
Small wireless facilities (ACC 18.04.912(Q))	P	P	P	
Emergency wireless communications facility (EWCF)	X	P	X	See ACC 18.04.912 and 18.31.100
OTHER USES THAT ARE NOT LISTED				

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted	P	P	P	

Notes:

- 1** Minimum lot area not applicable; duplexes must meet other development standards of the I zone.
- 2** Minimum lot area not applicable; apartments must meet other development standards of the I zone, dwellings; provided, that 2,400 square feet of lot area is provided for each dwelling unit.
- 3** Permitted within a public college or university as an amenity or service provided to students: A stand-alone bank or medical services/clinic is not permitted.
- 4** One single-unit detached dwelling unit per existing legal lot. No residential subdivisions permitted in the open space zone.

(Ord. 6959 § 1 (Exh. A), 2024; Ord. 6894 § 1 (Exh. B), 2022; Ord. 6799 § 9 (Exh. I), 2020; Ord. 6716 § 1 (Exh. A), 2019; Ord. 6677 § 3, 2018; Ord. 6642 § 11, 2017; Ord. 6434 § 1, 2012.)

Chapter 18.38 L-F AIRPORT LANDING FIELD DISTRICT, OVERLAY, AND FAR PART 77 SURFACES

18.38.060 Airport overlay restrictions and standards.

A. *Zones 1 and 2.* The following regulations shall apply within the boundaries of Zones 1 and 2:

1. The following new uses established after the effective date of the ordinance codified in this chapter are prohibited in Zones 1 and 2:

- a. Multiple-family dwellings, stand-alone;
- b. Mixed-use development;
- c. Nursing home;
- d. Assisted living facility;
- e. Supportive housing;
- f. Hospitals;
- g. Senior housing;
- h. Schools, elementary, middle/junior high, and secondary or high school;
- i. ~~Day~~Child care center and nursery schools/preschools;
- j. Detached single-family dwellings, except caretakers quarters; and
- k. Other uses, similar to those above, or activities determined by the planning director in consultation with the airport manager to be incompatible with aviation, aviation safety, or any activity that has the potential to interfere with the airport, airport traffic patterns, and aircraft operations.

18.52.020 Number of off-street parking spaces required.**Table 18.52.020. Off-Street Parking Requirements by Land Use**

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure): ⁶
Residential Categories		
Single-unit detached dwelling, adult family home, home-based child daycares	Dwelling unit	2.00 ⁸
Middle housing (2 to 6 units)	See Chapter 18.25 ACC for middle housing parking requirements.	
Apartments (7 or more units)	Dwelling unit	0.50
Mobile home dwellings ¹	Dwelling unit	2.00
Assisted living facilities and senior housing	Per unit	0.00
Permanent supportive housing, transitional housing, emergency housing, and emergency shelters	Per unit	0.00
Group living (includes boardinghouse)	4 bedrooms	1.00
Co-living housing ⁷	1 sleeping unit	0.25
Commercial Categories		
Auto sales and motorcycle, new	1,000 sf of floor area	2.29
Auto sales and motorcycle, used	1,000 sf of floor area	3.08
Day Child care centers	Each 10 children in care	2.00

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):⁶
Eating and drinking establishments	1,000 square feet of floor area	8.00
Food retail stores and markets	1,000 square feet of floor area	5.00
Health and fitness clubs	1,000 square feet of floor area	5.00
Hotel or motel	Guest room or rental unit	1.00
Mini-marts and gas stations	1,000 square feet of floor area	5.00
Mortuaries or funeral homes	25 square feet of floor space	0.25
Motor vehicle repair and services	1,000 square feet of floor area	2.50
Personal service shops	1,000 square feet of floor area	2.50
Retail commercial establishments, less than 15,000 square feet of floor area	1,000 square feet of floor area	2.50
Retail commercial establishments, greater than 15,000 square feet of floor area	1,000 square feet of floor area	4.00
Shopping centers	1,000 square feet of floor area	4.00 ⁴
Office Categories		
Business and professional offices	1,000 square feet of floor area	2.00
Medical-dental clinic; urgent care	1,000 square feet of floor area	3.00
Manufacturing Processing and Warehousing Categories (See also ACC 18.52.020(D))		

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):⁶
All manufacturing, industrial, and processing uses, except the following:	1,000 square feet of floor area	1.00
Warehousing	2,000 square feet of floor area	1.00
Storage – Personal storage/mini-storage facilities	1,000 square feet of floor area ²	0.10
Recreation, Education, Public Assembly Categories		
Auditoriums, stadiums, and theaters	25 square feet of floor space	0.25
Commercial recreation facilities – Indoor, except for the following:	1,000 square feet of floor area	5.00
Bowling alleys	Lanes	5.00
Pool and billiard rooms	Table	2.00
Skating rinks	1,000 square feet of floor area	5.00
Commercial recreation facilities – Outdoor	1,000 square feet of usable recreational area	3.00
Hospitals	Bed	1.75
Library, museum	1,000 square feet of floor area	2.50
Meeting facility, public or private	25 square feet of floor space	0.25
Religious assembly	25 square feet of floor space	0.20
Schools (public and private)		

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure): ⁶
Preschool schools	Employee ³	1.00
Elementary/middle schools	Teaching station	1.20
Secondary (high) schools	Student	0.40
College or university (including trade and business schools)	Student	0.75
Studios (dance, martial arts, etc.)	1,000 square feet of floor area	5.00
Tennis/racquetball/handball or other sport courts	Court	2.00
	Each 300 sf of floor area for accessory uses	1.00
Recreational uses not listed elsewhere	Same as retail, based on size	

Notes:

1 Within mobile home parks, parking space shall not be allowed within the required setbacks. Guest parking shall be provided within the development: five percent of total requirement.

2 Includes total on-site building square feet.

3 There shall be two visitor-parking stalls provided for each 10 required employee stalls.

4 Compliance with these standards is not required for a change of use within an existing building.

5 Employee and customer parking only.

6 If the rate ends in .5 and above the number of parking spaces is rounded up to the next full number to provide the total number of parking spaces required.

7 Off-street parking shall not be required within one-half mile walking distance of a major transit stop as defined by RCW [36.70A.535\(11\)\(b\)](#).

8 Is the total number of parking spaces required.

(Ord. 6998 § 1 (Exh. A), 2025; Ord. 6977 § 1, 2025; Ord. 6959 § 1 (Exh. A), 2024; Ord. 6419 § 5, 2012; Ord. 6388 § 1, 2011; Ord. 6167 § 4, 2008; Ord. 6140 § 2, 2007; Ord. 6071 § 3, 2007; Ord. 5777 § 1, 2003; Ord. 5556 § 1, 2001; Ord. 5170 § 1, 1998; Ord. 4949 § 1, 1997; Ord. 4304 § 1(40), (41), 1988; Ord. 4229 § 2, 1987.)

