City of Tacoma
Planning Commission

Robb Krehbiel, Chair
Anthony Steele, Vice-Chair
Morgan Dorner
Christopher Karnes
Brett Marlo
Jordan Rash
Marie Reynolds
Troy Serad
Payton Swinford

AGENDA

MEETING: Regular Meeting (Hybrid)

DATE/TIME: Wednesday, January 21, 2026, 5:00 p.m.

LOCATION: Council Chambers, 1st Floor of the Tacoma Municipal Building
747 Market Street, Tacoma, WA 98402

ZOOM INFO: Link: https://www.zoom.us/j/84416624153
Dial-in: +1 253 215 8782
ID: 844 1662 4153

A. Call to Order

- Quorum Call
- Land Acknowledgement

B. Approval of Agenda

C. Approval of Minutes

- April 2, 2025
- April 16, 2025

D. Public Comments

This is the time set aside for public comment on Discussion Items on this agenda.

- Written comments on Discussion Items must be submitted to Planning@tacoma.gov by 12:00 noon prior to the meeting. Comments will be compiled, distributed to the Commission, and posted on the Planning Commission's meeting webpage at https://tacoma.gov/planningcommission.
- To comment virtually, join the meeting using Zoom and raise your virtual hand. To comment in person, sign in at the back of the Council Chambers. Where necessary, the Chair may limit the allotted time for comment.

E. Disclosure of Contacts and Recusals

F. Discussion Items

1. Tree and Landscape Code Update

- Description: Review the Tree and Landscape Code Update, Phase 3 of the Urban Forest Action Plan.
- Action: Review and Direction.
- Contact: Adam Nolan (ANolan@tacoma.gov)

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¿Necesitas información en español? Cần thông tin bằng tiếng Việt? 한국어로 정보가 필요하십니까? ត្រូវការព័ត៌មានជាភាសាខ្មែរ?
Нужна информация на русском? Потрібна інформація українською мовою? ☎ Contact **TacomaFIRST 311** at **(253) 591-5000**.

2. Critical Areas Preservation Ordinance Update – CARA Review

- Description: Review staff response to comments regarding the CARA sections of the CAO..
- Action: Review and Direction.
- Contact: Robin Bolster-Grant (RBGrant@tacoma.gov)

3. 2026 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code

- Description: Discussion will focus on day care facility code. Staff is seeking an initial determination from the Commission on proposed permit thresholds based on either enrollment capacity or hours of operation in the Urban Residential Zones.
- Action: Release for public review, set a public hearing date of March 4, 2026, and accept comments through March 6, 2026.
- Contact: Stephen Atkinson (SAtkinson@tacoma.gov)

G. Upcoming Meetings (Tentative Agendas)

(1) Agenda for February 4, 2026
- 6-Year Capital Facilities Program
- 6-Year Transportation Improvement Program

(2) Agenda for February 18, 2026
- Parking Code

H. Communication Items

(1) Communications from Staff

(2) **Status Reports by Commissioners** – Picture Pac Ave Project Advisory Committee.

(3) **IPS Agenda** – The Infrastructure, Planning, and Sustainability Committee's next meetings on January 28, 2026, at 4:30 p.m. (tentatively) includes presentations on the Urban Forestry Priority Action Plan, a Neighborhood Council report out, and Tacoma's Wood Waste Streams and Circular Economy Potential.

I. Adjournment

City of Tacoma
Planning Commission

Christopher Karnes, Chair
Anthony Steele, Vice-Chair
Morgan Dorner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Jordan Rash
Payton Swinford
(District No. 4 – vacant)

MINUTES (draft)

MEETING: **Regular Meeting** (hybrid)

DATE/TIME: Wednesday, April 2, 2025, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Jordan Rash, Payton Swinford

ABSENT: Matthew Martenson

A. Call to Order

Chair Karnes called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

Commissioner Krehbiel moved to postpone Discussion Item F2 to a later date and approve the agenda as amended. Commissioner Marlo seconded the motion. The motion passed with the following votes:
Ayes: 6 – Dorner, Karnes, Krehbiel, Marlo, Rash, Swinford
Abstain: 1 – Steele

C. Approval of Minutes

Vice-Chair Steele moved to approve the September 4 and September 18, 2024, meeting minutes as submitted. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

D. Public Comments

Two written comments were received for public comment, one regarding the Minor Amendments and one regarding the South Tacoma Groundwater Protection District.

The following individuals addressed the Planning Commission:

1. Kit Burns
2. Cathie Urwin

Public comment ended at 5:13 p.m.

E. Disclosure of Contacts and Recusals

There were no disclosures of contacts or recusals.

F. Discussion Item

1. Minor Amendments to the Land Use Regulatory Code – Public Hearing Debrief

Carl Metz, Senior Planner, provided an overview of the minor amendments to the Land Use Regulatory Code, focusing on pedestrian street designations, split zoning, retail marijuana limits, and Home In Tacoma-related amendments.

Discussion ensued regarding the retail marijuana limits, day care center use, backyard building setbacks, separate entrances for ADUs, front-loading garages, and the split-zoning provisions.

2. South Tacoma Groundwater Protection District

This item was postponed to a later meeting.

