

**City Council
Study Session
August 24, 2026 - 5:30 PM
City Hall Council Chambers**

AGENDA

CALL TO ORDER

PUBLIC PARTICIPATION

- A. The Auburn City Council Study Session Meeting scheduled for Monday, August 24, 2026, at 5:30 p.m. will be held in person and virtually.

Virtual Participation Link:

To view the meeting virtually please click the below link, or call into the meeting at the phone number listed below. The link to the Virtual Meeting is:

<https://www.youtube.com/user/watchauburn/live/?nomobile=1>

To listen to the meeting by phone or Zoom, please call the below number or click the link:

Telephone: 253 205 0468

Toll Free: 888 475 4499

Zoom: <https://us06web.zoom.us/j/84658763086>

ROLL CALL

AGENDA MODIFICATIONS

ANNOUNCEMENTS, REPORTS, AND PRESENTATIONS

- A. Pierce Transit Proposition 1: More Within Reach Presentation (Pierce Transit) (30 Minutes)

COMMUNITY WELLNESS DISCUSSION ITEMS

- A. Auburn Parks, Arts & Recreation Community Fitness Program (Krueger) (15 Minutes)

AGENDA ITEMS FOR COUNCIL DISCUSSION

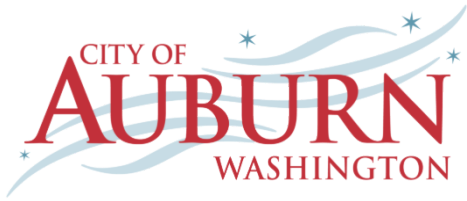
- A. Ordinance No. 7025 (Krum) (15 Minutes)
An Ordinance relating to updates to the Daycare Zoning Regulations amending, recodifying, and repealing certain Sections of Chapter 18.04; amending certain Sections of Chapter 18.31; and amending Sections 18.07.020, 18.09.020, 18.23.030, 18.35.030, 18.38.060, 18.52.020, 18.74.030, 18.76.045 of the Auburn City Code
- B. Ordinance No. 7026 (Krum) (15 Minutes)
An Ordinance relating to updates to the Live/Work Zoning Regulations amending Sections 18.04.527, 18.04.913, 18.07.020, 18.23.030, 18.35.030, 18.52.020, and creating Section 18.31.125 of the Auburn City Code

C. Elected Officials Social Media Guidance (Legal/Administration) (15 Minutes)

COUNCIL REPORTS

ADJOURNMENT

Agendas and minutes are available to the public at the City Clerk's Office and on the City website (<http://www.auburnwa.gov>).



AGENDA BILL APPROVAL FORM

Agenda Subject:

Pierce Transit Proposition 1: More Within Reach Presentation (Pierce Transit) (30 Minutes)

Meeting Date:

August 24, 2026

Department:

City of Auburn

Attachments:

Presentation

Budget Impact:**Administrative Recommendation:**

For discussion only.

Background for Motion:**Background Summary:****Councilmember:****Staff:**

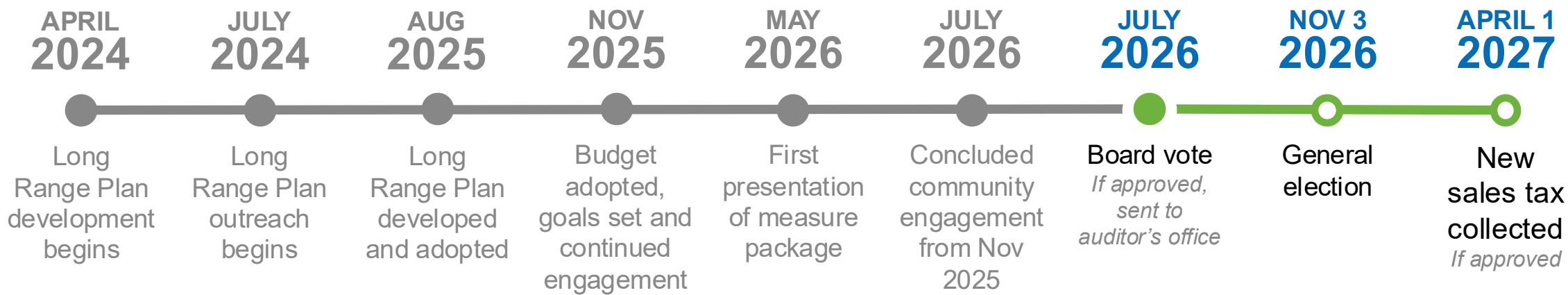
Proposition 1: **MAINTAIN AND IMPROVE LOCAL TRANSIT**



Auburn City Council
August 24, 2026



STEPS TO EXPAND LOCAL TRANSIT



Developed for the community, with the community.



14
months of outreach
July '24 – August '25



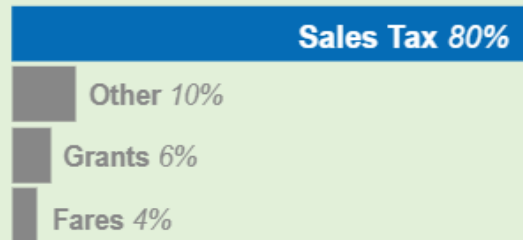
79
community events
and meetings



700
survey responses
received

CURRENT SALES TAX

Sales Tax is Our Primary Source of Funding



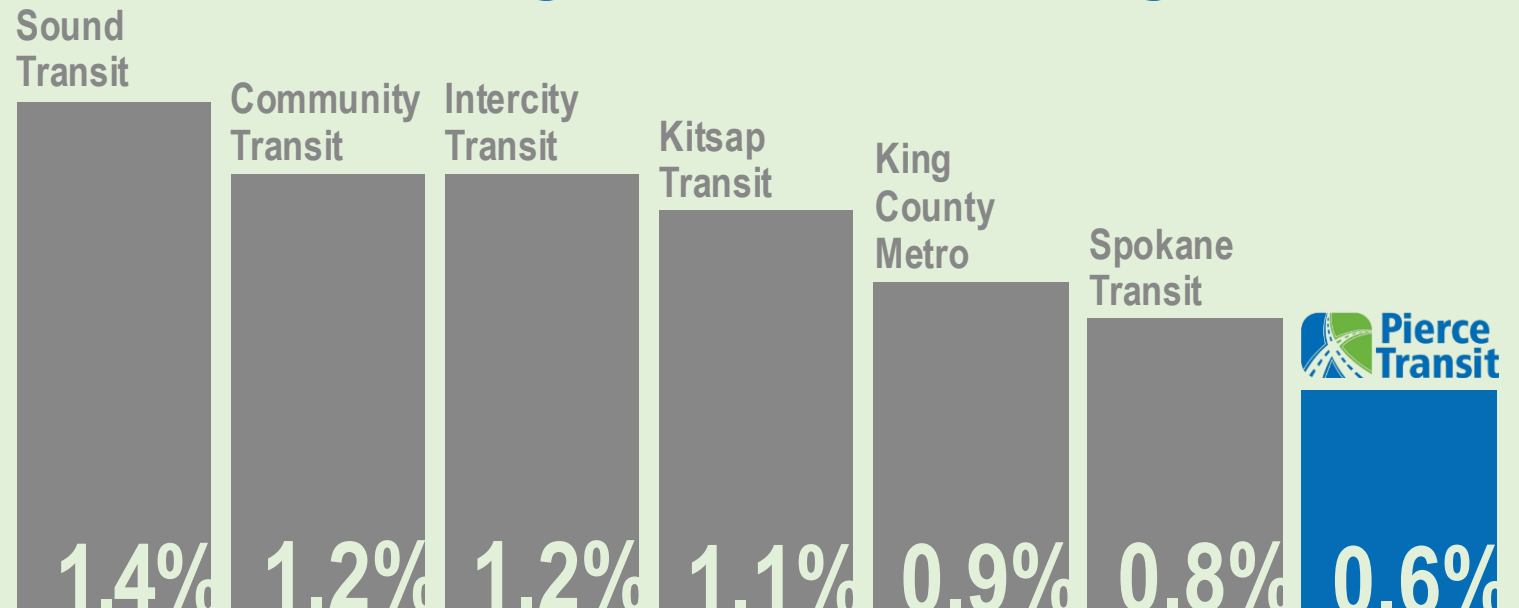
6¢

Of Every \$10 Spent

*on qualifying purchases in the
PTBA**

**Public Transportation Benefit Area*

Sales Tax Compared to Peer Transit Agencies in Washington



GROWING NEEDS



Growth

Current projections indicate we'll grow by 275,668 people and see new jobs come to our 117,800 area by 2044.



Congestion

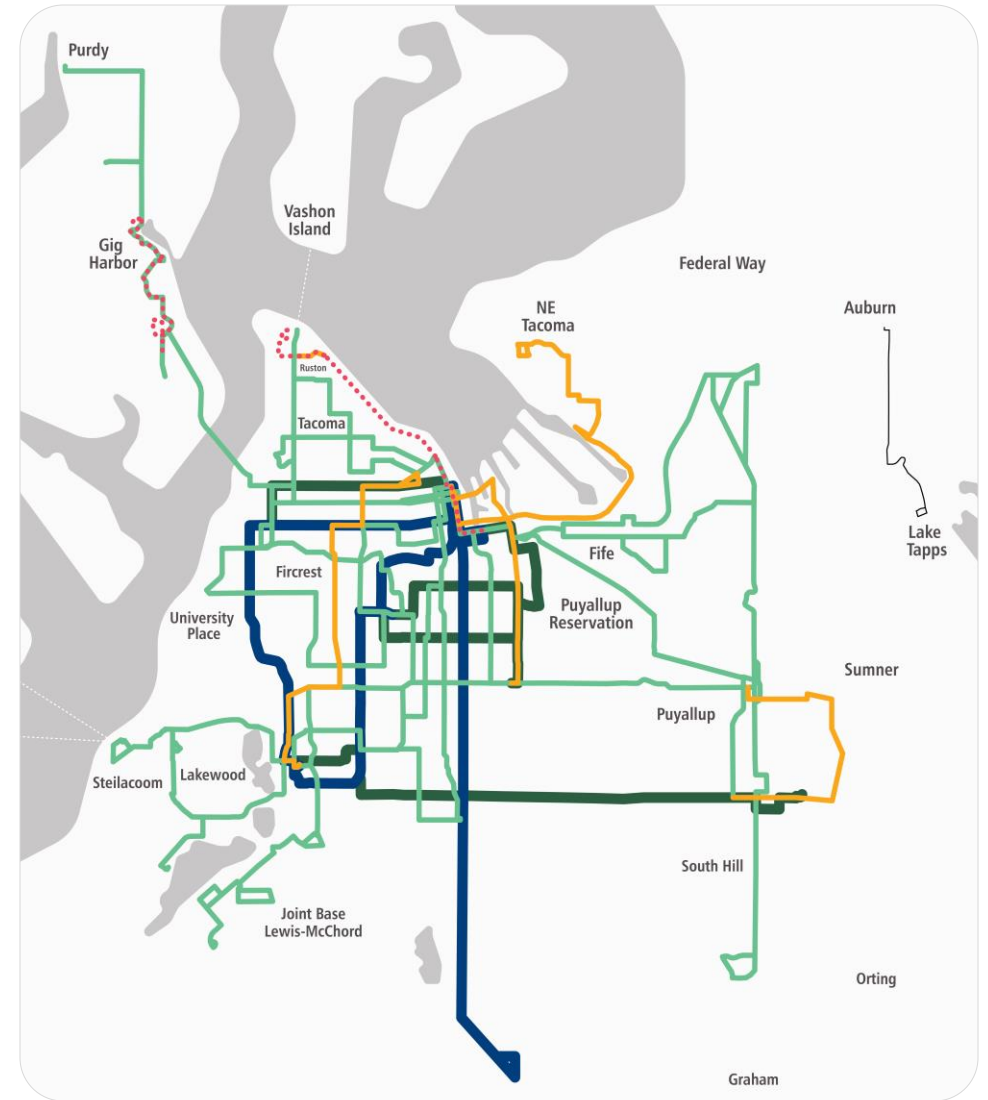
Without more transit, most of these new residents will rely on cars—adding to congestion on our already busy roads.