Chapter 18.74 LOCATION OF SEXUALLY ORIENTED BUSINESSES

18.74.030 Prohibited in certain areas.

A. Sexually oriented business uses are prohibited:

1. Within 1,000 feet of any property zoned for any residential use or of any property used for any single-family or multiple-family residential use; provided, that for the purposes of this section, properties located in the M-1 light industrial zone are not zoned for residential use, notwithstanding the fact that residential use may be allowed or permitted in this zone;
2. Within 1,000 feet of any public or private elementary or secondary school;
3. Within 1,000 feet of any child ~~day~~care center, child care service, nursery, preschool or community youth center;
4. Within 1,000 feet of any church or other facility or institution used primarily for religious purposes;
5. Within 1,000 feet of any public park, open space or other similar place where children are likely to congregate;
6. Within 1,000 feet of any large enclosed multi-business retail complex that caters as a significant part of its business to children. For the purposes hereof, a large enclosed multi-business retail complex that caters as a significant part of its business to children means a covered complex of retail and service business that include at least 30 businesses, and that have any combination of amenities geared to children, including but not limited to: attractions designed for use by children, regularly scheduled events for children, and designated play child areas; and
7. Within 1,000 feet of any other sexually oriented business use.

B. As used herein, the distances shall mean the straight-line distance between the edge or corner of the property on which the sexually oriented business use is located to the nearest edge or corner of the property of another sexually oriented business use or any of the sensitive uses set forth above; provided, that if there is more than one business or tenancy on the property, then the distances shall mean the straight-line distance between the edge or corner of that portion of the property (or tenancy) on which the sexually oriented business use is

located to the nearest edge or corner of the property of another sexually oriented business use or any of the sensitive uses set forth above.

C. It is provided, however, that any sexually oriented business operating within the city of Auburn as of the initial effective date of the ordinance codified in this chapter shall constitute a pre-existing nonconforming use pursuant to ACC [18.04.650](#). (Ord. 6120 § 2, 2007; Ord. 5835 § 1, 2004; Ord. 4886 § 2, 1996. Formerly 18.74.020.)

Chapter 18.76 PLANNED UNIT DEVELOPMENT DISTRICT (PUD) – LAKELAND HILLS SOUTH

18.76.045 Uses requiring an administrative use permit.

A. The following uses may be permitted throughout the PUD as specifically authorized by the development plan and when an administrative use permit has been issued pursuant to the provisions of Chapter 18.64 ACC:

1. Civic, social and fraternal clubs;
2. Mini child ~~-day~~ care and ~~day~~ child care centers;
3. Preschools or nursery schools;
4. Religious institutions;
5. Utility substations;
6. Municipal services:
 - a. Police;
 - b. Fire;
 - c. Library.

B. The following uses may be permitted in areas of the PUD with a comprehensive plan designation of “Light Commercial” as specifically authorized by the development plan and when an administrative use permit has been issued pursuant to the provisions of Chapter 18.64 ACC:

1. Automobile service stations;
2. Drive-through facilities, including banks and restaurants;
3. Brew pubs. (Ord. 6957 § 1 (Exh. A), 2024; Ord. 6269 § 37, 2009.)

PLANNING COMMISSION HEARING

DAYCARE CODE UPDATE

PRESENTED BY
DINAH REED, SENIOR PLANNER
AUGUST 4, 2026

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

PURPOSE FOR UPDATE

- **House Bill (HB) 5509 updated regulations related to child care centers**
- **City code uses the term “daycare” versus the term “child care”**

TEXT AMENDMENT CHANGES

Chapter 18.04 Definitions

- Combined definitions of daycare and childcare
- Home based daycare - up to 16 children
- Removed adults from definition
- Removed babysitting care



Washington State Department of
CHILDREN, YOUTH & FAMILIES

TEXT AMENDMENT CHANGES

Section 18.07.020 *Residential Zones*

- Permitted outright in all residential zones
- Removed arterial street requirement

Section 18.23.030 *Commercial Zones*

- CUP in the light and heavy industrial zones

TEXT AMENDMENT CHANGES

In the following sections the only change was amending daycare to childcare...

- **Section 18.38.060 *Airport Landing Field Zone***
- **Section 18.76.045 *Lakeland Hills S PUD Zone***
- **Section 18.09.020 *Mobile Home/Manufactured Home Zone***
- **Section 18.74.030 *Location Of Sexually Oriented Businesses***

TEXT AMENDMENT CHANGES

Section 18.23.030

Special Purpose Zones

- Daycare to childcare
- Allowed in Public Use and Open Space zones

Section 18.31.010

Child Care Standards

- Removed adult daycares
- Daycare to childcare

TEXT AMENDMENT CHANGES

Section 18.31.090

Work Release Standards

- Updated term - daycare to child care
- Updated citation

Section 18.31.150

Secure Community Transition Standards

STAFF REQUEST

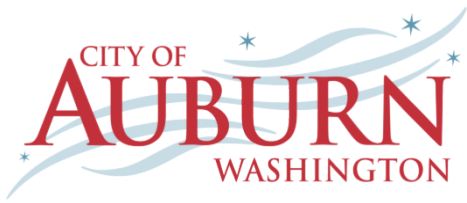
Planning Commission to deliberate and vote to recommend the proposed Daycare text amendments, amending ACC 18.04.645, ACC 18.04.1001, ACC 18.04.290 and recodifying as ACC 18.04.2381, ACC 18.07.020, ACC 18.09.020, ACC 18.23.030, ACC 18.31.010, ACC 18.31.090, ACC 18.31.150, ACC 18.35.030, ACC 18.38.060, ACC 18.52.020, ACC 18.74.030, ACC 18.76.045 to City Council for adoption.

Questions?

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN
VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N



AGENDA BILL APPROVAL FORM

Agenda Subject:**Live/Work Code Update****Staff Introduction/Presentation (Reed)**

Text amendment to update the Live/work use and supplemental development standards associated with the use that would set clear and objective standards for new Live/work units (buildings) and for re-purposing existing buildings into Live/work units.

Meeting Date:

August 4, 2026

Department:

Community Development

Attachments:

Staff Report - Live/Work, 1 -
Chapter 18.04 ACC Text
Amendment, 2 - ACC 18.07.020
Text Amendment, 3 - ACC
18.23.030 Text Amendment, 4 -
ACC 18.31.125 Text
Amendment, 5 - ACC 18.35.030
Text Amendment, 6 - ACC
18.52.020 Text Amendment, 7 -
PowerPoint Presentation

Budget Impact:**Administrative Recommendation:**

Planning Commission to deliberate and vote to recommend the proposed Live/work text amendments, amending Sections ACC 18.04.527, ACC 18.04.913, ACC 18.07.020, ACC 18.23.030, ACC 18.35.030, ACC 18.52.020, and creating new Section ACC 18.31.125, to City Council for adoption.

Background for Motion:**Background Summary:**

See attached Staff Report

Councilmember:

Staff: Jason Krum

PLANNING COMMISSION STAFF REPORT

AGENDA SUBJECT/TITLE:

Live/work Code Update

CITY FILE NO(s):

City File No. ZOA26-0006

APPLICANT/AGENT/OWNERS:

City of Auburn

REQUEST:

Planning Commission to hold a public hearing on the Live/work text amendments.