3. One Tacoma Comprehensive Plan Update– Amendment Review

Atkinson, Principal Planner, outlined commissioner-proposed amendments to the draft One Tacoma Comprehensive Plan and staff thoughts/suggestions for each.

Discussion ensued regarding amendments 1-6 to the Growth Strategy element.

Commissioner Dorner moved to approve amendments 1-6 to the Growth Strategy Chapter as discussed. Vice-Chair Steele seconded the motion. The motion passed unanimously.

Discussion ensued regarding amendments 7-9 to the Public Facilities and Services element.

Commissioner Krehbiel moved to approve amendments 7-9 to the Public Facilities and Services element as discussed. Commissioner Marlo seconded the motion. The motion passed unanimously.

Commissioner Krehbiel moved to approve amendment 10 to the Complete Neighborhoods element and postpone amendment 11 as proposed. Commissioner Dorner seconded the motion.

Discussion ensued regarding amendments 10-11 to the Complete Neighborhoods element.

The motion passed with the following votes:
Ayes: 6 – Dorner, Karnes, Krehbiel, Marlo, Steele, Swinford
Abstain: 1 – Rash

Discussion ensued regarding amendments 12-15 to the Housing element.

Commissioner Dorner moved to approve amendments 12-15 to the Housing element as discussed including combining policies regarding social housing. Commissioner Steele seconded the motion. The motion passed unanimously.

The Planning Commission recessed at 7:09 p.m. and reconvened at 7:16 p.m.

Commissioner Swinford moved to hold a special meeting of the Planning Commission on April 23, 2025. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

Discussion ensued regarding amendments 16-21 to the Economic Development element.

Commissioner Krehbiel moved to approve amendments 17-21 to the Economic Development element as discussed and postponing amendment 16 for further discussion. Vice-Chair Steele seconded the motion. The motion passed unanimously.

Discussion ensued regarding amendments 22-33 to the Environment and Watershed Health element.

Vice-Chair Steele moved to approve amendments 22-24 and 26-33 to the Environment and Watershed Health element as discussed, postponing amendment 25. Commissioner Swinford seconded the motion. The motion passed unanimously.

H. Upcoming Meetings (Tentative Agendas)

(2) Agenda for the April 16, 2025, meeting includes:
- South Tacoma Neighborhood Plan – Recommendation
- South Tacoma Groundwater District – Release for Public Review
- One Tacoma Comprehensive Plan Update

(3) Tentative Agenda for the April 23, 2025, special meeting includes:
- Minor Amendments – Recommendation
- One Tacoma Plan Update – Recommendation

I. Communication Items

The Commission acknowledged receipt of communication items on the agenda.

Brian Boudet, Planning Division Manager, provided an update on the Tacoma Dome Link Extension and the upcoming expiration of Commissioner Terms.

J. Adjournment

The meeting was adjourned at 8:08 p.m.

These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: https://tacoma.gov/planningcommission

City of Tacoma
Planning Commission

Christopher Karnes, Chair
Anthony Steele, Vice-Chair
Morgan Dorner
Robb Krehbiel
Brett Marlo
Matthew Martenson
Jordan Rash
Sandesh Sadalge
Payton Swinford

MINUTES (draft)

MEETING: **Regular Meeting** (hybrid)

DATE/TIME: Wednesday, April 16, 2025, 5:00 p.m.

PRESENT: Christopher Karnes (Chair), Anthony Steele (Vice-Chair), Morgan Dorner, Robb Krehbiel, Brett Marlo, Matthew Martenson, Jordan Rash, Payton Swinford

ABSENT: N/A

A. Call to Order

Chair Karnes called the meeting to order at 5:00 p.m. A quorum was declared.

Chair Karnes read the Land Acknowledgement.

B. Approval of Agenda

Commissioner Steele moved to approve the agenda as submitted. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

C. Approval of Minutes

Commissioner Dorner moved to approve the October 2 and October 16, 2024, meeting minutes as submitted. Vice-Chair Steele seconded the motion. The motion passed unanimously.

D. Public Comments

Four written comments were received for public comment regarding the South Tacoma Groundwater Protection District code update and the One Tacoma Comprehensive Plan update.

The following individuals addressed the Planning Commission:

1. Bishop Michael Doss
2. Ed Jacobs
3. Reverend Michael Roberts
4. Wanda Griffin
5. Kimberly Sells
6. Spencer Barrett
7. Aria

Public comment ended at 5:17 p.m.

E. Disclosure of Contacts and Recusals

Vice-Chair Steele disclosed that he has had conversations regarding the 19th Street corridor with various community members and business owners.

F. Discussion Item

1. South Tacoma Neighborhood Plan – Recommendation

Lauren Hoogkamer, Principal Planner, and Anneka Olson, Senior Planner, joined by two community members Casey Catherwood and Melodie Knight, presented the South Tacoma Neighborhood Plan,

including lessons learned, coordination and policy alignment, an engagement summary, plan vision and goals, implementation strategy, and next steps.

Discussion ensued throughout regarding appreciation for the program, budget, and tree planting.

Commissioner Krehbiel moved to release the South Tacoma Neighborhood Plan and recommendation letter to the City Council. Vice-Chair Steele seconded the motion.

Discussion ensued regarding modifications to the recommendation letter, including adding the Commission's view on the Neighborhood Planning Program and the Booster Project.