Economy

Without more transit, access to jobs, schools, doctors, housing, and groceries is reduced and our economy suffers.

MORE WITHIN REACH



PROPOSED SALES TAX INCREASE

0.9%

Proposed Sales Tax

3¢ per \$10 spent

Proposed Increase

47%

Service Increase



**You DON'T Pay
Sales Tax On:**



Rent or Mortgage



Groceries



Most Healthcare

**What does a 0.3% sales tax
increase look like?**



\$10 Sandwich = 0.03¢



\$20 Sweater = 0.06¢



\$80 Headphones = 0.24¢



\$225 Furniture = 0.68¢

NEW ROUTES

Route 40

Port of Tacoma and East Tacoma

Route 51

Central Tacoma - Lakewood

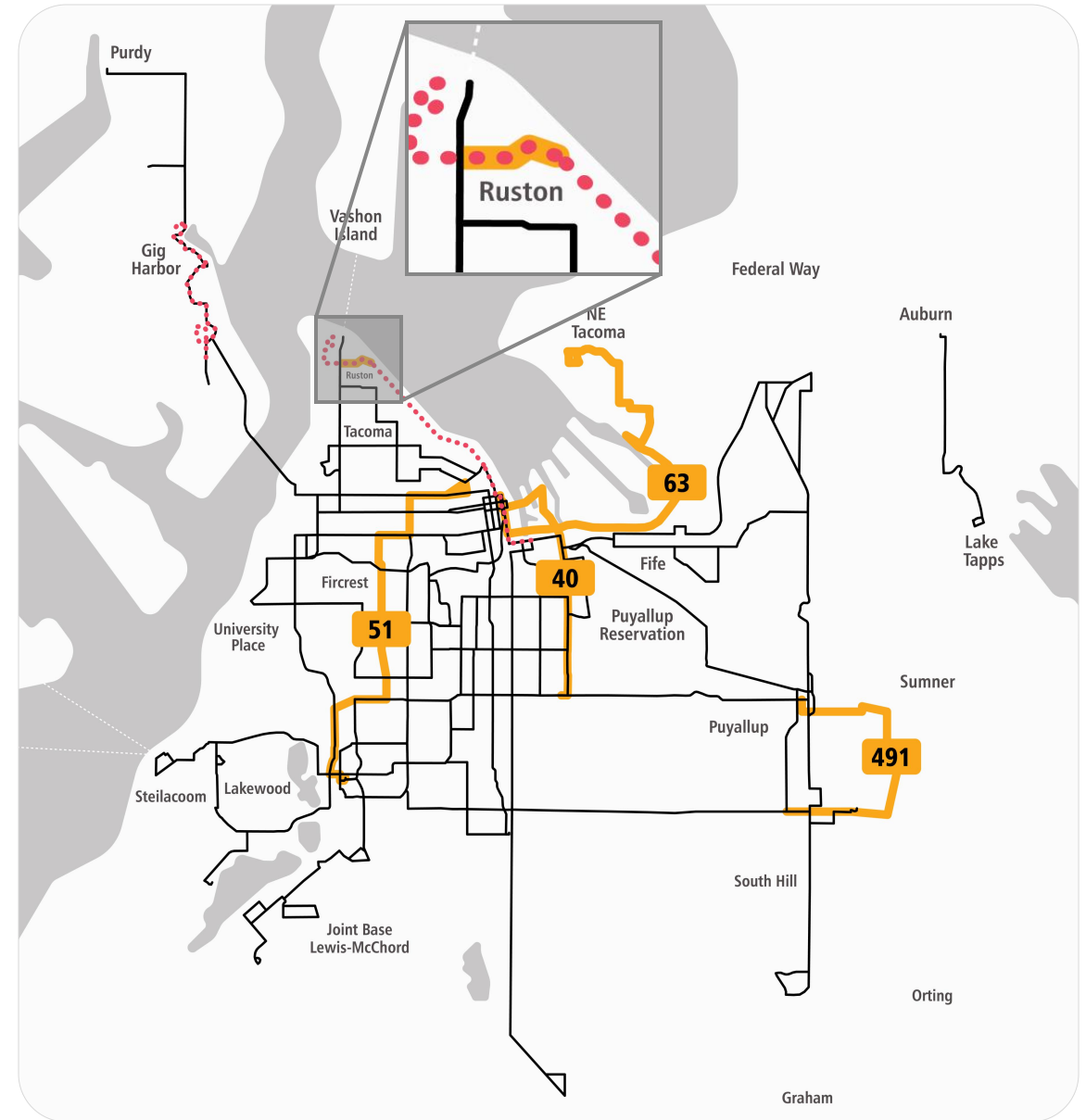
Route 63

Northeast Tacoma

Route 491

Puyallup

The Result: more places and more possibilities



SPECIAL SERVICE

Seasonal Waterfront Connectors

- Gig Harbor
- Ruston

Special Event Service

- Fairs
- Sport Events
- Festivals
- Concerts Series

To be determined annually based on community events

The Result: more places and more possibilities





RAPID ROUTES

Route 1

15-minute Weekdays

Route 2

Route 3

*20-minute Weekends and
Evenings*



Fewer Stops

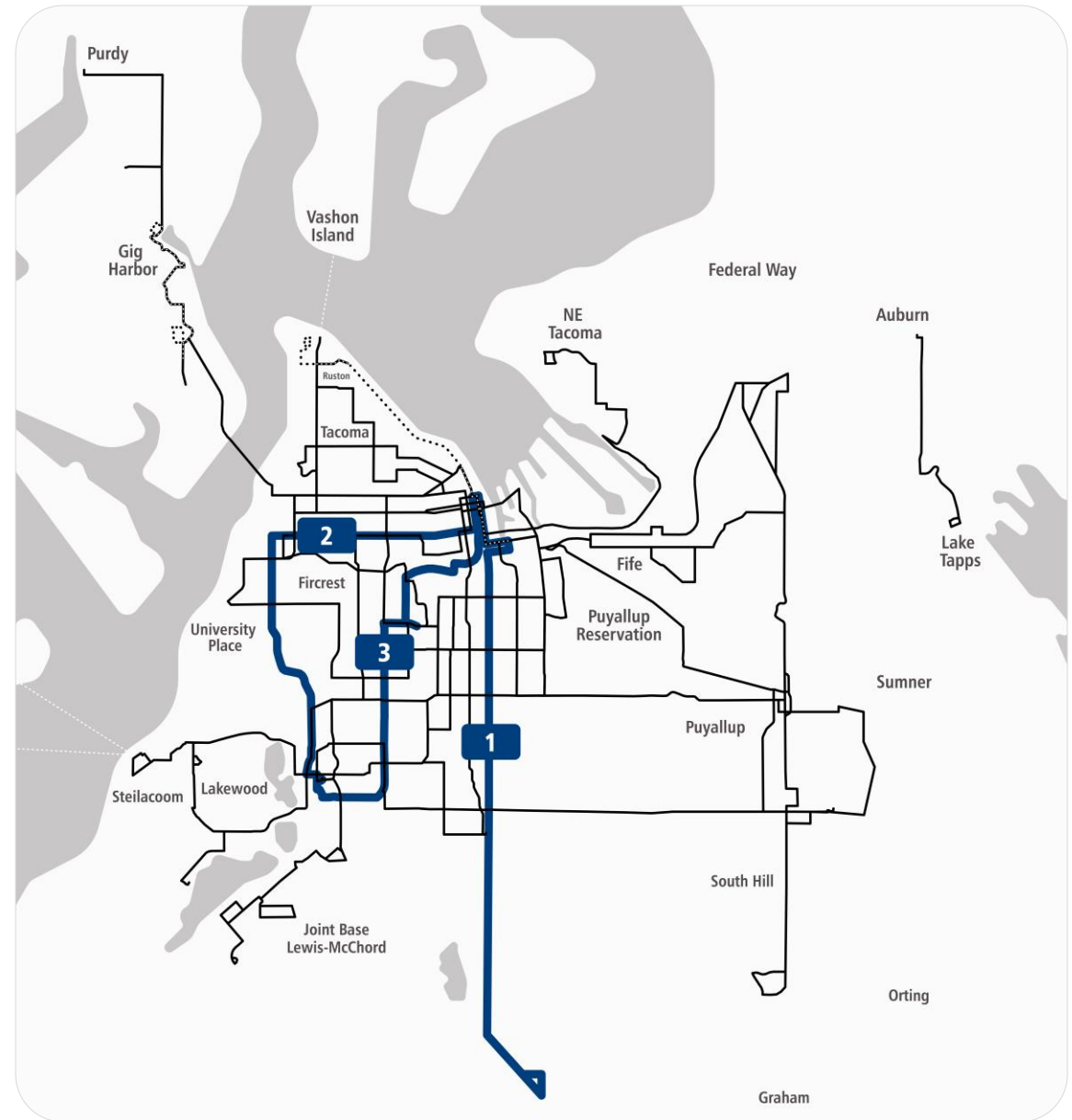
*Only serves major bus
stops so you can get
where you're going
sooner*