LOCATION:

Citywide

NOTIFICATION:

A Notice of Public Hearing (NOH) was issued on July 24, 2026.

HEARING DATE:

August 4, 2026

SEPA STATUS:

A SEPA Environmental Checklist for a Nonproject Action with a threshold determination of non-significance (DNS) was issued on June 1, 2026, with a public comment period ending on June 15, 2026, and an appeal period ending June 29, 2026.

STAFF:

Dinah Reed, Senior Planner, Dept. of Community Development

STAFF RECOMMENDATION:

Planning Commission to deliberate and vote to recommend the proposed Live/work text amendments, amending Sections ACC 18.04.527, ACC 18.04.913, ACC 18.07.020, ACC 18.23.030, ACC 18.35.030, ACC 18.52.020, and creating new Section ACC 18.31.125, to City Council for adoption.

Section ACC 18.04.527 Live/work unit definition

- 1) Updates the definition of a Live/work unit to include the current adopted definition under the International Building Code (IBC).

Section ACC 18.04.913 Work/live unit definition

- 1) Removes the definition of Work/live.

Section 18.07.020 Residential Zones Uses

- 1) Adds Live/work as standalone units compliant with ACC 18.31.125 ("Supplemental Standards") as outright permitted in all residential zones, except Residential Conservancy and R-1, Residential Low.
- 2) Adds Footnote 13 that "any standalone Live/work units vested prior to the effective date of the ordinance codified in this chapter are outright permitted uses".

Section 18.23.030 Commercial and Industrial Zones Uses

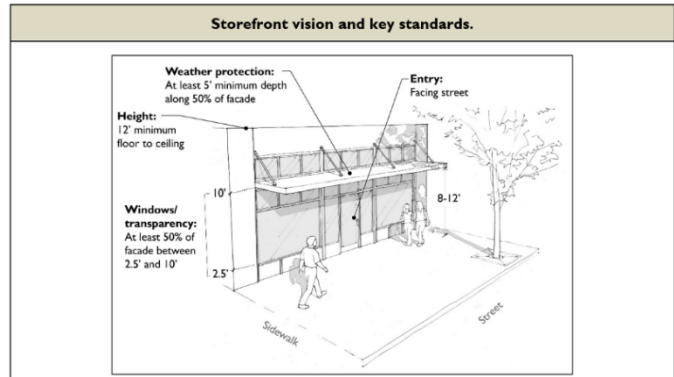
- 1) Removes "Apartment units, as part of a mixed-use development" and replaces it with "Mixed-use development" to eliminate redundancy.
- 2) Removes Live/work and Work/live as part of a mixed-use development to eliminate redundancy.
- 3) Removes Work/live as a standalone use per the definition being eliminated.
- 4) Amends Footnote 3 to remove the "Work/Live" language.

Section ACC 18.31.125 Supplemental standards for Live/work

This section is new and establishes the purpose for Live/work units as well as a definition that coincides with the definition adopted by the IBC. Supplemental standards for Live/work units are as follows, in summary:

- 1) The ground floor frontage of the building shall be used for nonresidential purposes.
- 2) Any 'work' use proposed for a Live/work unit in Residential zones are subject to ACC 18.07.020 "Permitted Use Table" and limited to the "Commercial Uses" category.
- 3) Any 'work' use proposed for a Live/work unit in Commercial zones are subject to ACC 18.23.030 "Permitted Use Table" and limited to the "Retail" and "Services" categories.
- 4) Any 'work' use proposed for a Live/work unit in Special Purpose Zones are subject to ACC 18.35.030 "Permitted Use Table" and limited to the "Retail", "Services" and "Recreation, Education, and Public Assembly" categories.

- 5) For new development, the nonresidential frontage must meet the design standards of a storefront per the Citywide Design Standards.
- 6) For existing buildings, the ground floor frontage shall provide a public entrance and street level transparency meeting the design standards of a storefront per the Citywide Design Standards.



- 7) The residential and work components shall be occupied as a single unit.
- 8) No portion of the Live/work unit may be rented, leased, or sold separately.
- 9) Off-street parking is not required for Live/work.

Section 18.35.030 Special Purpose Zones Uses

- 1) Removes the Work/live unit and adds a link to ACC 18.31.125 Live/work supplemental standards for Live/work.

Section 18.52.020 Number of Off-street Parking Spaces required

- 1) Adds the Live/work land use to the table with 0.0 (zero) spaces required per unit.

FINDINGS OF FACT

Background Summary:

1. Live/work and Work/live definitions were added as a use in the Auburn City Code (specifically Title 18 "Zoning") in 2012 under Ord. No. 6433 but did not include supplemental development standards associated with the use that would set clear and objective standards.
2. The purpose of the text amendment is to provide specific development regulations for new Live/work units (buildings) and for re-purposing existing buildings into Live/work units.
3. Live/work and Work/live were originally separated out as different uses in the code based on the percentage of space occupied by the nonresidential portion versus the residential portion of the unit. It was determined in practical application that having only one version of Live/work would simplify the use, therefore, Work/live has been removed as a use.
4. In accordance with ACC 14.03.060 legislative nonproject decisions made by the city council under its authority to establish policies and regulations are not classified as a "type" of project permit decision. Legislative nonproject decisions include, but are not limited to, amendments to the text and map of the comprehensive plan or development regulations.
5. Per ACC 18.68.030(B) a zoning text amendment is an application to change the text of Title 18 ACC. This type of application or initiation shall be processed as a legislative nonproject decision, consistent with ACC 14.03.060. Public notice shall be provided consistent with

Title 14 ACC.

6. Revised Code of Washington (RCW) 42.21C.135 provides authority of local governmental units to adopt rules, guidelines and model ordinances by reference.

Procedural Steps:

1. The proposed updates to the Live/work text amendment (zoning code update) have been discussed with the Planning Commission previously at regular meetings on June 2, 2026 and July 7, 2026.
2. Pursuant to Chapter 36.70A RCW, the text amendment was transmitted to the Washington State Department of Commerce on April 16, 2026. The 60-day notice period ended on June 16, 2026.
3. A Determination of Non-Significance (DNS) (City File No. SEP26-0010) was issued on June 1, 2026.
 - a) The SEPA checklist and notice (City File No. SEP26-0010) was uploaded to the Washington State Department of Ecology SEPA registry on June 1, 2026.
 - b) No public comments were received during the SEPA comment period.
4. A Notice of Public Hearing (NOH) (City File No. ZOA26-0006) was issued on July 24, 2026. Pursuant to Chapter 18.68 ACC, the following methods of noticing for the Planning Commission public hearing were:
 - a) The NOH was published in the Seattle Times on July 24, 2026.
 - b) The NOH was posted in three public locations (City Hall, City Annex, and the City's Public Land Use Notice webpage).