The motion passed unanimously.

2. South Tacoma Groundwater Protection District – Release for Public Review

Maryam Moeinian, Senior Planner; Adam Nolan, Senior Planner; Dana Deleon, Environmental Services; and Esther Beaumier, Tacoma Pierce County Health Department, provided an overview of the South Tacoma Groundwater Protection District code, including background, the updated work plan, state regulations, Code recommendations, outreach and engagement, and next steps.

Discussion ensued regarding underground and above ground storage tanks, simplifying information for the public, marijuana processing plants, mapping of the aquifer and protection district, drinking water sources.

Vice-Chair Steele moved to release the draft code amendments for the STGPD for public review and set a hearing date for May 21, 2025, at 6 p.m. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

The Planning Commission recessed at 6:44 p.m. and reconvened at 6:52 p.m.

3. One Tacoma Comprehensive Plan Update– Amendment Review

Carrie Wilhelme, Principal Transportation Planner, and Stephen Atkinson, Principal Planner, outlined the Transportation and Mobility Plan (TMP) section of the One Tacoma Comprehensive Plan update, and facilitated discussions on Commissioner-proposed amendments.

Discussion ensued regarding proposed amendments 1-3 to the TMP.

Commissioner Krehbiel moved to accept staff's recommendations for amendments 1-3. Vice-Chair Steele seconded the motion. The motion passed unanimously.

Discussion ensued regarding proposed amendments 4-5 to the TMP.

Commissioner Krehbiel moved to accept staff's recommendations for amendments 4 and 5. Commissioner Swinford seconded the motion. The motion passed unanimously.

Discussion ensued regarding proposed amendments 6-7 to the TMP.

Commissioner Krehbiel moved to accept staff's recommendations for amendments 6 and 7. Vice-Chair Steele seconded the motion. The motion passed unanimously.

Discussion ensued regarding proposed amendments 8-9 to the TMP.

Vice-Chair Steele moved to accept staff's recommendations for amendments 8 and 9. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

Discussion ensued regarding proposed amendments 10-11 to the TMP.

Commissioner Martenson moved to accept staff's recommendations for amendments 10 and 11. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

Commissioner Marlo rescinded her amendment regarding protected bike lanes.

Discussion ensued regarding Commissioner Dorner's amendment to add a new policy in the Growth Strategy element.

Commissioner Krehbiel moved to accept staff's recommendations for Commissioner Dorner's amendment. Vice-Chair Steele seconded the motion. The motion passed unanimously.

Discussion ensued regarding Commissioners Krehbiel and Marlo's amendment in the Growth Strategy element to add a new policy on increased responsibility in the public right of way.

Vice-Chair Steele moved to accept staff's recommendations for Commissioners Krehbiel and Marlo's amendment. Commissioner Krehbiel seconded the motion. The motion passed unanimously.

Discussion ensued regarding an amendment in the Complete Neighborhoods element to replace policy CN 3.2.

Vice-Chair Steele moved to accept staff's recommendations, with the modification to add the word "visibility" to read "…location, size, visibility, and quantity…". Commissioner Dorner seconded the motion.
Discussion ensued regarding concerns with impacts to development community and the promotion of commerce.
The motion failed with the following votes:
Aye: 2 – Dorner, Steele
Nay: 6 – Krehbiel, Marlo, Martenson, Rash, Swinford, Karnes

Commissioner Krehbiel moved to accept staff's recommendations for the amendment in the Complete Neighborhoods element. Commissioner Martenson seconded the motion. The motion passed with the following votes:
Ayes: 6 – Krehbiel, Marlo, Martenson, Rash, Swinford, Karnes
Nays: 2 – Dorner, Steele

H. Upcoming Meetings (Tentative Agendas)

(1) Tentative Agenda for the April 23, 2025, special meeting includes:
- Minor Amendments – Recommendation
- One Tacoma Plan Update – Recommendation

This item was not addressed.

I. Communication Items

This item was not addressed.

J. Adjournment

The meeting was adjourned at 8:09 p.m.

These minutes are not a direct transcription of the meeting, but rather a brief capture. For full-length audio recording of the meeting, please visit: https://tacoma.gov/planningcommission

Agenda Item F1

City of Tacoma
Planning and Development Services

To: Planning Commission

From: Adam Nolan, Planning & Development Services Division

Subject: **Tree and Landscape Code Update**

Memo Date: January 15, 2026

Meeting Date: January 21, 2026

Action Requested:

Review of scope of work and direction on the initial analysis of code options for the Tree and Landscape Code Update, including:

1. What additional research, analysis, or information the Planning Commission needs from staff between now and April 2026 to evaluate the initial code options.
2. Any key audiences, events, or engagement opportunities the Planning Commission suggest for Staff to connect with?

Discussion:

At the January 21, 2026 Planning Commission meeting, staff will present an overview of the Tree and Landscape Code Update, Phase 3 of the Urban Forest Action Plan. The presentation will include:

- Overview of project background, scope of work, objectives, and engagement strategy
- Overview of preliminary data analysis

The Planning Commission is invited to provide feedback and direction on technical analysis and supporting information for the Commission to evaluate initial code options, including potential impacts to consider in conducting analysis, and on key audiences, events, or engagement opportunities for staff to connect with throughout the project. This input will be important to attain up front to enable staff to bring initial code options for Commission review in April 2026.