Bus Stop Upgrades

*New shelters, benches,
solar lighting, and real-
time arrival signs*

The Result: less waiting and more reliable trips



MORE FREQUENT

7 Routes
every 15-20 minutes



currently 3 routes

24 Routes
every 30 minutes



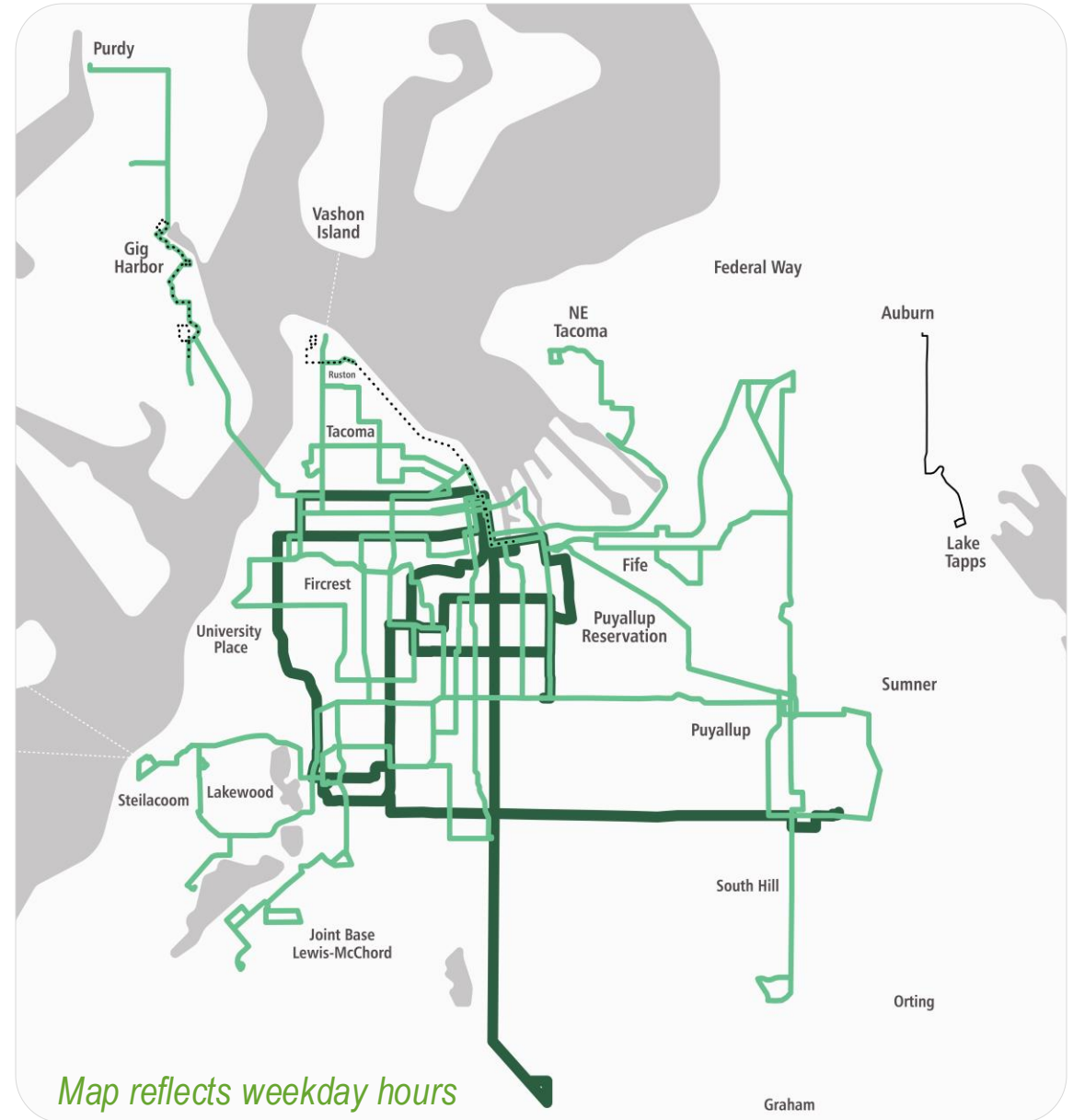
currently 18 routes

0 Routes
every 60 minutes



currently 7 routes
5 routes receive more frequent service or are adapted

The Result: less waiting and more reliable trips



MORE FREQUENT

Saturdays

3 Routes

every 20 minutes



currently 0 routes

20 Routes

every 30 minutes



currently 11 routes

6 Routes

every 60 minutes



currently 15 routes

9 routes receive more frequent service or are adapted

Sundays

3 Routes

every 20 minutes



currently 0 routes

18 Routes

every 30 minutes



currently 4 routes

8 Routes

every 60 minutes



currently 22 routes

14 routes receive more frequent service or are adapted

LATER SERVICE

23 Routes

will run longer hours

5 - 6 a.m.

when most routes start

Most Routes



10 p.m.

*or later on
Weekdays*



10 p.m.

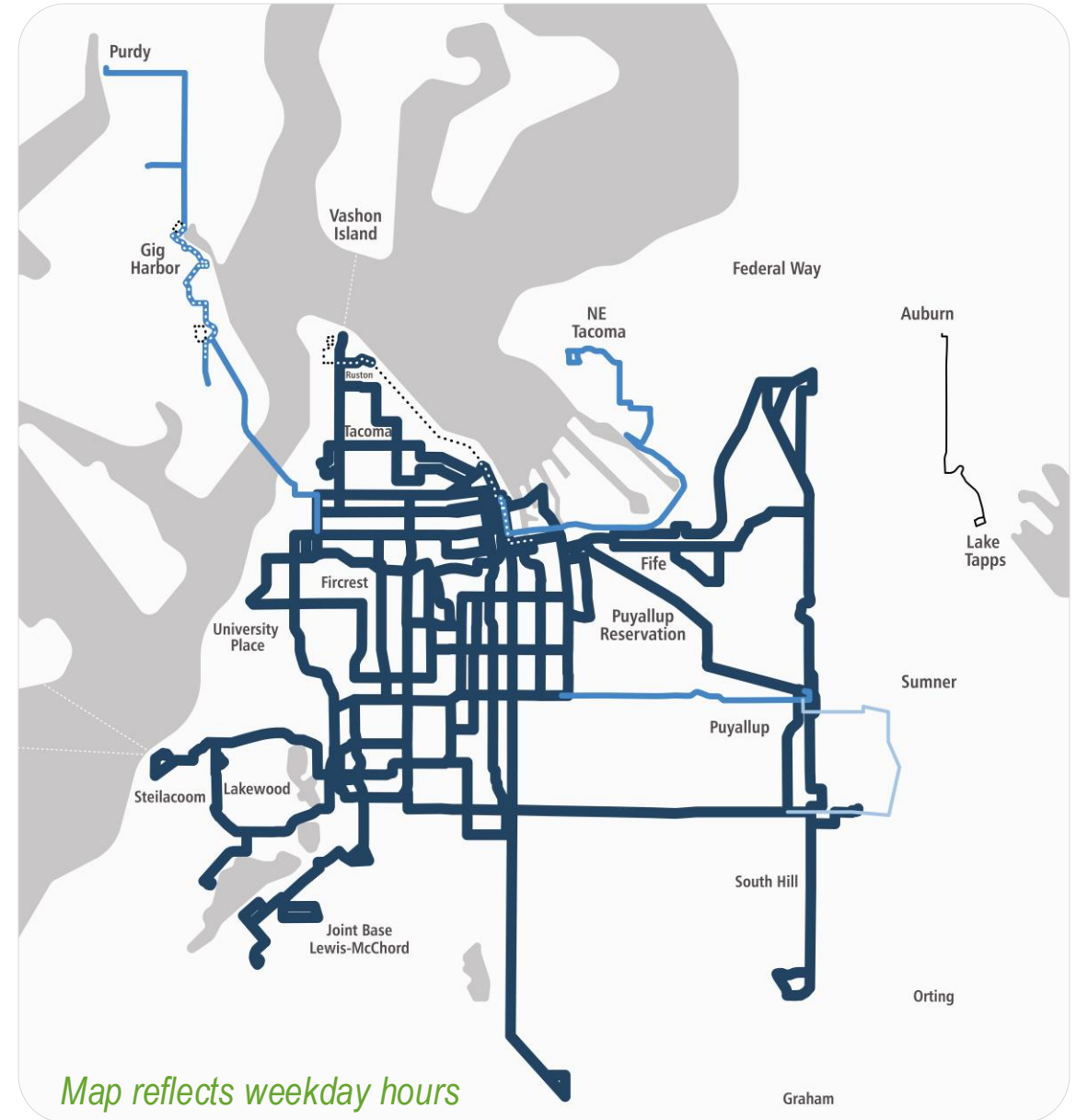
*or later on
Saturdays*



8 p.m.

*or later on
Sundays*

The Result: more options for diverse schedules





501

5

Page 16 of 141



EXPANDED PARATRANSIT

SHUTTLE Service Also Increases



New
Places



More
People



Later
Service

Did You Know?

SHUTTLE paratransit service is available within $\frac{3}{4}$ of a mile of all local bus routes...



...and most service vehicles are equipped for accessibility.