EXHIBITS:

- 1 Chapter 18.04 ACC Text Amendment
- 2 ACC Section 18.07.020 Text Amendment
- 3 ACC Section 18.23.030 Text Amendment
- 4 ACC Section 18.31.125 Text Amendment
- 5 ACC Section 18.35.030 Text Amendment
- 6 ACC Section 18.52.020 Text Amendment
- 7 PowerPoint Presentation

Chapter 18.04 DEFINITIONS

18.04.236 Charging levels.

18.04.237 Chicken coop.

18.04.238 Chicken run.

18.04.239 Co-living housing.

18.04.240 Commercial use.

18.04.245 Commercial vehicle.

18.04.246 Commercial recreation facility, indoor.

18.04.247 Commercial recreation facility, outdoor.

18.04.912 Wireless communications.

~~18.04.913 Work/live unit.~~

18.04.914 Work release facility.

18.04.960 Zone.

18.04.1001 Child care center.

18.04.1005 Marijuana or marihuana.

18.04.527 Live/work unit.

“Live/work unit” means an integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and includes a complete dwelling unit. ~~This definition is in addition to the current adopted International Building Code (IBC) definition. The work space is at ground level meeting the design standards of a storefront per the Citywide or Downtown Architectural and Design Standards, and working space reserved for and regularly used by one or more occupants of the dwelling unit. Within a live/work unit the~~

~~“work” component of a live/work unit is secondary to its residential use. Live/work units are allowed within mixed-use developments.~~ (Ord. 6959 § 1 (Exh. A), 2024; Ord. 6433 § 14, 2012.)

~~18.04.913 — Work/live unit.~~

~~“Work/live unit” means an integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and includes a complete dwelling unit and working space reserved for and regularly used by one or more occupants of the dwelling unit. Within a work/live unit the “work” component is the primary use, to which the residential use is secondary, while the “work” component of a live/work unit is secondary to its residential use. Work/live units are allowed within mixed-use developments.~~ (Ord. 6959 § 1 (Exh. A), 2024; Ord. 6433 § 25, 2012.)

Chapter 18.07 RESIDENTIAL ZONES

18.07.020 Uses.

Table 18.07.020. Permitted Use Table – Residential Zones

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	Zoning Designations						
	RC	R-1	R-2	R-3	R-4	R-NM	R-F
A. Residential Uses.							
Accessory dwelling units subject to the provisions contained in Chapter 18.32 ACC	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹
Accessory use, residential	P	P	P	P	P	P	P
Adult family home	P	P	P	P	P	P ¹	P
Apartments (7 units or more)	X	X	X	P ¹¹	P	P	X
Bed and breakfast or short-term rentals	P	P	P	P	P	X	P
Caretaker apartment	X	X	X	X	X	P	X
Communal residence	P	P	P	P	P	X	P
Foster care homes	P	P	P	P	P	X	P
Group residence facilities (7 or more residents)	X	X	X	P	P	P	P
Group residence facilities (6 or fewer residents)	P	P	P	P	P	P	P
Keeping of animals ⁴	P ²	P ²	P ²	P ²	P ²	P ²	P ²
<u>Live/work, standalone subject to compliance with ACC 18.31.125¹³</u>	X	X	P	P	P	P	P
Middle housing subject to the provisions in Chapter 18.25 ACC (2 to 6 units)	P	P	P	P	P	P	P

Neighborhood recreational buildings and facilities owned and managed by the neighborhood homeowners' association	A ⁶	A ⁶	A ⁶	A ⁶	A ⁶	P	P
Use as dwelling units of (1) recreational vehicles that are not part of an approved recreational vehicle park, (2) boats, (3) automobiles, and (4) other vehicles	X	X	X	X	X	X	X
Renting of rooms, for lodging purposes only, to accommodate not more than two persons in addition to the family or owner occupied unit ⁸	P	P	P	P	P	P	P
Residential care facilities including but not limited to assisted living facilities, convalescent homes, continuing care retirement facilities	P	P	P	P	P	P	P
Single-unit detached dwellings, new	P	P	P	X	X	X	P
Supportive housing (permanent), subject to the provisions of ACC 18.31.160	P	P	P	P	P	P	P
Swimming pools, tennis courts and similar outdoor recreation uses only accessory to residential or park uses	P	P	P	P	P	P	P
Townhouses (attached)	X	X	X	X	P	P	P
Transitional housing	P	P	P	P	P	P	P
B. Commercial Uses.							
Commercial horse riding and bridle trails	A	X	X	X	X	X	X
Commercial recreation facility, indoor	X	X	X	X	P	P	X
Commercial retail establishment	X	X	A	A	P	P	A
Convenience store	X	X	X	X	P	P	X
Daycare, limited to a mini daycare. Daycare center, preschool, or nursery school may also be permitted but must be located on an arterial	X	P	P	P	P	P	P

Grocery or specialty food store	X	X	X	A	P	P	A
Home-based (or family) daycare as regulated by RCW 35.63.185 and through receipt of approved city business license	P	P	P	P	P	P	P
Home occupations subject to compliance with Chapter 18.60 ACC	P	P	P	P	P	P	P
Marijuana cooperative	X	X	X	X	X	X	X
Marijuana processor	X	X	X	X	X	X	X
Marijuana producer	X	X	X	X	X	X	X
Marijuana-related business	X	X	X	X	X	X	X
Marijuana researcher	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X
Marijuana transporter business	X	X	X	X	X	X	X
Mixed-use development ^{3, 10}	X	X	X	P	P	P	P
Personal service shop	X	X	A	P	P	P	P
Nursing homes	X	X	X	X	C	C	C
Privately owned and operated parks and playgrounds and not homeowners' association-owned recreational area	X	A	A	A	A	P	P
Professional offices	X	X	A	A	P ⁹	P	P
Restaurant, café, or coffee shop	X	X	A	A	P	P	A
Neighborhood retail establishment	X	X	A	A	P	P	P
C. Resource Uses.							
Agricultural enterprise: ⁷							
When 50 percent, or more, of the total site area is dedicated to active agricultural production during	A ⁷	X	X	X	X	X	X

the growing season, and with 52 or less special events per calendar year							
When less than 50 percent of the total site area is dedicated to active agricultural production during the growing season, or with more than 52 special events per calendar year	C ⁷	X	X	X	X	X	X
Agricultural type uses are permitted provided they are incidental and secondary to the single-family use:							
Agricultural crops and open field growing (commercial)	P	X	X	X	X	X	X
Barns, silos and related structures	P	X	X	X	X	X	X
Commercial greenhouses	P	X	X	X	X	X	X
Pasturing and grazing ⁴	P	X	X	X	X	X	X
Public and private stables ⁴	P	X	X	X	X	X	X
Roadside stands, for the sale of agricultural products raised on the premises. The stand cannot exceed 300 square feet in area and must meet the applicable setback requirements.	P	X	X	X	X	X	X
Fish hatcheries	C	X	X	X	X	X	X
D. Government, Institutional, and Utility Uses.							
Civic, social and fraternal clubs	X	X	X	X	A	A	A
Government facilities	A	A	A	A	A	A	A
Hospitals (except animal hospitals)	X	X	X	X	X	C	C
Municipal parks and playgrounds	A	P	P	P	P	P	P
Museums	X	X	X	X	A	A	A
Religious institutions, less than one acre lot size ¹²	A	A	A	A	A	A	A
Religious institutions, one acre or larger lot size ¹²	C	C	C	C	C	C	C