Background:

In response to overwhelming community support for enhancing Tacoma's tree canopy, the Tacoma City Council adopted the Urban Forest Priority Action Plan (Resolution No. 41682), in May 2025. The plan outlines a set of phased actions to expand the City's work planting and maintaining trees, as well as regulatory and non-regulatory tools for tree preservation citywide. The four phases of this plan are designed to steer public engagement, policy options, and budget proposals for City Council consideration.

- Phase 1: Deepen the City's understanding of the public demand for expanding the City's Urban Forestry Program and advancing implementation of the Urban Forestry Management Plan.
- Phase 2: Preparation of level of service options to be considered, which would enable the expansion of City tree maintenance in the right-of-way. This range of options will be accompanied by revenue alternatives to fund program enhancements in preparation of the 2027-20208 biennial budget.

- Phase 3: Launch the Planning Commission process for developing new land use and development regulations regarding tree canopy management and preservation.
- Phase 4: Recommendation from the Planning Commission for new land use and development regulations to be provided to the City Council to consider for adoption

Phase Three of the Urban Forest Action Plan is the subject of this application. The Scope of Work includes studying and making recommendations for ordinance options to be considered by the City Council around tree canopy management and preservation for development sites citywide, including:

- Tree Credit system for development sites in all zones, including fee-in-lieu options
- Canopy Loss Fee system (new permit structure) for sites with and without active development in all zones
- Tree canopy requirements for parking lots, including parking lots that are currently exempt
- Low-Canopy Management Strategies for sites in industrial, manufacturing, commercial, and otherwise low-canopy and low equity areas

Staff Contact:

- Adam Nolan, Senior Planner, anolan@tacoma.gov

Attachment:

- Attachment 1 - Staff Report - Tree and Landscape Code Update (1-21-2026)
- Attachment 2 - 2024 LiDAR Analysis – Background and Data

c: Peter Huffman, Director

CITY OF TACOMA
PLANNING COMMISSION

Tree and Landscape Code Update
Draft Work Plan
January 14, 2026

Tacoma City Council adopted the Urban Forest Priority Action Plan (Resolution No. 41682) in May 2025 that outlines a set of phased actions to expand the City's work planting and maintaining trees, as well as regulatory and non-regulatory tools for tree preservation citywide. Phase Three of the action plan, the subject of this application, directs the Planning Commission to conduct a public process to explore establishing new land use and development regulations regarding tree canopy management and preservation.

Project Summary	
Project Phase	**Scoping and Assessment:** Provide overview of scope of work and determine initial code options to consider, and the level of review, analysis and engagement necessary to support a final recommendation.
Scope of Work	Study and make recommendations for ordinance options to be considered by the City Council around tree canopy management and preservation for development sites citywide, including: • Tree Credit system for development sites in all zones, including fee-in-lieu options • Canopy Loss Fee system (new permit structure) for sites with and without active development in all zones • Tree canopy requirements for parking lots, including parking lots that are currently exempt • Low-Canopy Management Strategies for sites in industrial, manufacturing, commercial, and otherwise low-canopy and low equity areas
Area of Applicability:	Citywide – may impact full range of land uses and zoning districts.
Anticipated Schedule	➢ Scoping and Analysis: Jan 2026 – Feb 2026 ➢ Initial Code Options: Feb – Apr 2026 ➢ Draft Code: May – August 2026 ➢ Planning Commission comment period: Sept – Oct 2026 ➢ Planning Commission recommendation: Dec 2026 ➢ City Council review and adoption: Jan – May 2027
Staff Contact:	Adam Nolan, Senior Planner, anolan@tacoma.gov

A. Background

It is widely understood that tree canopy is a vital resource, providing environmental, social, and health benefits across the city. However, the city of Tacoma's current tree canopy coverage is lacking in overall amount and in equitable geographic distribution throughout the city. The current assessment (based on 2024 LiDAR data) is that 21% of Tacoma's land area is covered by tree canopy, the least amount of tree canopy as a percentage of land cover for all communities assessed in the Puget Sound Region. The distribution of tree canopy in the city also reveals a higher concentration of trees in the higher opportunity areas of the city; some of Tacoma's neighborhoods are disproportionately impacted by lack of tree canopy that parallel historical inequities. The City has received considerable input from communities across the city on the importance of increasing tree canopy and preserving existing tree canopy, and trees have been an enduring theme of community engagement across various recent City projects and initiatives.

In response to overwhelming community support for enhancing Tacoma's tree canopy, the Tacoma City Council adopted the Urban Forest Priority Action Plan (Resolution No. 41682) in May 2025. The plan outlines a set of phased actions to expand the City's work planting and maintaining trees, as well as regulatory and non-regulatory tools for tree preservation citywide. The four phases of this plan are designed to steer public engagement, policy options, and budget proposals for City Council consideration.