Bus

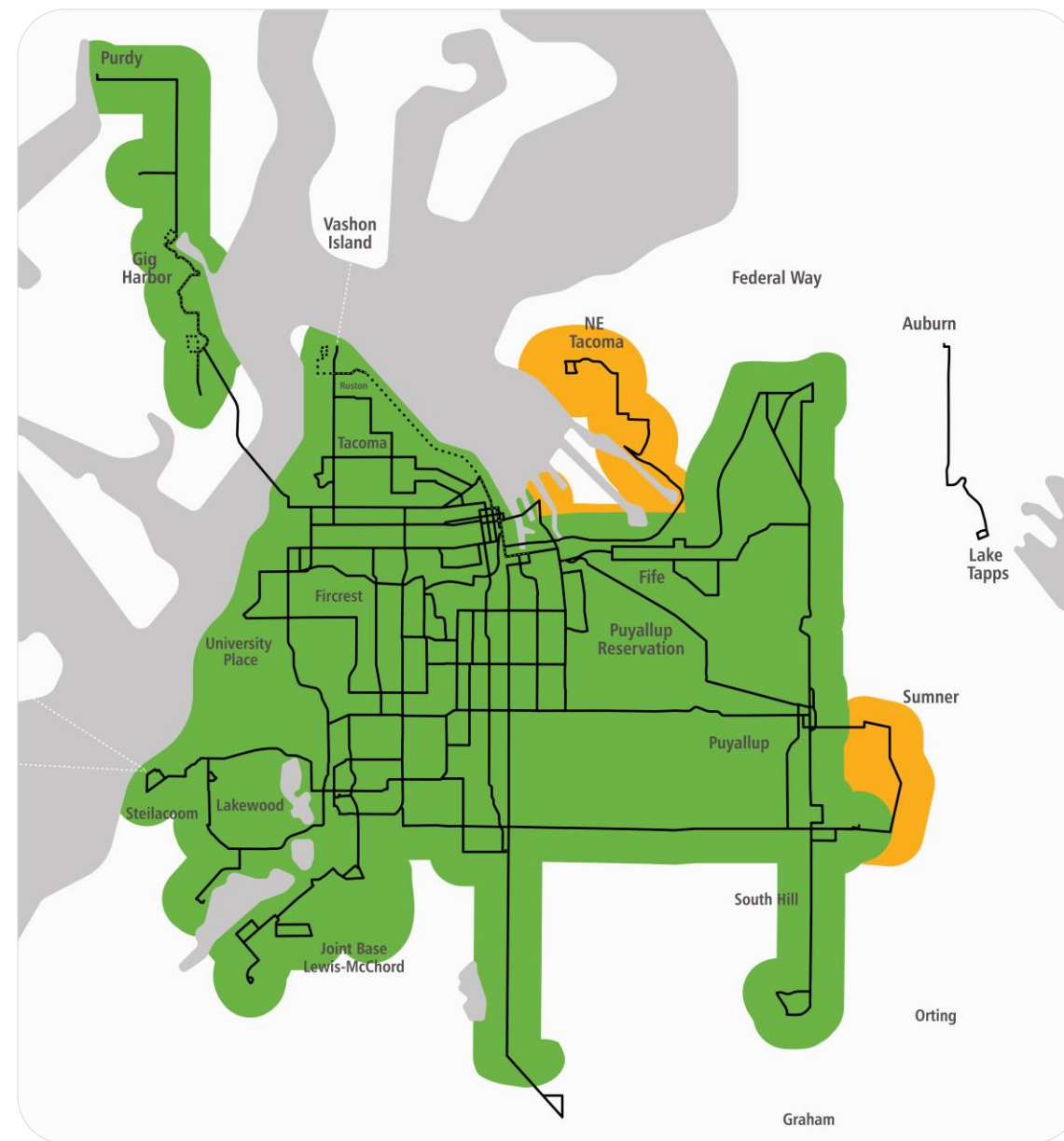


SHUTTLE



Runner

The Result: more people and more inclusive



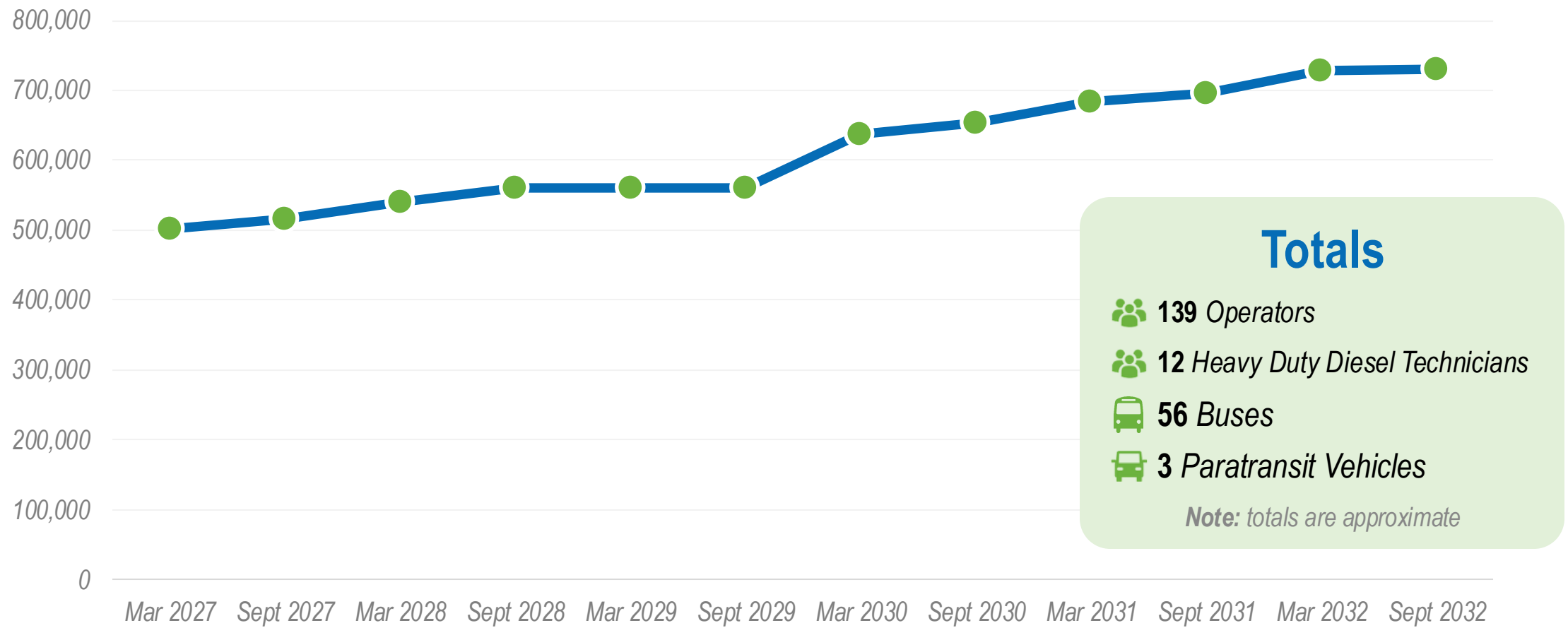
FARE FREE BUSES AND PARATRANSIT FOR SENIORS

**Seniors 65+ ride free on buses
and SHUTTLE paratransit.**

*Youth already ride free
on all our services*

*Continue to offer
ORCA LIFT/reduced fare*



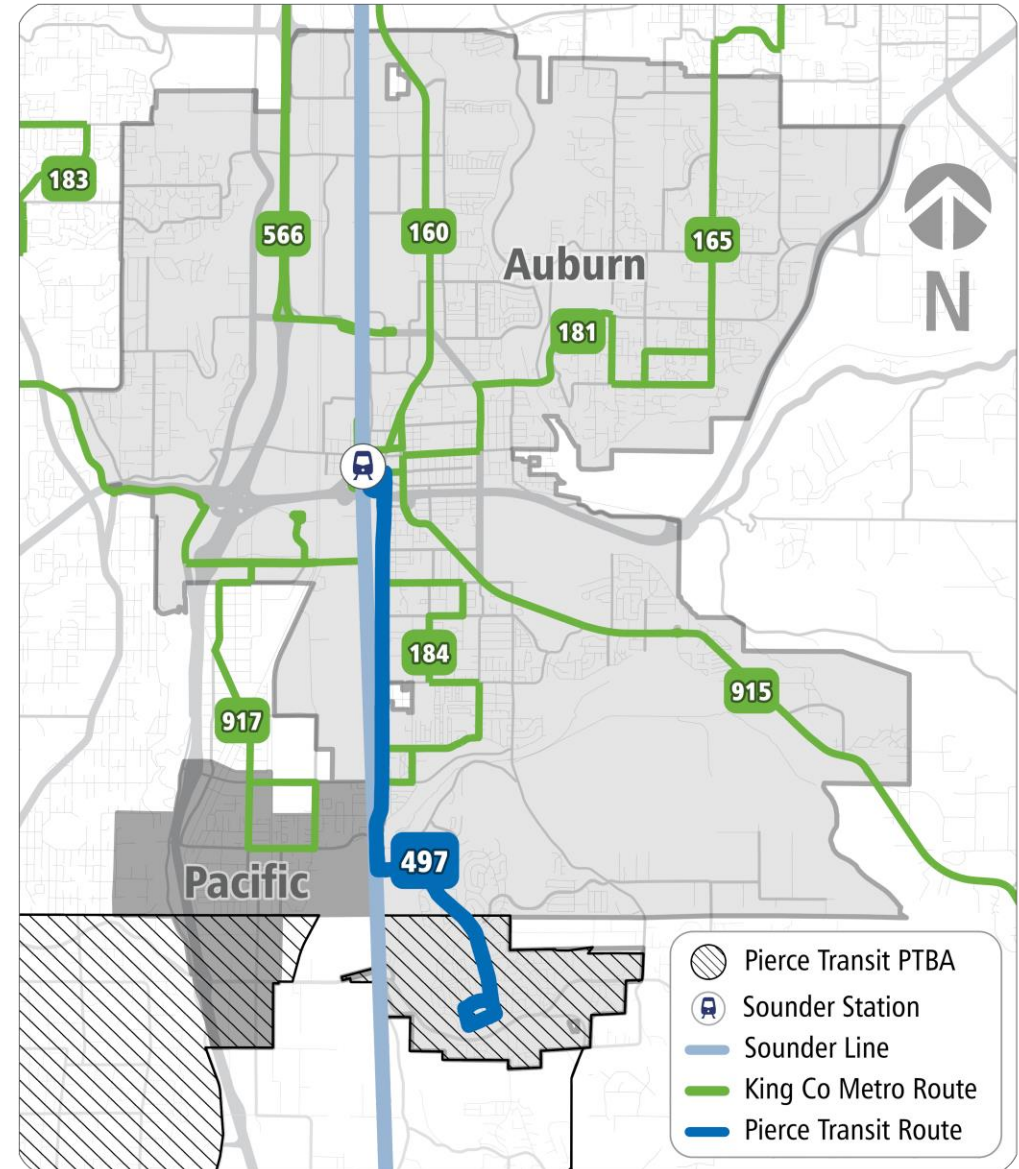
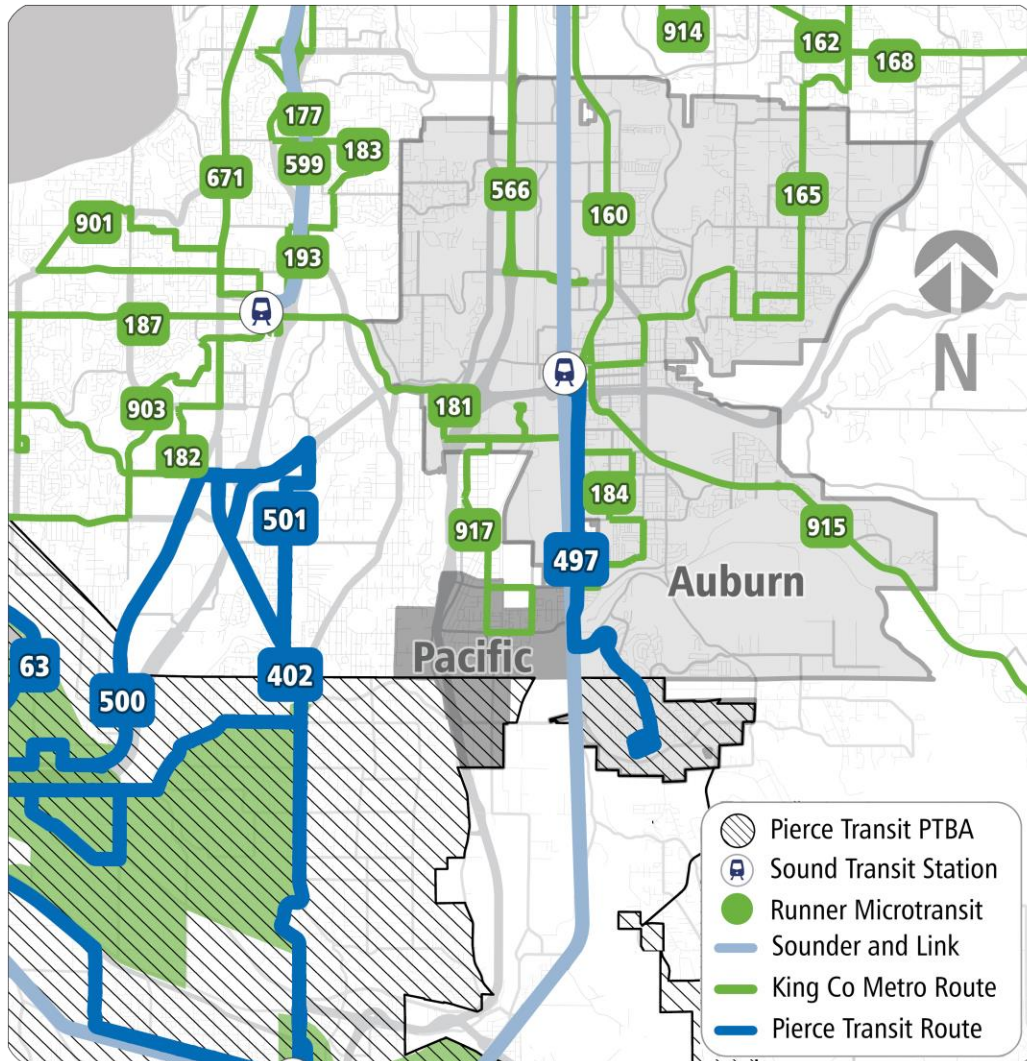