Transmitting towers	C	C	C	C	C	C	C
Type 1-D wireless communications facility (see ACC 18.04.912(W) and 18.31.100)	P	P	P	P	P	P	P
Eligible facilities request (EFR) (wireless communications facility – See ACC 18.04.912(H))	P	P	P	P	P	P	P
Utility facilities and substations	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵	C ⁵
Small wireless facilities (ACC 18.04.912(Q))	P	P	P	P	P	P	P

1 An accessory dwelling unit may be permitted with an existing single-unit residence pursuant to Chapter [18.32](#) ACC.

2 Please see the supplemental development standards for animals in ACC [18.31.220](#).

3 Individual uses that make up a mixed-use development must be permitted within the zone. If a use making up part of a mixed-use development requires an administrative or conditional use permit, the individual use must apply for and receive the administrative or conditional use approval, as applicable.

4 Proximity of pasture or livestock roaming area to wells, surface waters, and aquifer recharge zones is regulated by the King or Pierce County board of health, and property owners shall comply with the provisions of the board of health code.

5 Excludes all public and private utility facilities addressed under ACC [18.02.040\(E\)](#).

6 Administrative use permit not required when approved as part of a subdivision or binding site plan.

7 Agricultural enterprise uses are subject to supplemental development standards under ACC [18.31.210](#), Agricultural enterprises development standards.

8 An owner occupant that rents to more than two persons but no more than four persons is required to obtain a city of Auburn rental housing business license and shall meet the standards of the International Property Maintenance Code.

9 As component of mixed-use developments and/or office ground floor uses permitted up to 5,000 square feet.

10 Commercial uses permitted outright, or allowed administratively or conditionally in this table may be allowed as part of mixed-use development.

11 Apartment buildings and mixed-use development consisting of no more than 20 units and three stories per lot is permitted.

12 Reference ACC [18.31.165](#) for standards related to homeless encampments hosted by a religious organization.

13 Any standalone live/work units vested prior to the effective date of the ordinance codified in this chapter are outright permitted uses.

(Ord. 6977 § 1 (Exh. A), 2025; Ord. 6959 § 1 (Exh. A), 2024; Ord. 6799 § 5 (Exh. E), 2020; Ord. 6642 § 4, 2017; Ord. 6600 § 9, 2016; Ord. 6565 § 2, 2015; Ord. 6560 § 9, 2015; Ord. 6477 § 8, 2013; Ord. 6369 § 2, 2011; Ord. 6363 § 3, 2011; Ord. 6269 § 3, 2009; Ord. 6245 § 5, 2009.)

The Auburn City Code is current through Ordinance 7008, passed November 17, 2025.

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.auburnwa.gov](http://www.auburnwa.gov)

[Hosted by General Code.](#)

Chapter 18.23 COMMERCIAL AND INDUSTRIAL ZONES

18.23.030 Uses.

A. *General Permit Requirements.* Table 18.23.030 identifies the uses of land allowed in each commercial and industrial zone and the land use approval process required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column (Standards for Specific Land Uses) in Table 18.23.030 includes a reference to a code section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

C. *Uses Affected by the Airport Overlay.* Refer to Chapter [18.38](#) ACC to determine whether uses are separately prohibited by that chapter or will be required to comply with additional regulations that are associated with the airport overlay.

Table 18.23.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone, Commercial and Industrial Zones

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
INDUSTRIAL, MANUFACTURING AND PROCESSING, WHOLESALING						
Building contractor, light	X	P	X	P	P	
Building contractor, heavy	X	X	X	A	P	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Manufacturing, assembling and packaging – Light intensity	X	P	X	P	P	ACC 18.31.180
Manufacturing, assembling and packaging – Medium intensity	X	A	X	P	P	ACC 18.31.180
Manufacturing, assembling and packaging – Heavy intensity	X	X	X	X	A	ACC 18.31.180
Marijuana processor	X	X	X	C	C	Chapter 18.59 ACC
Marijuana producer	X	X	X	C	C	Chapter 18.59 ACC
Marijuana researcher	X	X	X	C	C	Chapter 18.59 ACC
Marijuana retailer	X	C	X	C	C	Chapter 18.59 ACC
Marijuana transporter business	X	X	X	C	C	Chapter 18.59 ACC
Outdoor storage, incidental to principal permitted use on property	X	P	X	P	P	ACC 18.57.020(A)
Storage – Personal household storage facility (mini-storage)	P	P	X	P	P	ACC 18.57.020(B)
Warehousing and distribution	X	X	X	P	C	ACC 18.57.020(C)

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Warehousing and distribution, bonded and located within a designated foreign trade zone	X	P	X	P	P	
Wholesaling with on-site retail as an incidental use (e.g., coffee, bakery)	X	P	X	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES						
Commercial recreation facility, indoor	P	P	P	P	A	
Commercial recreation facility, outdoor	X	A	A	P	A	ACC 18.57.025(A)
Conference/convention facility	X	A	X	A	X	
Library, museum	A	A	X	A	X	
Meeting facility, public or private	P	P	X	A	A	
Movie theater, except drive-in	P	P	P	X	X	
Private school – Specialized education/training (for profit)	A	P	P	P	P	
Religious institutions, lot size less than one acre	P	P	A	A	A	ACC 18.31.165

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Religious institutions, lot size more than one acre	P	P	A	A	A	ACC 18.31.165
Sexually oriented businesses	X	P	X	P	P	Chapter 18.74 ACC
Sports and entertainment assembly facility	X	A	X	A	A	
Studio – Art, dance, martial arts, music, etc.	P	P	P	P	A	
RESIDENTIAL						
Apartment units, as part of a mixed-use development²	X	P	P	P	X	ACC 18.57.030
Apartments, standalone	X	X	X	X	X	
Caretaker apartment	P	P	X	P	P	
Indoor emergency housing or shelter	P	P	P	A	A	ACC 18.31.160
Live/work unit, as part of a mixed-use development²	X	P	P	P	X	
Live/work unit, standalone ³	P	P	P	X	X	ACC 18.31.125
Work/live unit, as part of a mixed-use development²	X	P	P	P	X	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Work/live unit, standalone³	X	X	X	X	X	
Mixed-use development²	X	P	P	X	X	ACC 18.57.030
Marijuana cooperative	X	X	X	X	X	
Nursing home, assisted living facility	P	P	C	X	X	
Senior housing ²	X	A	X	X	X	
Supportive housing (permanent)	P	P	P	A	A	ACC 18.31.160
Transitional housing	P	P	P	A	A	ACC 18.31.160
RETAIL						
Building and landscape materials sales	X	P	X	P	P	ACC 18.57.035(A)
Community retail establishment	P	P	P	P	P	
Construction and heavy equipment sales and rental	X	X	X	A	P	
Convenience store	A	P	X	P	P	
Drive-through espresso stands	A	P	A	P	A	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Drive-through facility, including banks and restaurants	A	P	P	P	P	ACC 18.52.040
Entertainment, commercial	A	P	X	A	A	
Groceries, specialty food stores	P	P	P	P	X	
Neighborhood retail establishment	P	P	P	P	P	
Nursery	X	P	A	P	P	ACC 18.57.035(C)
Outdoor displays and sales associated with a permitted use (auto/vehicle sales not included in this category)	P	P	P	P	P	ACC 18.57.035(D)
Regional retail establishment	X	P	P	P	A	
Restaurant, cafe, coffee shop	P	P	P	P	P	
Tasting room	P	P	P	P	P	
Tavern	P	P	P	P	A	
Wine production facility, small craft distillery, small craft brewery	P	P	P	P	P	
SERVICES						