- Phase 1: Deepen the City's understanding of the public demand for expanding the City's Urban Forestry Program and advancing implementation of the Urban Forestry Management Plan.
- Phase 2: Preparation of level of service options to be considered, which would enable the expansion of City tree maintenance in the right-of-way. This range of options will be accompanied by revenue alternatives to fund program enhancements in preparation of the 2027-2028 biennial budget.
- **Phase 3:** Launch the Planning Commission process for developing new land use and development regulations regarding tree canopy management and preservation.
- Phase 4: Recommendation from the Planning Commission for new land use and development regulations to be provided to the City Council to consider for adoption

Focus of this Project - Tree and Landscape Code Update

Phase Three of the Urban Forest Action Plan is the subject of this application. Resolution No. 41682 summarily states that:

> The intention of Phase Three is to launch Commission engagement on new land use and development regulations regarding tree canopy management and preservation, with the Commission's engagement being required by law when creating new land use and development regulations, and has a tentative timeline of January 2026-December 2026, and Phase Three should include the following directions to the Commission, taking into consideration the housing crisis and the vital need to meet the City's responsibilities to the Growth Management Act, as well as broader City budget constraints:
>
> (1) Study and make recommendations for ordinance options to be considered by the City Council around tree canopy management and preservation for development sites citywide, with the Commission including consideration of the possibility of applying the established tree preservation and tree credits for development sites under HIT to all additional zones beyond Urban Residential (UR);
>
> a. The Commission should also consider the appropriate amount of time before a development permit is applied for and after a development project is completed for when these permit regulations apply;
>
> (2) Study and make recommendations for ordinance options to be considered by the City Council that create a new permit structure for a Canopy Loss Fee on sites without active development permit(s) in all zones;

a. The permit structure could offer exemptions for a tree or trees located on a site if it is a hazardous tree, nuisance tree, prohibited tree, tree damaging the sidewalk, significantly damaged tree, or a tree located within a View Sensitive District, as well as penalties for removing a tree without a permit. This work should also consider implications around equity and access in the City. Additional tree protection requirements could include tree size and zoning, as well as other potential data and analysis collected in Phase One;

(3) Study and make recommendations for ordinance options to be considered by the City Council that increase tree canopy requirements for parking lots that are currently exempt (e.g. small parking lots) and also increase the tree canopy requirement for all parking lots; and

(4) Study and make recommendations for ordinance options to be considered by the City Council that determine and require increased tree canopy requirements for commercial, manufacturing, and industrial uses in very low equity areas.

Recent Legislative Action

Along with the Urban Forest Action Plan, the City Council has recently taken action to expand tree canopy and landscaping requirements in certain areas of the city, including:

- Tideflats Subarea Plan (Ordinance No. 29076, adopted December 2025)
  - Amended landscape code to establish tree canopy requirements and additional landscape standards to apply to newly established zoning districts in the Tideflats Subarea.
- South Tacoma Groundwater Protection District Code Update (Ordinance No. 29051, adopted September 2025)
  - Amended landscape code to establish tree canopy requirements for Industrial zoning districts and the Tacoma Mall Subarea character areas, as well as additional landscape standards.
- Home in Tacoma (Ordinance No. 28986, adopted in November 2024)
  - Established a tree credit system and tree retention requirements for new development in Urban Residential Districts.
- TMC 9.20 Urban Forestry (Ordinance No. 28926, adopted December 2023)
  - Regulates removal, pruning, and planting of trees in the right-of-way.

Tree Canopy Data

The City has used LiDAR (Light Detection and Ranging) technology to assess the city's land cover characteristics, and this provides essential data on tree canopy coverage, species, height, and health. See **Attachment 1** for more information on the 2024 LiDAR assessment.

The Tacoma Community Forestry Storymap is another valuable source of data and information on the city's tree canopy and equity.

Additional data and analysis will be provided as the project progresses into considerations of code options.

B. Scope of Work and Current Standards

The Scope of Work includes studying and making recommendations for ordinance options to be considered by the City Council around tree canopy management and preservation for development sites citywide. City Council provided direction to the Planning Commission to consider applying the established tree preservation and tree credits for development sites under Home in Tacoma to all additional zones beyond Urban

Residential. Summarized, the scope of work includes analysis and development of recommendations to be submitted to the City Council for their consideration of the following:

- Tree Credit system for development sites in all zones, including fee-in-lieu options
- Canopy Loss Fee system (new permit structure) for sites with and without active development in all zones, with consideration to potential exemptions
- Tree canopy requirements for parking lots, including parking lots that are currently exempt
- Low-Canopy Management Strategies for sites in industrial, manufacturing, commercial, and otherwise low-canopy and low equity areas

Tree and landscape standards are regulated by four primary sections in the Tacoma Municipal Code, as well as a standalone Manual. The highlighted sections will be the subject of this code update:

(1) District Development Standards (TMC 13.06) control the tree canopy percentage for each zoning district. Development bonuses and flexibilities are also found in this section.
(2) Site Development Standards (TMC 13.06.090) include Landscaping & tree standards.
(3) Urban Forestry (TMC 9.20) regulates tree planting, pruning, and removal on public lands, including the right-of-way and public property
(4) Critical Areas Preservation (TMC 13.11) sets tree and landscaping requirements within regulated Critical Areas
(5) Urban Forest Manual (UFM) provides additional guidance on how to meet the landscaping requirements listed in the zoning sections above.