IMPLEMENTATION TIMELINE

Annual Service Hours



Auburn

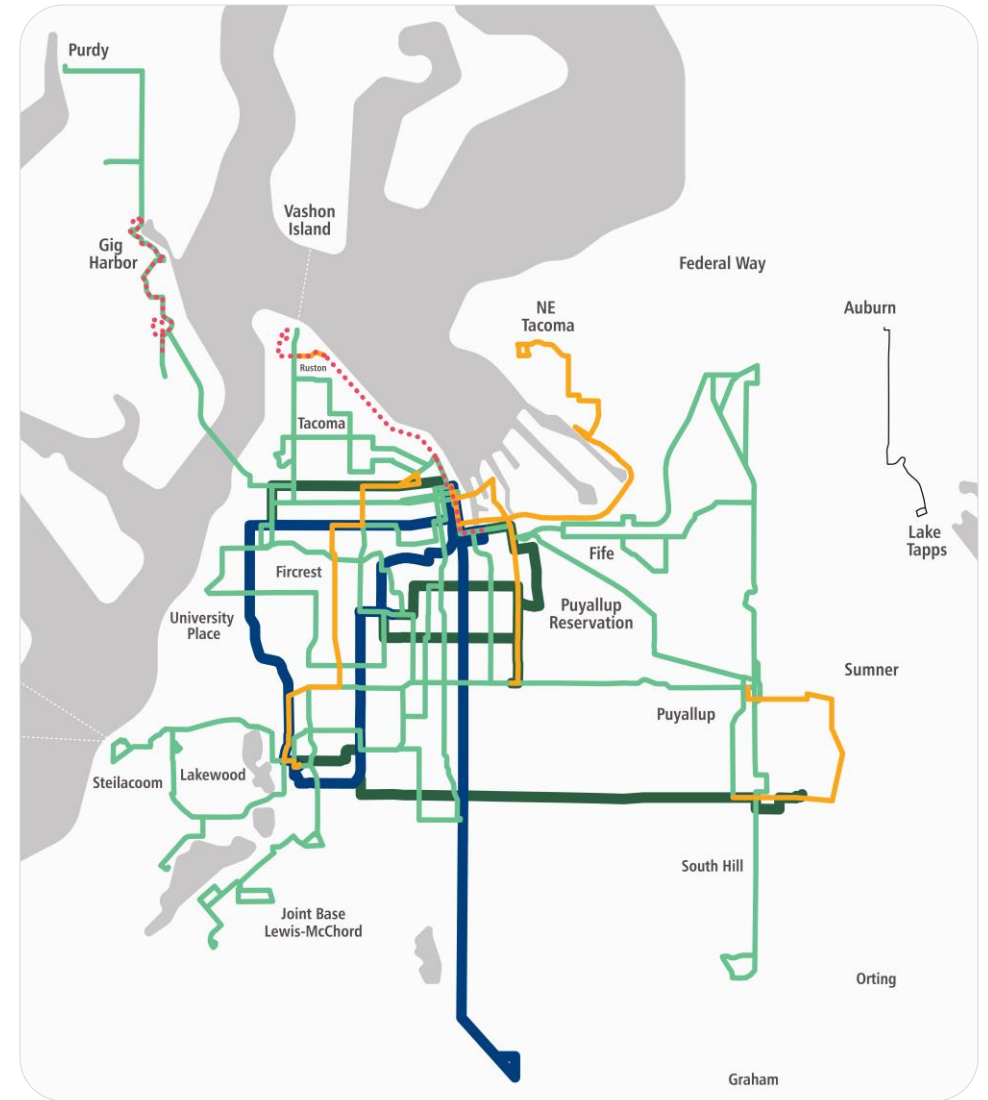


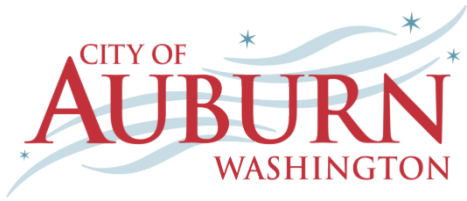
COMMUNITY IMPACT

Local transit impacts all of us – whether you rely on it or someone you rely on does. Strengthening it strengthens our community, for riders and non-riders, alike.



MORE WITHIN REACH





AGENDA BILL APPROVAL FORM

Agenda Subject:

Auburn Parks, Arts & Recreation Community Fitness Program (Krueger) (15 August 24, 2026 Minutes)

Meeting Date:**Department:**

Parks, Arts & Recreation

Attachments:

Presentation

Budget Impact:**Administrative Recommendation:**

For discussion only.

Background for Motion:**Background Summary:**

The purpose of this discussion is to provide background information and a summary of the offerings within the Parks, Arts & Recreation Department around Community Fitness. Information about fitness classes, fitness center, open gym programming, and drop-in childcare options available will be presented; as well as complementary programming related to community fitness.

Councilmember: Clinton Taylor

Staff: Julie Krueger

Auburn Community Fitness

Healthier Together



AUBURN COMMUNITY & EVENT CENTER

910 9th Street SE

Monday-Thursday 7am-8pm | Friday 7am-7pm | Saturday 8am-4pm

Purpose



**AUBURN COMMUNITY
FITNESS**

AUBURN COMMUNITY & EVENT CENTER

01

To promote the engagement in physical activity by providing accessible and affordable fitness opportunities

02

To strengthen social connections and build a supportive, healthy community

03

To encourage sustainable health habits through consistent, enjoyable activities



Monthly Unlimited Membership

Adults (Ages 18-49): \$30/month

Seniors (50+): \$25/month

Teens (ages 12-17): \$25/month

Monthly Unlimited Membership with Unlimited Childcare

Adult + 1 child: \$45/month

Adult + 2 children: \$60/month

Adult + 3 children: \$75/month

Daily Drop In

Adult: \$6

Senior/Teen: \$5

Childcare: \$5/child/2-hour session

Free Memberships for Seniors

Senior specific classes with emphasis on strength training, balance & mobility and fall prevention. Eligible health plans qualify for a free fitness membership!



City of Auburn Employee Memberships



Free memberships are provided for City of Auburn employees as a part of their benefit package.



Member Amenities



Full access to group fitness classes-
36 offered each week!



Unlimited use of the fitness center- cardio machines,
nautilus weights and free weights are available!



Open Gym Programs including
basketball, volleyball and pickleball



Access to the virtual class library-
available 24-7



Drop-in childcare: available
Monday-Friday

Fitness Classes

- 36 Fitness Classes available each week
- Classes include: strength training, cardio focused, yoga and stretching, senior fitness
- Beginner, intermediate and advanced classes available
- Various class durations available to accommodate members' schedules



Fitness Center

Fitness Center Equipment

- Nautilus Weight Machines
- Cardio Machines include: treadmills, elipticals, stationary bikes, rowing machine
- Free Weight area
- Stretching Zone



 @auburnwa.gov/fitness



Open Gym Programs



Open Gym Basketball

Fridays | 5:15-7pm

Saturdays | 8-11am



Open Gym Volleyball

Tuesdays & Thursdays

9:30-11:30am



Open Gym Pickleball

Monday-Thursday

12:00-1:45 PM



@auburnwa.gov/fitness

Drop In Childcare



Childcare Hours

Monday-Friday 9am-1:30pm

Monday-Thursday 4:15-8:00pm

Occasional Saturdays per event schedules

Kids Playtime

Drop-off program for kids ages 2-10 for up to 2 hours.