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Animal daycare (excluding kennels and animal boarding)	A	P	A	P	P	ACC 18.57.040(A)
Animal sales and services (excluding kennels and veterinary clinics)	P	P	P	P	P	ACC 18.57.040(B)
Banking and related financial institutions, excluding drive-through facilities	P	P	P	P	P	
Catering service	P	P	A	P	P	
Daycare, including mini daycare, daycare center, preschools or nursery schools	P	P	P	P	X	
Dry cleaning and laundry service (personal)	P	P	P	P	P	
Equipment rental and leasing	X	P	X	P	P	
Kennel, animal boarding	X	A	X	A	A	ACC 18.57.040(C)
Government facilities; this excludes offices and related uses that are permitted outright	A	A	A	A	A	
Hospital	P	P	X	P	P	
Lodging – Hotel or motel	P	P	P	A	A	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Medical – Dental clinic	P	P	P	P	X	
Mortuary, funeral home, crematorium	P	P	X	P	X	
Personal service shops	P	P	P	P	X	
Pharmacies	P	P	P	X	X	
Print and copy shop	P	P	P	P	X	
Printing and publishing (of books, newspaper and other printed matter)	A	P	P	P	P	
Professional offices	P	P	P	P	P	
Repair service – Equipment, appliances	A	P	P	P	P	ACC 18.57.040(D)
Veterinary clinic, animal hospital	P	P	P	P	X	
Youth community support facility	P	X	X	X	X	ACC 18.57.040(E)
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE						
Ambulance, taxi, and specialized transportation facility	X	A	X	P	P	
Broadcasting studio	P	P	X	P	P	

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Heliport	X	C	X	C	C	
Motor freight terminal ¹	X	X	X	X	X	See Footnote No. 1
Parking facility, public or commercial, surface	P	P	P	P	X	
Parking facility, public or commercial, structured	P	P	P	P	X	
Towing storage yard	X	X	X	A	P	ACC 18.57.045(A)
Utility transmission or distribution line or substation	A	A	A	A	A	
Wireless communications facility (WCF) (See ACC 18.04.912(W))	*	*	*	*	*	*See ACC 18.31.100 for use regulations and zoning development standards.
Eligible facilities request (EFR) (wireless communications facility) (See ACC 18.04.912(H))	P	P	P	P	P	
Small wireless facilities (ACC 18.04.912(Q))	P	P	P	P	P	
VEHICLE SALES AND SERVICES						

PERMITTED, ADMINISTRATIVE, CONDITIONAL AND PROHIBITED USES BY ZONE						P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designation					Standards for Specific Land Uses
	C-1	C-2	C-AG	M-1	M-2	
Automobile washes (automatic, full or self-service)	A	P	P	P	P	ACC 18.57.050(A)
Auto parts sales with installation services	A	P	P	P	P	
Auto/vehicle sales and rental	A	P	X	P	P	ACC 18.57.050(B)
Fueling station	A	P	P	P	P	ACC 18.57.050(C)
Mobile home, boat, or RV sales	X	P	X	P	P	
Vehicle services – Repair/body work	X	P	X	P	P	ACC 18.57.050(D)
OTHER						
Any commercial use abutting a residential zone which has hours of operation outside of the following: Sunday: 9:00 a.m. to 10:00 p.m. or Monday – Saturday: 7:00 a.m. to 10:00 p.m.	A	A	A	A	A	
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted. See ACC 18.02.120(C)(6) , Unclassified Uses.	P	P	P	P	P	

1 Any motor freight terminal, as defined by ACC [18.04.635](#), in existence as of the effective date of the ordinance codified in this section, is an outright permitted use in the M-1 and M-2 zones. Any maintenance,

alterations and additions to an existing motor freight terminal which are consistent with ACC [18.23.040](#), Development standards, are allowed.

2 Any mixed-use development or senior housing project vested prior to Resolution No. [5187](#) (December 7, 2015) is an outright permitted use in the C-1 zone. Subsequently, if a nonresidential use within a vested mixed-use development changes, then the nonresidential use shall maintain a minimum of 10 percent of the cumulative building ground floor square footage consisting of the uses permitted outright, administratively, or conditionally, listed under "Recreation, Education, and Public Assembly," "Retail," or "Services" of the C-1 zone.

3 Any standalone live/work units ~~or standalone work/live units~~ vested prior to the effective date of the ordinance codified in this chapter are outright permitted uses.

(Ord. 6977 § 1 (Exh. A), 2025; Ord. 6959 § 1 (Exh. A), 2024; Ord. 6885 § 1 (Exh. A), 2022; Ord. 6838 § 1 (Exh. A), 2021; Ord. 6799 § 6 (Exh. F), 2020; Ord. 6728 § 3 (Exh. C), 2019; Ord. 6688 § 1 (Exh. 1), 2018; Ord. 6644 § 2, 2017; Ord. 6642 § 9, 2017; Ord. 6508 § 1, 2014; Ord. 6433 § 26, 2012.)

The Auburn City Code is current through Ordinance 7008, passed November 17, 2025.

Disclaimer: The city clerk's office has the official version of the Auburn City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.auburnwa.gov](http://www.auburnwa.gov)

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Chapter 18.31 SUPPLEMENTAL DEVELOPMENT STANDARDS

Sections:

- 18.31.010 Daycare standards.
- 18.31.020 Fences.
- 18.31.025 Retaining walls.
- 18.31.030 Height limitations – Exceptions.
- 18.31.040 Lots.
- 18.31.050 Single-unit detached siting and design standards.
- 18.31.060 Recreational vehicle parks.
- 18.31.070 Setbacks.
- 18.31.080 Heliports.
- 18.31.090 Work release, prerelease and similar facilities.
- 18.31.100 Wireless communications facilities siting standards.
- 18.31.110 Siting of small wireless facilities.
- 18.31.115 Wetland mitigation.
- 18.31.120 *Repealed.*
- 18.31.125 Live/work standards.
- 18.31.130 Communal residence standards.
- 18.31.140 Gated residential subdivisions.
- 18.31.150 Secure community transition facilities.
- 18.31.160 Supplemental standards for transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing.
- 18.31.165 Homeless encampment hosted by a religious organization.
- 18.31.170 *Reserved.*
- 18.31.180 Performance standards.
- 18.31.190 Supplemental standards for residential mobile home communities.
- 18.31.200 Architectural and site design review standards and regulations.
- 18.31.210 Agricultural enterprises development standards.
- 18.31.220 Permitted animals.
- 18.31.230 *Repealed.*

18.31.125 Supplemental standards for Live/work

A. Purpose. Live/work units are an integrated housing unit and work space, occupied and utilized by the property owner, business owner, or business employee with a place to work and live in a single unit (ACC 18.04.527). A Live/work unit can be a new building (e.g. townhouse) or an existing unit (e.g. small commercial building with a dwelling space above or behind) and existing single-family residences allowed in the zone.