Current Tree Canopy and Preservation Standards

With recently passed legislation at the City-level there have been significant changes to tree and landscape standards, including for tree canopy and tree retention. Home in Tacoma established a tree credit system and tree retention requirements for new development in Urban Residential Districts. The South Tacoma Groundwater Protection District Code update and Tideflats Subarea Plan established tree canopy standards established for the City's Industrial zoning districts.

The table below provides an overview of tree canopy and tree retention requirements in the City's zoning districts.

Critical Areas and Shoreline Districts have on site tree/vegetation retention requirements per TMC 13.11 and Title 19.

*Only applies to single-use residential development and multi-unit residential development with a commercial component only.

Zoning District	Tree Canopy/Credit Regulations	Tree Retention Regulations
UR1	30%	Applies to Development Only
UR2	25%	Applies to Development Only
UR3	20%	Applies to Development Only
R4	20%	*None*
R5	15%	*None*
T	30%*	*None*
C1	30%*	*None*
C2	20%*	*None*
PDB	20%*	*None*

M1	15%	*None*
M2	15%	*None*
PMI	SCP: 10% SCM: 15% SCS: 15% ST: 15% STT: 10% SC: 30%	*None*
DR	*None*	*None*
DMU	*None*	*None*
WR	*None*	*None*
DCC	*None*	*None*
X Districts	*None*	*None*
Shoreline Districts	*N/A*	*N/A*

Staff conclusions:

- The City Council (through Resolution No. 41682) has provided the scope of work for this code update. Much of this scope is supplemental to topics the Planning Commission has weighed in recently adopted initiatives, including Home in Tacoma, the South Tacoma Groundwater Protection District Code Update, and the Tideflats Subarea Plan.
- The scope of work is tied to identified gaps in tree and landscape code and this code update is intended to analyze and advance standards to address these gaps. Tree canopy credits, tree preservation, and additional standards as it relates to the issues summarized below are on the table to be improved with this scope.
    - Some zoning districts are already regulated by a **tree credit system**, and some are not. The code update will focus on addressing these gaps. In addition, many of these gaps are areas prioritized for the City's most dense, urban environment.
    - UR zoning districts (and Critical Areas and Shoreline Districts) are regulated for **tree preservation,** while other zoning districts are not. Currently no tree preservation is regulated outside of development.
    - There is a recognized need to assess and improve upon the tree and landscape code standards for **parking lots**, including for zoning districts where currently exempt.
    - There is a need to assess and develop **low-canopy management strategies** for zoning districts and areas of the city that have low-canopy, and areas that are lower opportunity as assessed with the Equity Index.
- This work is part of a larger project to provide a more wholistic approach to urban forest management in Tacoma (Urban Forest Priority Action Plan). Along with code regulations, the City uses other tools to advance work of increasing and retaining tree canopy in the city.

Key question for the Planning Commission: Based on the scope of work established by the City Council, is there any data or information needed to support the Planning Commission's review of this code update?

C. Policy Framework

The Tree and Landscape Code Update was initiated by City Council through Resolution No. 41682 and is one action in the Urban Forest Priority Action Plan. This work is a continuation of policy and actions undertaken by City staff, especially the Urban Forestry team, that is tied to the City's goal of realizing a citywide tree canopy of 30% by 2050. The below listed goals and policies lend further support to this code update effort:

- **PSRC Vision 2050**
  - MPP-En-9 Enhance urban tree canopy to support community resilience, mitigate urban heat, manage stormwater, conserve energy, improve mental and physical health, and strengthen economic prosperity.
  - MPP-En-13 Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.
  - MPP-CC-4 Protect and restore natural resources that sequester and store carbon such as forests, farmland, wetlands, estuaries, and urban tree canopy.
- **One Tacoma Comprehensive Plan**
  - Policy GS–1.13: As part of a future urban forest code update, the City should consider a full suite of tools to protect and enhance the City's tree canopy, including tree preservation standards, resources for tree planting and maintenance, and nonregulatory tools for tree preservation and enhancement.
  - Policy GS–3.6: Surface parking lots represent significant potential for redevelopment or reintroduction of green space and permeable surface and are considered "underutilized land" for the purposes of zoning regulations, density bonuses, and economic development incentives. Care should be taken to not affect parking areas required by the Americans with Disabilities Act.
  - Policy GS–6.5: Expand tree canopy and integrate more greenery into the public realm. (Centers)
  - Policy CN–6.3: Preserve, enhance, and connect the city's network of habitat areas and corridors, streams, parks, and tree canopy.
  - Policy CN–6.11: Help people stay cool and safe outdoors by increasing tree canopy and expanding access to parks, green spaces, and cooling centers, especially in areas identified as particularly vulnerable to the effects of urban heat islands.
  - Policy EN–2.14: Retain mature, healthy trees, native vegetation, and forested areas on City-owned land and street rights-of-way and within designated open space corridors. Prioritize the preservation of these natural assets during development projects and in discretionary land use decisions.
  - Policy EN–3.2: Achieve the citywide tree canopy goal, which aims for all Tacoma neighborhoods to have a minimum tree canopy cover of 30% by 2050.
  - Policy EN–3.3: Support the preservation of large healthy trees, native trees and vegetation, tree groves, and forested areas as an element of discretionary land use reviews.
  - Policy EN–3.14: Ensure new development complies with tree planting and retention requirements in order to achieve a city-wide goal of 30% tree canopy coverage in each neighborhood.
  - Policy EN–5.19: Require new and existing parking lots to offset their contribution to Urban Heat Island through tree-planting requirements that shade at least 50% of the parking lot.