Kids Playtime allows parents to leave the Community Center.

Childcare Rates

\$5/2-hour session

\$10/2-hour session for Kids Playtime

\$15/child/month Unlimited Visit add on to Fitness Membership



@auburnwa.gov/fitness

Community Outreach



Free Fitness in the Park

Annual summer program featuring 4 weeks of free fitness programs in Auburn Parks



Fitness Events

Free Pop Up programs intended to bring people together for fun fitness opportunities: Open House, Turkey Burn, Summer Sizzler



Specialty Classes & Workshops

Stand alone- or ongoing classes with a special focus- Women's Strength +, Yin Yoga & Sound Healing, Beginner Tai Chi



Almost 5k Fun Runs

The Almost 5k fun run series has been a popular way to get people moving! 3- Almost 5ks (short by 1,138 feet!) are offered each year.



Stats



144

Hours of
fitness
classes
offered
each
month

500

Average
number
of Fitness
Members
per
month

9826

Visits to
Fitness
classes
thus far in
2026



Member Testimonies

"The Auburn gym is the best group I have joined since retiring! I have made lots of new friends and am stronger than ever thanks to the many class offerings. I Love it!"
-Denise T.

**You will be welcomed
into a wonderful gym
family! - Debbie**

I am so grateful for the community of people I've met at the Auburn Community Center. The instructors are caring and motivating and the classes are full of positive people who take care of themselves. I highly recommend checking it out!"
-Jeanne L.

**"The gym makes working
out on my lunch hour
accessible."**
- Ashley

"I really like that the Rec Center offers such a nice variety of classes. The instructors are friendly, knowledgeable, and encouraging. I also enjoy having a great group of motivated workout buddies, who make coming to class even more fun!"
-Jeanne B.

**"I like the variety of classes at the
Community Center as well as the
different times classes they are
offered."**
-Debbie B.

"I like that every class is a drop-in class and there's no commitment for a set period of time. I love the instructors, who are all encouraging and positive and bring something different to every class. I also love the positivity that I feel every day I come to a class."
-JanEllen

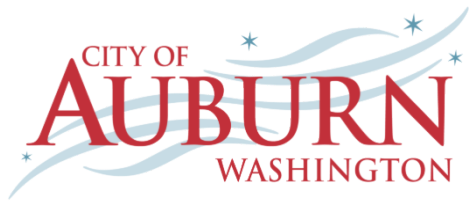
**"I love playing basketball
on Saturday mornings!"**
- Leif





Join Us!

[@auburnwa.gov/fitness](https://auburnwa.gov/fitness)



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 7025 (Krum) (15 Minutes)
An Ordinance relating to updates to the Daycare Zoning Regulations amending, recodifying, and repealing certain Sections of Chapter 18.04; amending certain Sections of Chapter 18.31; and amending Sections 18.07.020, 18.09.020, 18.23.030, 18.35.030, 18.38.060, 18.52.020, 18.74.030, 18.76.045 of the Auburn City Code

Meeting Date:

August 24, 2026

Department:

Community Development

Attachments:

Presentation, Ordinance No.
7025, ORD No. 7025 - Exhibit A

Budget Impact:**Administrative Recommendation:**

For discussion only.

Background for Motion:**Background Summary:**

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 associated permits, 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.

HB 5509 is also intended to expand access to child care throughout the City of Auburn. 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". Current Auburn 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."

The proposed text amendment was transmitted to the Washington State Department of Commerce for agency review on April 16, 2026. The 60-day notice period ended on June 15, 2026. No comments from the Dept. of Commerce were received. A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued on June 1, 2026, under City File No. SEP26-0010. No comments or appeals on the SEPA DNS were received.

City staff discussed the proposed text amendment at regular meetings of the Planning Commission on June 2, 2026, and July 7, 2026.

A Notice of Public Hearing (NOH) was issued on July 24, 2026, under City File No. ZOA26-0006. The Planning Commission Public Hearing notice was published in The Seattle Times and was posted in three general public locations (City Hall, City Annex, and the City's Public Land Use Notice webpage).

A Public Hearing was held by the Planning Commission on August 4, 2026, and, following public testimony, the Planning Commission deliberated and voted to recommend the text amendment to City Council for adoption.

Councilmember: Tracy Taylor

Staff: Jason Krum

CITY COUNCIL STUDY SESSION

DAYCARE CODE UPDATE

**PRESENTED BY
DINAH REED, SENIOR PLANNER
AUGUST 24, 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
- Effect of Text Amendment: Expands use of child care centers in Auburn
- City code uses the term “daycare” versus the term “child care”

TEXT AMENDMENTS

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

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

PLANNING COMMISSION

- **Planning Commission Discussion**
 - **June 2, 2026 and July 7, 2026**
 - **Presentation & Discussion**
 - **August 4, 2026**
 - **Presentation**
 - **Public Hearing**
 - **Deliberation and Vote (Recommendation)**

PLANNING COMMISSION RECOMMENDATION

City Council to vote to adopt the proposed Daycare zoning regulations, amending, recodifying, and repealing certain Sections of Chapter 18.04; amending certain Sections of Chapter 18.31; and amending Sections 18.07.020, 18.09.020, 18.23.030, 18.35.030, 18.38.060, 18.52.020, 18.74.030, 18.76.045 of the Auburn City code.

**NEXT STEPS:
RECOMMENDED ACTION
ORD. NO. 7025
SEPTEMBER 8, 2026**

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

ORDINANCE NO. 7025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RELATING TO UPDATES TO THE DAYCARE ZONING REGULATIONS AMENDING, RECODIFYING, AND REPEALING CERTAIN SECTIONS OF CHAPTER 18.04; AMENDING CERTAIN SECTIONS OF CHAPTER 18.31; AND AMENDING SECTIONS 18.07.020, 18.09.020, 18.23.030, 18.35.030, 18.38.060, 18.52.020, 18.74.030, 18.76.045 OF THE AUBURN CITY CODE

WHEREAS, House Bill (HB) 5509, an Act relating to the siting of child care centers was passed by the State Legislature in the 2025 Regular Session; and

WHEREAS, House Bill (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 and open space zones; and

WHEREAS, the city must provide for a conditional use approval of an on-site child care center in industrial zones, except in or around high hazard facilities; and

WHEREAS, cities may impose reasonable restrictions on a child care center permits, including pickup and drop-off areas; and

WHEREAS, House Bill (HB) 5509 is also intended to expand access to child care; and

WHEREAS, adult care is no longer considered to be an associated use of child care; and

WHEREAS, city code uses the term daycare versus the term child care which is used in House Bill (HB) 5509; and

WHEREAS, the term daycare has been replaced with child care throughout the city code except where it is referenced as “home based”; and

WHEREAS, pursuant to Chapter 36.70A Revised Code of Washington (RCW) a text amendment shall be amended with public participation; and

WHEREAS, on April 17, 2026, the proposed text amendments were transmitted to the Washington State Department of Commerce to comply with the required 60-day review period, pursuant to RCW 36.70A.106; and

WHEREAS, environmental review for the proposed amendment was conducted in accordance with the State Environmental Policy Act (SEPA), which resulted in a Determination of Non-Significance (DNS) that was issued on June 1, 2026, under City File No. SEP26-0010; and

WHEREAS, pursuant to Chapter 18.68 ACC, public notice for the public hearing before the Planning Commission was issued on July 24, 2026 under City File No. ZOA26-0006, which notice was published in the Seattle Times on July 24, 2026, and posted in three general public locations (City Hall, City Annex, and the City's Public Land Use Notice webpage); and

WHEREAS, the City of Auburn Planning Commission reviewed the proposed amendments to child care development regulations at public meetings on June 2, 2026 and July 7, 2026; and

WHEREAS, a public hearing was held by the Planning Commission on August 4, 2026, and, following public testimony, the Planning Commission deliberated and voted to recommend these text amendments to City Council for adoption.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN as follows:

Section 1. Amendment to City Code. Chapters 18.04 and 18. 31 and Sections 18.07.020, 18.09.020, 18.23.030, 18.35.030, 18.38.060, 18.52.020, 18.74.030, and 18.76.045 of the Auburn City Code are amended to read as shown in Exhibit A.

Section 2. Implementation. The Mayor is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 3. Severability. The provisions of this Ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Ordinance, or the invalidity of the application of it to any person or circumstance, will not affect the validity of the remainder of this Ordinance, or the validity of its application to other persons or circumstances.

Section 4. Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, Ordinance numbering, section/subsection numbers, and any references thereto.

Section 5. **Effective date.** This Ordinance will take effect and be in force five days from and after its passage, approval, and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

NANCY BACKUS, MAYOR

ATTEST:

APPROVED AS TO FORM:

Shawn Campbell, MMC, City Clerk

Jason Whalen, City Attorney

Published: _____

Chapter 18.04 DEFINITIONS

...

18.04.2381 Child care center, nursery school, preschool.

...

18.04.290 Daycare center, nursery school, preschool.

...

18.04.1001 Child care center.

...

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 110-300 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 care~~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.)~~

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
Co-living housing	X	X	X	P	P	P ¹³	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	X	X	X	X	X	X	X

vehicle park, (2) boats, (3) automobiles, and (4) other vehicles							
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	X P	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	C ⁷	X	X	X	X	X	X

the growing season, or with more than 52 special events per calendar year							
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
Battery Energy Storage Systems, Tier I	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴
Battery Energy Storage Systems, Tier II	X	X	X	C ¹⁴	C ¹⁴	C ¹⁴	X
Battery Energy Storage Systems, Tier III	X	X	X	X	X	X	X
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 When provided in the R-NM [zone](#), a mixed-[use](#) component shall not be required as part of the project approval.

14 Reference ACC [18.31.240](#) for standards related to [battery energy storage systems](#) (BESS).

(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.)