B. Live/work units shall meet the following standards in addition to the current Washington State adopted International Building Code (IBC) code live/work sections.

1. The ground floor frontage of the building shall be used for nonresidential purposes.
2. Any 'work' use proposed for a Live/work unit in Residential zones are subject to ACC 18.07.020 "Permitted Use Table" and limited to the "Commercial Uses" category.
3. Any 'work' use proposed for a Live/work unit in Commercial zones are subject to ACC 18.23.030 "Permitted Use Table" and limited to the "Retail" and "Services" categories.
4. Any 'work' use proposed for a Live/work unit in Special Purpose Zones are subject to ACC 18.35.030 "Permitted Use Table" and limited to the "Retail", "Services" and "Recreation, Education, and Public Assembly" categories.
5. For new development, the nonresidential frontage must meet the design standards of a storefront per Citywide Design Standards.
6. For existing buildings, the ground floor frontage shall provide a public entrance and street level transparency meeting the design standards of a storefront per the Citywide Design Standards.
7. The residential and work components shall be occupied as a single unit.
8. No portion of the Live/work unit may be rented, leased, or sold separately.
9. Off-street parking is not required for Live/work units.

Chapter 18.35 SPECIAL PURPOSE ZONES

18.35.030 Uses.

A. *General Permit Requirements.* Table 18.35.030 identifies the uses of land allowed in each special purpose zone and the planning permit required to establish each use.

B. *Requirements for Certain Specific Land Uses.* Where the last column (Standards for Specific Land Uses) in Table 18.35.030 includes a section number, the referenced section determines other requirements and standards applicable to the use regardless of whether it is permitted outright or requires an administrative or conditional use permit.

Table 18.35.030. Permitted, Administrative, Conditional and Prohibited Uses by Zone

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
MARIJUANA-RELATED BUSINESSES				
Marijuana processor	X	X	X	
Marijuana producer	X	X	X	
Marijuana researcher	X	X	X	
Marijuana retailer	X	X	X	

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
Marijuana transporter business	X	X	X	
PUBLIC				
Animal shelter, public	P	X	X	
Government facilities; this excludes offices and related uses that are permitted outright	P	P	C	
Municipal parks and playgrounds	P	P	P	
RECREATION, EDUCATION AND PUBLIC ASSEMBLY				
Campgrounds	X	P	P	
Recreational vehicle parks, private	X	P	X	
Cemetery, public	P	A	X	
Cemetery, private	X	A	X	
College, university, public	A	A	X	
Commercial recreation facility – Indoor	X	P	X	
Commercial recreation facility – Outdoor	X	A	C	ACC 18.57.025(A)

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
Conference/convention facility	X	A	X	
Library, museum	P	P	A	
Meeting facility, public or private	P	P	A	
Private school – specialized education/training (for profit)	X	P	X	
Public schools (K-12) and related facilities	P	X	X	
Religious institutions, lot size less than one acre	X	P	X	
Religious institutions, lot size more than one acre	X	P	X	
Studio – Art, dance, martial arts, music, etc.	X	X	X	
RESIDENTIAL				
Middle housing subject to the provisions in Chapter 18.25 ACC (2 to 6 units)	X	A ¹	X	
Home occupation	X	P	P	Chapter 18.60 ACC
Live/work unit, work/live unit	X	A	X	ACC 18.31.125
Apartments (7 or more units)	X	A ²	X	

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
One single-unit detached dwelling	X	X	P ⁴	
Nursing home, assisted living facility	X	P	X	
Senior housing	X	A	X	
RETAIL				
Marijuana cooperative	X	X	X	
Restaurant, cafe, coffee shop, excluding drive-through facilities	P	A	X	
SERVICES				
Banking and related financial institutions, excluding drive-through facilities ³	X	X	X	
Daycare, including mini daycare, daycare child care center, preschools, or nursery schools	X	P	A	
Home-based daycare	X	P	P	
Medical services – Clinic or urgent care ³	X	X	X	
Mortuary, funeral home, crematorium	X	X	X	

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
Professional offices	X	A	A	
Personal service shops	X	X	X	
Pharmacies	X	X	X	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE				
Utility facilities, substations, utility transmission or distribution line	X	X	A	See ACC 18.02.040(E)
Wireless communications facility (WCF) (See ACC 18.04.912(W))	*	*	*	*See ACC 18.31.100 for use regulations and zoning development standards.
Eligible facilities request (EFR) (Wireless communications facility) (See ACC 18.04.912(H))	P	P	P	
Small wireless facilities (ACC 18.04.912(Q))	P	P	P	
Emergency wireless communications facility (EWCF)	X	P	X	See ACC 18.04.912 and 18.31.100
OTHER USES THAT ARE NOT LISTED				

Permitted, Administrative, Conditional and Prohibited Uses by Zone				P – Permitted C – Conditional A – Administrative X – Prohibited
LAND USE	Zoning Designations			Standards for Specific Land Uses
	P-1	I	OS	
Other uses may be permitted by the planning director or designee if the use is determined to be consistent with the intent of the zone and is of the same general character of the uses permitted	P	P	P	

Notes:

- 1** Minimum lot area not applicable; duplexes must meet other development standards of the I zone.
- 2** Minimum lot area not applicable; apartments must meet other development standards of the I zone, dwellings; provided, that 2,400 square feet of lot area is provided for each dwelling unit.
- 3** Permitted within a public college or university as an amenity or service provided to students: A stand-alone bank or medical services/clinic is not permitted.
- 4** One single-unit detached dwelling unit per existing legal lot. No residential subdivisions permitted in the open space zone.

(Ord. 6959 § 1 (Exh. A), 2024; Ord. 6894 § 1 (Exh. B), 2022; Ord. 6799 § 9 (Exh. I), 2020; Ord. 6716 § 1 (Exh. A), 2019; Ord. 6677 § 3, 2018; Ord. 6642 § 11, 2017; Ord. 6434 § 1, 2012.)