- Goal EN–1: Black, Indigenous, and People of Color and historically overburdened communities are protected from climate and environmental health risks and have equitable access to clean, healthy parks, tree canopies, green spaces, waterways, and other natural assets that support well-being and resilience.
- Goal EN–3: Tacoma's urban forest is healthy and expansive.

E. Project Milestone Schedule – (Target Adoption: Spring 2027)

Phase 1: Project Kick-off and Analysis (Jan – Feb 2026)

- Establish internal partners team
- Analyze existing code and identify gaps
- Study existing canopy coverage
- Study precedents and best practices
- Introduce project to the Planning Commission (Jan 2026)
- Launch project webpage and FAQs (Jan 2026)
- Engagement
  - Develop engagement strategy; review previous engagement (documented below); initial outreach

Phase 2: Initial Code Options & Early Engagement (Feb – Apr 2026)

- Develop two initial code options for:
  - Tree Credit System for development sites in all zones
  - Canopy Loss Fee System
  - Tree canopy requirements for parking lots
- Develop Low-Canopy Management Strategies
- Briefings with IPS Committee (Mar 2026) and Planning Commission to share initial code options and confirm direction (Apr 2026)
- Engagement
  - Online survey
  - Language ambassadors
  - Unified engagement event
  - Attend public engagement/direct outreach opportunities

Phase 3: Draft Code (May – Aug 2026)

- Develop Draft 1 code, incorporating stakeholder, IPS, and Planning Commission feedback
- Draft case studies (≤ 4) to illustrate code implementation
- Briefings with IPS Committee (June 2026) and Planning Commission to share draft code and get direction on refining draft code for public review (July 2026)
- Engagement
  - Attend public engagement/direct outreach opportunities
  - Targeted engagement to Commissions and interested parties
  - Sustainability Expo (May 2026)

Phase 4: Final Code (Aug 2026 – May 2027)

- Refine code language based on feedback
- Planning Commission public process (public comment period; Findings and Recommendations)(Sept – Dec 2026)
- IPS Committee review (Jan – Feb 2027)
- City Council public process and adoption (Mar – May 2027)

- Post-Adoption
    - Update Urban Forest Manual
    - Staff trainings and tip sheets
- Engagement
    - Engagement & Notifications (for both Planning Commission and City Council Public Hearings)
    - Community Informational Session (at least 1 for both Planning Commission and City Council Public Hearings)
    - Website/FAQs updates
    - Press Releases

Prior Engagement

Concerns about lack of trees and tree maintenance/preservation are increasingly common themes expressed by community members that have engaged with City of Tacoma staff and policymakers across a wide range of projects. This input has helped the Planning Commission and City Council in weighing different options, through regulatory code updates and other tools, in working to address gaps in tree canopy in the city. Below is an inventory of past community engagement that includes significant community input regarding the importance of tree canopy in our city, and this input helped inform the scope of work established for the Urban Forest Action Plan that includes this project.

Tacoma Tree & Landscape Code Update Recent Engagement	
City Initiative/Plan	**Engagement Summary Links**
Urban Forest Priority Action Plan – Phase I (2025)	*Report Forthcoming*
Urban Forest Management Plan (2019)	• UFMP Element 5 – Community Interests & Input • UFMP Progress Reports
Community Survey (multiple years)	• 2023-2024 Community Survey Findings Report
Tideflats Subarea Plan (adopted 2025)	• Tideflats Subarea Plan (See Section 1.6) • Summary of Engagement: Visioning Phase
South Tacoma Groundwater Protection District Code Update (updated 2025)	• Outreach & Engagement Events • Planning Commission Findings of Fact/Recommendation • STGPD Health Impact Assessment
2030 Climate Action Plan (updated 2025)	Appendices (2025 Update)
Urban Watershed Protection Plan (UWPP) (2024)	See Appendix E
Parks Tacoma 2024-2030 System and Strategic Plan (2024)	• Chapter 2.3 Outreach & Engagement • Analysis of Data & Outreach
One Tacoma Comprehensive Plan (Updated 2025)	• Community Engagement Summary, July 2024 • Recent Engagement Gap Analysis, Dec 2023
Home in Tacoma (adopted 2024)	• Phase 2 Survey Results • Phase 2 Engagement Summary
Tacoma Mall Subarea Plan (adopted 2018)	• Tacoma Mall Subarea Plan (p. 28-)
McKinley Hill Neighborhood Plan (2023)	See Community Engagement Summary

Proctor District Neighborhood Plan (2024)	See Community Engagement Summary
South Tacoma Neighborhood Plan (2024)	See Community Engagement Summary
Cushman and Adams Substations Future Use Study (2025)	See Chapter 2: Public Engagement Summary