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	A

	Land Use	R-MHC Zone
	center, daycare center , or preschool/nursery school	
G	Marijuana cooperative	X
H	Marijuana processor	X
I	Marijuana producer	X
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	
Manufacturing, assembling and packaging – Light intensity	X	P	X	P	P	ACC 18.31.180

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 – 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)
Warehousing and distribution, bonded and located within a designated foreign trade zone	X	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	
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
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

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	
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	
Co-living housing ⁴	X	P	P	P	X	
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	
Work/live unit, standalone ³	X	X	X	X	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	
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
Entertainment, commercial	A	P	X	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	
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 ⁵	XC ⁵	
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	
Battery Energy Storage Systems, Tier I	P	P	P	P	P	ACC 18.31.240
Battery Energy Storage Systems, Tier II	X	C	X	A	C	ACC 18.31.240
Battery Energy Storage Systems, Tier III	X	C	X	C	C	ACC 18.31.240
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	

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	
VEHICLE SALES AND SERVICES						
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	P	P	P	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	
uses permitted. See ACC 18.02.120(C)(6) , Unclassified Uses.						

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 Co-living housing provided in this zone shall not be required to provide a mixed-use component.

5 [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.)

Chapter 18.31 SUPPLEMENTAL DEVELOPMENT STANDARDS

Sections:

- 18.31.010 Child 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.***
- 18.31.130 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.***
- 18.31.240 Battery energy storage systems (BESS).

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, mini child care center, 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, ~~mini child care center~~, nursery school, or preschool as defined by ACC ~~18.04.2381; 8.04.290;~~ 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, mini child care center, nursery school, or preschool as defined by ACC ~~18.04.290~~; 18.04.2381;
- 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	
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	

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	
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)
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	

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	
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	
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				

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	
Banking and related financial institutions, excluding drive-through facilities ³	X	X	X	
Day Child care, including mini day child care, daycare-child care center, preschools, or nursery schools	X P	P	A P	
Home-based daycare	X	P	P	
Medical services – Clinic or urgent care ³	X	X	X	
Mortuary, funeral home, crematorium	X	X	X	
Professional offices	X	A	A	
Personal service shops	X	X	X	
Pharmacies	X	X	X	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE				
Battery Energy Storage Systems, Tier I	P	P	P	See ACC 18.31.240
Battery Energy Storage Systems, Tier II	A	A	X	See ACC 18.31.240
Battery Energy Storage Systems, Tier III	X	X	X	See ACC 18.31.240

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	
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				
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. ~~DayChild~~ care center, mini 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 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

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure): ⁶
Auto sales and motorcycle, used	1,000 sf of floor area	3.08
DayChild care centers	Each 10 children in care	2.00
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

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):⁶
Manufacturing Processing and Warehousing Categories (See also ACC 18.52.020(D))		
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

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):⁶
Religious assembly	25 square feet of floor space	0.20
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\(11\)\(b\)](#).

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, mini child 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:

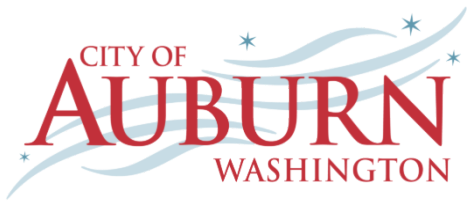
1. Civic, social and fraternal clubs;
2. Mini child ~~-day~~ care and ~~day~~ child care centers;
3. Preschools or nursery schools;
4. Religious institutions;
5. Utility substations;

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.)



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 7026 (Krum) (15 Minutes)
An Ordinance relating to updates to the Live/Work Zoning Regulations amending Sections 18.04.527, 18.04.913, 18.07.020, 18.23.030, 18.35.030, 18.52.020, and creating Section 18.31.125 of the Auburn City Code

Meeting Date:

August 24, 2026

Department:

Community Development

Attachments:

Presentation, Ordinance No.
7026, ORD No. 7026 - Exhibit A

Budget Impact:**Administrative Recommendation:**

For discussion only.

Background for Motion:**Background Summary:**

The City of Auburn added Live/Work and Work/Live as definitions to the Auburn City Code Title 18 "Zoning" in 2012 under Ordinance No. 6433, which established the use in the City Code but did not include supplemental development standards. The newly created supplemental development standards and associated text amendments will provide clear objectives for the design and development of new Live/Work units and existing buildings proposed to be repurposed into Live/Work buildings.

The proposed text amendment was transmitted to the Washington State Department of Commerce for agency review on April 16, 2026. The 60-day notice period ended on June 15, 2026. No comments from the Dept. of Commerce were received. A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued on June 1, 2026, under City File No. SEP26-0010. No comments or appeals on the SEPA DNS were received.

City staff discussed the proposed text amendment at a regular meeting of the Planning Commission on June 2, 2026, and July 7, 2026.

A Notice of Public Hearing (NOH) was issued on July 24, 2026, under City File No. ZOA26-0006. The Planning Commission Public Hearing notice was published in The Seattle Times and was posted in three general public locations (City Hall, City Annex, and the City's Public Land Use Notice webpage). A Public Hearing was held by the Planning Commission on August 4, 2026, and, following public testimony, the Planning Commission deliberated and voted to recommend the text amendment to City Council for adoption.

Note that background Auburn City Code represented as existing in Ordinance No. 7026 – Exhibit A reflects an assumption that the text amendments related to Child Care under Ordinance No. 7025 will be adopted by Council.

Councilmember: Tracy Taylor

Staff: Jason Krum

CITY COUNCIL STUDY SESSION

LIVE/WORK CODE UPDATE

**PRESENTED BY
DINAH REED, SENIOR PLANNER
AUGUST 24, 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 required
 - 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 Residential Conservancy and R-1
Residential 1 dwelling unit per acre

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

PLANNING COMMISSION

- **Planning Commission Discussion**
 - **June 2, 2026 and July 7, 2026**
 - **Presentation & Discussion**
 - **August 4, 2026**
 - **Presentation**
 - **Public Hearing**
 - **Deliberation and Vote (Recommendation)**

PLANNING COMMISSION RECOMMENDATION

City Council to vote to adopt the proposed Live/work text amendments, amending Sections 18.04.527, 18.04.913, 18.07.020, 18.23.030, 18.35.030, 18.52.020, and creating new Section 18.31.125 of the Auburn City code.

**NEXT STEPS:
RECOMMENDED ACTION
ORD. NO. 7026
SEPTEMBER 8, 2026**

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

ORDINANCE NO. 7026

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, RELATING TO UPDATES TO THE LIVE/WORK ZONING REGULATIONS AMENDING SECTIONS 18.04.527, 18.04.913, 18.07.020, 18.23.030, 18.35.030, 18.52.020, AND CREATING SECTION 18.31.125 OF THE AUBURN CITY CODE

WHEREAS, the City of Auburn added Live/work and Work/live as definitions to the Auburn City Code Title 18 “Zoning” in 2012 under Ordinance No. 6433, which established the use in city code but did not include supplemental development standards; and

WHEREAS, the purpose of these text amendments is to provide specific development regulations for new Live/work units and for re-purposing existing buildings into Live/work units; and

WHEREAS, 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; and

WHEREAS, the definition and use of Work/live has been removed from the code for practical simplification; and

WHEREAS, the creation and addition of supplemental development standards and associated text amendments will provide clear objectives for the design and development of new Live/work units and buildings repurposed into Live/work units; and

WHEREAS, the associated text amendment to the Live/work code includes changes to Sections 18.04.527, 18.04.913, 18.07.020, 18.23.030, 18.35.030, 18.52.020 and creates new Section 18.31.125 of the Auburn City Code; and

WHEREAS, pursuant to Chapter 36.70A of the Revised Code of Washington (RCW) a text amendment shall be amended with public participation; and

WHEREAS, on April 17, 2026, the proposed text amendments were transmitted to the Washington State Department of Commerce to comply with the required 60-day review period, pursuant to RCW 36.70A.106; and

WHEREAS, environmental review for the proposed amendments was conducted in accordance with the State Environmental Policy Act (SEPA), which resulted in a Determination of Non-Significance (DNS) that was issued on June 1, 2026, under City File No. SEP26-0010; and

WHEREAS, pursuant to Chapter 18.68 ACC, public notice for the Public Hearing before the Planning Commission was issued on July 24, 2026, under City File No. ZOA26-0006, which notice was published in the Seattle Times on July 24, 2026, and posted in three general public locations (City Hall, City Annex, and the City's Public Land Use Notice webpage); and

WHEREAS, the City of Auburn Planning Commission reviewed the proposed amendments to Live/work development regulations at public meetings on June 2, 2026, and July 7, 2026; and

WHEREAS, a Public Hearing was held by the Planning Commission on August 4, 2026, and, following public testimony, the Planning Commission deliberated and voted to recommend these text amendments to City Council for adoption.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN as follows:

Section 1. Amendment to City Code. Sections 18.04.527, 18.04.913, 18.07.020, 18.23.030, 18.35.030, 18.52.020, of the Auburn City Code are amended and Section 18.31.125 of the Auburn City Code is created to read as shown in Exhibit A.

Section 2. Implementation. The Mayor is authorized to implement those administrative procedures necessary to carry out the directives of this legislation.

Section 3. Severability. The provisions of this Ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this Ordinance, or the invalidity of the application of it to any person or circumstance, will not affect the validity of the remainder of this Ordinance, or the validity of its application to other persons or circumstances.

Section 4. Corrections. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance including, but not limited to, the correction of scrivener's/clerical errors, references, Ordinance numbering, section/subsection numbers, and any references thereto.

Section 5. **Effective date.** This Ordinance will take effect and be in force five days from and after its passage, approval, and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

NANCY BACKUS, MAYOR

ATTEST:

APPROVED AS TO FORM:

Shawn Campbell, MMC, City Clerk

Jason Whalen, City Attorney

Published: _____

Chapter 18.04 DEFINITIONS

Sections:

...

18.04.913 Work/live unit.

...

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
Co-living housing	X	X	X	P	P	P ¹³	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
Live/work, Standalone subject to the compliance with ACC 18.31.125¹⁵	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
Child care, including mini child care center, child care center, preschool, or nursery school	P	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
Battery Energy Storage Systems, Tier I	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴	p ¹⁴
Battery Energy Storage Systems, Tier II	X	X	X	C ¹⁴	C ¹⁴	C ¹⁴	X
Battery Energy Storage Systems, Tier III	X	X	X	X	X	X	X
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 is 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 When provided in the R-NM [zone](#), a mixed-[use](#) component shall not be required as part of the project approval.

14 Reference ACC [18.31.240](#) for standards related to [battery energy storage systems](#) (BESS).

15 [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.)