18.52.020 Number of off-street parking spaces required.**Table 18.52.020. Off-Street Parking Requirements by Land Use**

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):⁶
Residential Categories		
Single-unit detached dwelling, adult family home, home-based daycares	Dwelling unit	2.00
Middle housing (2 to 6 units)	See Chapter 18.25 ACC for middle housing parking requirements.	
Apartments (7 or more units)	Dwelling unit	0.50
Mobile home dwellings ¹	Dwelling unit	2.00
Assisted living facilities and senior housing	Per unit	0.00
Permanent supportive housing, transitional housing, emergency housing, and emergency shelters	Per unit	0.00
Group living (includes boardinghouse)	4 bedrooms	1.00
Co-living housing ⁷	1 sleeping unit	0.25
Commercial Categories		
Auto sales and motorcycle, new	1,000 sf of floor area	2.29
Auto sales and motorcycle, used	1,000 sf of floor area	3.08
Daycare centers	Each 10 children in care	2.00

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):⁶
Eating and drinking establishments	1,000 square feet of floor area	8.00
Food retail stores and markets	1,000 square feet of floor area	5.00
Health and fitness clubs	1,000 square feet of floor area	5.00
Hotel or motel	Guest room or rental unit	1.00
<u>Live/work</u>	<u>Per unit</u>	<u>0.00</u>
Mini-marts and gas stations	1,000 square feet of floor area	5.00
Mortuaries or funeral homes	25 square feet of floor space	0.25
Motor vehicle repair and services	1,000 square feet of floor area	2.50
Personal service shops	1,000 square feet of floor area	2.50
Retail commercial establishments, less than 15,000 square feet of floor area	1,000 square feet of floor area	2.50
Retail commercial establishments, greater than 15,000 square feet of floor area	1,000 square feet of floor area	4.00
Shopping centers	1,000 square feet of floor area	4.00 ⁴
Office Categories		
Business and professional offices	1,000 square feet of floor area	2.00
Medical-dental clinic; urgent care	1,000 square feet of floor area	3.00
Manufacturing Processing and Warehousing Categories		

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):⁶
<i>(See also ACC 18.52.020(D))</i>		
All manufacturing, industrial, and processing uses, except the following:	1,000 square feet of floor area	1.00
Warehousing	2,000 square feet of floor area	1.00
Storage – Personal storage/mini-storage facilities	1,000 square feet of floor area ²	0.10
Recreation, Education, Public Assembly Categories		
Auditoriums, stadiums, and theaters	25 square feet of floor space	0.25
Commercial recreation facilities – Indoor, except for the following:	1,000 square feet of floor area	5.00
Bowling alleys	Lanes	5.00
Pool and billiard rooms	Table	2.00
Skating rinks	1,000 square feet of floor area	5.00
Commercial recreation facilities – Outdoor	1,000 square feet of usable recreational area	3.00
Hospitals	Bed	1.75
Library, museum	1,000 square feet of floor area	2.50
Meeting facility, public or private	25 square feet of floor space	0.25
Religious assembly	25 square feet of floor space	0.20

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):⁶
Schools (public and private)		
Preschool schools	Employee ³	1.00
Elementary/middle schools	Teaching station	1.20
Secondary (high) schools	Student	0.40
College or university (including trade and business schools)	Student	0.75
Studios (dance, martial arts, etc.)	1,000 square feet of floor area	5.00
Tennis/racquetball/handball or other sport courts	Court	2.00
	Each 300 sf of floor area for accessory uses	1.00
Recreational uses not listed elsewhere	Same as retail, based on size	

Notes:

1 Within mobile home parks, parking space shall not be allowed within the required setbacks. Guest parking shall be provided within the development: five percent of total requirement.

2 Includes total on-site building square feet.

3 There shall be two visitor-parking stalls provided for each 10 required employee stalls.

4 Compliance with these standards is not required for a change of use within an existing building.

5 Employee and customer parking only.

6 If the rate ends in .5 and above the number of parking spaces is rounded up to the next full number to provide the total number of parking spaces required.

7 Off-street parking shall not be required within one-half mile walking distance of a major transit stop as defined by RCW [36.70A.535\(1\)\(b\)](#).

(Ord. 6998 § 1 (Exh. A), 2025; Ord. 6977 § 1, 2025; Ord. 6959 § 1 (Exh. A), 2024; Ord. 6419 § 5, 2012; Ord. 6388 § 1, 2011; Ord. 6167 § 4, 2008; Ord. 6140 § 2, 2007; Ord. 6071 § 3, 2007; Ord. 5777 § 1, 2003; Ord. 5556 § 1, 2001; Ord. 5170 § 1, 1998; Ord. 4949 § 1, 1997; Ord. 4304 § 1(40), (41), 1988; Ord. 4229 § 2, 1987.)

PLANNING COMMISSION HEARING

LIVE/WORK CODE UPDATE

PRESENTED BY
DINAH REED, SENIOR PLANNER
AUGUST 4, 2026

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N

PURPOSE FOR UPDATE – LIVE/WORK

Live/work units

- Allows for residential and commercial workspace in the same building.
- Allows for business owner to live and work in the same space.
- Were added in 2012 but did not include supplemental standards.

PURPOSE FOR UPDATE – LIVE/WORK

The supplemental development standards will apply to new Live/work units (buildings) and for repurposing existing buildings into Live/work units.

SERVICE • ENVIRONMENT • ECONOMY • CHARACTER • SUSTAINABILITY • WELLNESS • CELEBRATION

New buildings



Repurposed buildings



LIVE/WORK EXAMPLES

SUPPLEMENTAL STANDARDS FOR LIVE/WORK

New Section ACC 18.31.125

- Includes a purpose statement and supplemental standards.
 - Ground floor “Storefront” transparency for nonresidential portion
 - Occupied as a single unit
 - May not be rented, leased or sold separately
 - No off-street parking
 - Uses allowed limited based on zoning district

TEXT AMENDMENT FOR LIVE/WORK

Section 18.07.020 *Residential Zones*

- Permits Live/work in all zones except RC and R-1

Section 18.23.030 *Commercial Zones*

- Live/work no longer part of mixed-use development
- Apartment no longer part of a mixed-use development
- Adds Mixed-use development

TEXT AMENDMENT FOR LIVE/WORK

Section 18.35.030

Special Purpose Zones

- Removes reference to Work/live units

Section 18.52.020

Off-Street Parking

- No off-street parking for live/work units

TEXT AMENDMENT FOR LIVE/WORK

Chapter 18.04 *Definitions*

- Removes Work/live units from list

Section 18.04.527 *Live/work Definition*

- Amends definition of Live/work unit
- Removes definition of Work/live unit

STAFF REQUEST

Planning Commission to deliberate and vote to recommend the proposed Live/work text amendments, amending Sections ACC 18.04.527, ACC 18.04.913, ACC 18.07.020, ACC 18.23.030, ACC 18.35.030, ACC 18.52.020, and creating new Section ACC 18.31.125, to City Council for adoption.

Questions?

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

S E R V I C E
E N V I R O N M E N T
E C O N O M Y
C H A R A C T E R
S U S T A I N A B I L I T Y
W E L L N E S S
C E L E B R A T I O N