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	
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

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	
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)
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	

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	
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
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	
Co-living housing ⁴	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	
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	P	P	P	X	X	ACC 18.31.125
Work/live unit, as part of a mixed-use development ²	X	P	P	P	X	
Work/live unit, standalone ³	X	X	X	X	X	
Mixed-use development ²	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)

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	
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
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	

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	
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)
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, including mini child care center, child care center, preschools, or nursery schools	P	P	P	C ⁵	C ⁵	
Dry cleaning and laundry service (personal)	P	P	P	P	P	
Equipment rental and leasing	X	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	
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	
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	

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	
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	
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	
Battery Energy Storage Systems, Tier I	P	P	P	P	P	ACC 18.31.240
Battery Energy Storage Systems, Tier II	X	C	X	A	C	ACC 18.31.240
Battery Energy Storage Systems, Tier III	X	C	X	C	C	ACC 18.31.240
Towing storage yard	X	X	X	A	P	ACC 18.57.045(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	
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)
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)

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	
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 Co-living housing provided in this zone shall not be required to provide a mixed-use component.

5 Child care facilities 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.)

Chapter 18.31

SUPPLEMENTAL DEVELOPMENT STANDARDS

Sections:

...

[18.31.125 Live/work standards.](#)

...

[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 18.	X	
Marijuana researcher	X	X	X	
Marijuana retailer	X	X	X	
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	

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	
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)
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	

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	
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	
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				

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	
Banking and related financial institutions, excluding drive-through facilities ³	X	X	X	
Child care, including mini child care, child care center, preschools, or nursery schools	P	P	P	
Home-based daycare	X	P	P	
Medical services – Clinic or urgent care ³	X	X	X	
Mortuary, funeral home, crematorium	X	X	X	
Professional offices	X	A	A	
Personal service shops	X	X	X	
Pharmacies	X	X	X	
TRANSPORTATION, COMMUNICATIONS AND INFRASTRUCTURE				
Battery Energy Storage Systems, Tier I	P	P	P	See ACC 18.31.240
Battery Energy Storage Systems, Tier II	A	A	X	See ACC 18.31.240
Battery Energy Storage Systems, Tier III	X	X	X	See ACC 18.31.240

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	
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				
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 daycare	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

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure): ⁶
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
Child care centers	Each 10 children in care	2.00
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

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):⁶
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))		
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

Land Use Type:	Unit of Measure:	Required Parking Rate (spaces per unit of measure):⁶
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)		
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.

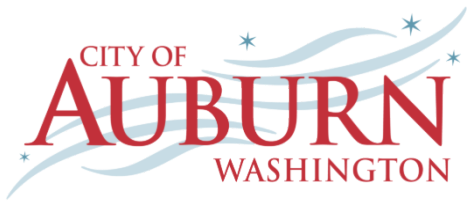
5 Employee and customer parking only.

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.)



AGENDA BILL APPROVAL FORM

Agenda Subject:

Elected Officials Social Media Guidance (Legal/Administration) (15 Minutes) August 24, 2026

Meeting Date:**Department:**

Legal

Attachments:

Councilmember Personal Social
Media Guidance

Budget Impact:**Administrative Recommendation:**

For discussion only.

Background for Motion:**Background Summary:**

Last month in a lawsuit filed by the City of Spokane Valley against Spokane Valley City Councilmember Al Merkel, the Spokane County Superior Court ruled that Councilmember Merkel violated both the City Council's mandatory social media policy by discussing city business on his private social media pages and the Washington Public Records Act (PRA) by failing to reasonably search for and produce those social media records in response to public records requests. Please see the first two links below under Supplemental Reading Materials.

In *West v. Puyallup*, the Court of Appeals held that posts made by public officials on their private social media accounts may constitute public records under Washington's public records laws, provided the posts met the statutory elements of a "public record." Washington law defines a "public record" as consisting of three elements: (1) 'any writing' (2) 'containing information relating to the conduct of government or the performance of any governmental or proprietary function'; and (3) 'prepared, owned, used, or retained by any state or local agency.' MRSC did a good job of highlighting the ruling and issues in *West v. City of Puyallup*, 2 Wn.App.2d 586 (Div. 2 2018), please see the link below.

The *West v. Puyallup* court held that the posts were not public records because they did not meet the third element. The Court noted that there was no indication that Julie Door, as a councilmember, was acting in her official capacity in preparing those posts or that she was conducting public business. "We stated that while "in a broad sense Door's informational posts may have furthered the [c]ity's interests to some minimal extent ... this tangential benefit to the [c]ity [was] not sufficient to establish that Door was acting within the scope of employment or her official capacity in disseminating general information about the [c]ity." *Puyallup*, 2 Wn. App. 2d at 599.

Similarly, in *West v. Clark County*, 16 Wn.App.2d 1013 (Div. 2 2021), the Court found that Clark County Council Member Madore's posts on his personal Facebook page failed to meet the third

element. Madore did not prepare the posts within the scope of his employment or official capacity as a Clark County Council member. In making the posts, Madore was not acting in his official capacity, conducting public business, or otherwise furthering Clark County's interests. Therefore, the court held that the posts on Madore's personal Facebook page were not public records under RCW 42.56.010(3).

Based on the case law, the issue of whether a particular post is or will be deemed a "public record" is very fact specific. Because of the potential risks to Councilmembers and to the City, the Legal Department and the Communications Division, prepared the attached Guidance document. Council could choose to formally adopt and incorporate this Guidance or similar policies in the City Council Rules of Procedure.

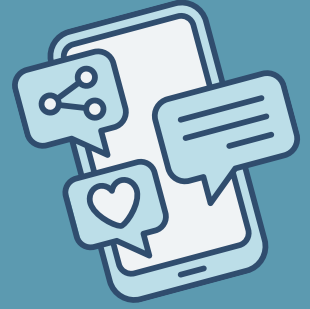
Supplementary Reading Materials

[Judge Rules Against Councilmember Al Merkel - Spokane Valley](#)
[Order Granting Permanent Injunction Against Councilmember Merkel](#)
[MRSC - New Ruling Finds Facebook Posts Can Be a Public Record](#)
[West, 2 Wash.App. 2d at 592, 410 P.3d 1197 \(citation omitted\).](#)

Councilmember:

Staff:

Councilmember Personal Social Media Guidance



Sharing City information is allowed. Conducting City business is where the risk begins.

Councilmembers have the right to speak as private individuals, including on personal social media accounts. Sharing public City information, meeting links, agendas, event notices, or other general updates can be a useful way to keep residents informed!

At the same time, social media use by elected officials can create legal and records-management issues if a personal account begins to function like an official City of Auburn communication channel. Whether a post is treated as personal, official, or a public record is a fact-specific analysis. **There is no single bright-line rule.**

The safest approach is simple: use personal social media for personal views and sharing public information and use official City channels for City business.

Generally lower-risk uses

Councilmembers may generally use personal social media to:

- Share links to published Council agendas, meeting videos, City news releases, event pages, or other public City information.
- Encourage residents to attend or watch public meetings.
- Share general thoughts, personal opinions, or campaign-related messages, as long as they are clearly speaking for themselves.
- Direct residents to official City channels for service requests, public records requests, permit questions, complaints, or other City business.
- Remind followers that comments on social media are not formal public comment and should be submitted through official City processes (staff are not likely monitoring social media pages for resident inquiries).

Use caution when posting about City business

Risk increases when a personal social media account is used to:

- Respond to residents on specific City service issues or complaints.
- Respond to *or like/comment on another councilmember's post* on specific City service issues, business items, or complaints. Just like email, councilmember comments on social media can create a string meeting in violation of the OPMA.
- Explain, defend, or preview official City actions in a way that suggests the councilmember is speaking for or on behalf of the City.
- Solicit input on pending City decisions outside the normal public process.
- Share non-public information or information learned through executive session, confidential briefings, personnel matters, legal matters, or privileged communications.
- Ask City staff to prepare, review, edit, post, manage, or preserve personal social media content.
- Use City equipment, City accounts, City time, City staff, or City resources for campaign-related activity.

Avoid online Council discussion

Councilmembers should avoid discussing City business with other councilmembers on social media.

That includes comments, replies, back-and-forth discussion, tagging other councilmembers into a discussion, or reacting to another councilmember's post in a way that could be viewed as participating in a discussion of official business.

A single post by one councilmember is not automatically a meeting. But **online exchanges among councilmembers about City business can create Open Public Meetings Act (OPMA) concerns if they amount to a “meeting” to discuss or conduct official City matters outside a properly noticed public meeting.**

When in doubt, save the discussion for the dais!

Public records reminder

A post on a personal social media account is not automatically a City public record just because it mentions City business.

However, personal social media content may become a public record if it is prepared, used, owned, or retained by the City, or if it is created within the scope of official duties. Courts look at all the specific facts, including whether the post was required by the role, directed by the City, or used to further City business.

Although the issue of whether a particular post is or will be deemed a “public record” is very fact specific, councilmembers should assume that posts about City business may be subject to review if a public records request is received. If asked to search a personal account for responsive records, councilmembers may be required to search their own account and provide an affidavit describing that search. **Councilmembers will be responsible for compliance with PRA requirements involving their personal social media accounts and can be held personally liable for failing to reasonably search for and produce responsive records!**

First Amendment reminder

If a personal page is used as an official channel, deleting comments or blocking users based on viewpoint can create First Amendment concerns.

To reduce that risk, councilmembers should keep personal accounts clearly personal, avoid using them as a substitute for official City communication, and avoid moderating comments related to City business based on whether they agree or disagree with the viewpoint expressed.

Recommended disclaimer

Councilmembers who post about City-related topics on personal social media should include a clear disclaimer on the account, such as:

“This is my personal social media page. The views expressed here are my own and do not represent the official position of the City of Auburn or the Auburn City Council. For official City information, public comment, service requests, or records requests, please use the City’s official channels.”

A disclaimer does not eliminate all risk, but it helps show that the account is personal and not an official City page.

Quick test before posting

Before posting, commenting, replying, or reacting, ask:

- Am I speaking for myself, or could this look like I am speaking for the City?
- Am I sharing already-public information?
- Am I discussing pending City business with another councilmember?
- Am I responding to a service request or complaint that should go through City staff?
- Would I be comfortable with this post being included in a public records request or review?
- Is this better handled through an official City channel?

If the answer is unclear, pause and ask the City Attorney, City Clerk, or Communications Manager -- before posting.

We are here to help! Thank you!