Engagement Audiences

- Internal engagement with departments and key boards/commissions
  - Climate & Sustainability Commission
  - Tacoma Permit Advisory Group
  - Parking Technical Advisory Group
  - Mayor's Youth Commission
- External engagement with other government entities
  - Puyallup Tribe of Indians
  - Parks Tacoma
  - Tacoma Public Schools
  - Tacoma Pierce County Health Department
  - Pierce Conservation District
  - Port of Tacoma
  - Universities/CTCs
- External engagement with environmental and community organizations
  - Environmental: Communities for Healthy Bay, 350 Tacoma, Citizen's Climate Lobby, Puget Sound Keeper Alliance, Tacoma Tree Foundation, Tahoma Audubon Society, Tacoma Urban Forest Friends
  - Community: Eastside Tacoma Community Leaders, Asia Pacific Cultural Center, Golden Bamboo, Tacoma Urban League
- Public outreach
  - Unified engagement
  - Virtual open house
  - Social media
  - Online survey
  - Business Districts
  - Neighborhood Councils
  - Translated materials
  - Cultural ambassadors

Question for Planning Commission: Are there specific audiences that staff should target for outreach and communications?

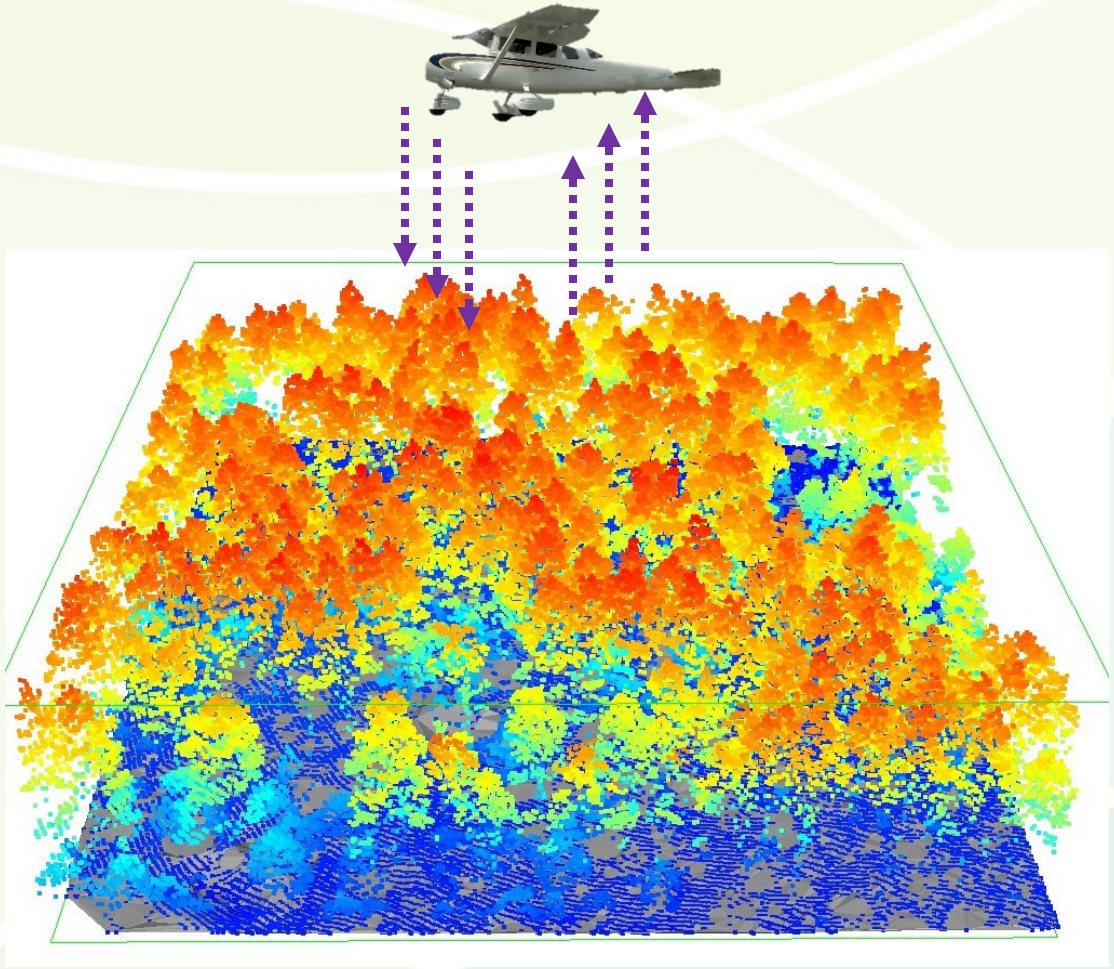
LIDAR

Revealing the layers of a city through a laser – every building, street, branch, & leaf

LiDAR – LIGHT DETECTION & RANGING

How does LiDAR work?

- Laser pulses are emitted (usually from an aircraft)
- The time it takes for the laser to reflect off objects and return is measured to create a 3D point cloud
- Raw data points contain elevation and intensity information, and are used to differentiate between objects like buildings, trees, and bare ground
- Data processing can include image-based, point-based, object-based, or machine and deep learning algorithms to translate the raw data points into categories of object features
- Integrating geospatial and historic data enables analysis of trends such as landcover change and environmental benefits like stormwater management



LANDSCAPE SCALE ANALYSIS




URBAN TREE CANOPY


IMPERVIOUS


NON-CANOPY VEGETATION


SOIL AND DRY VEGETATION

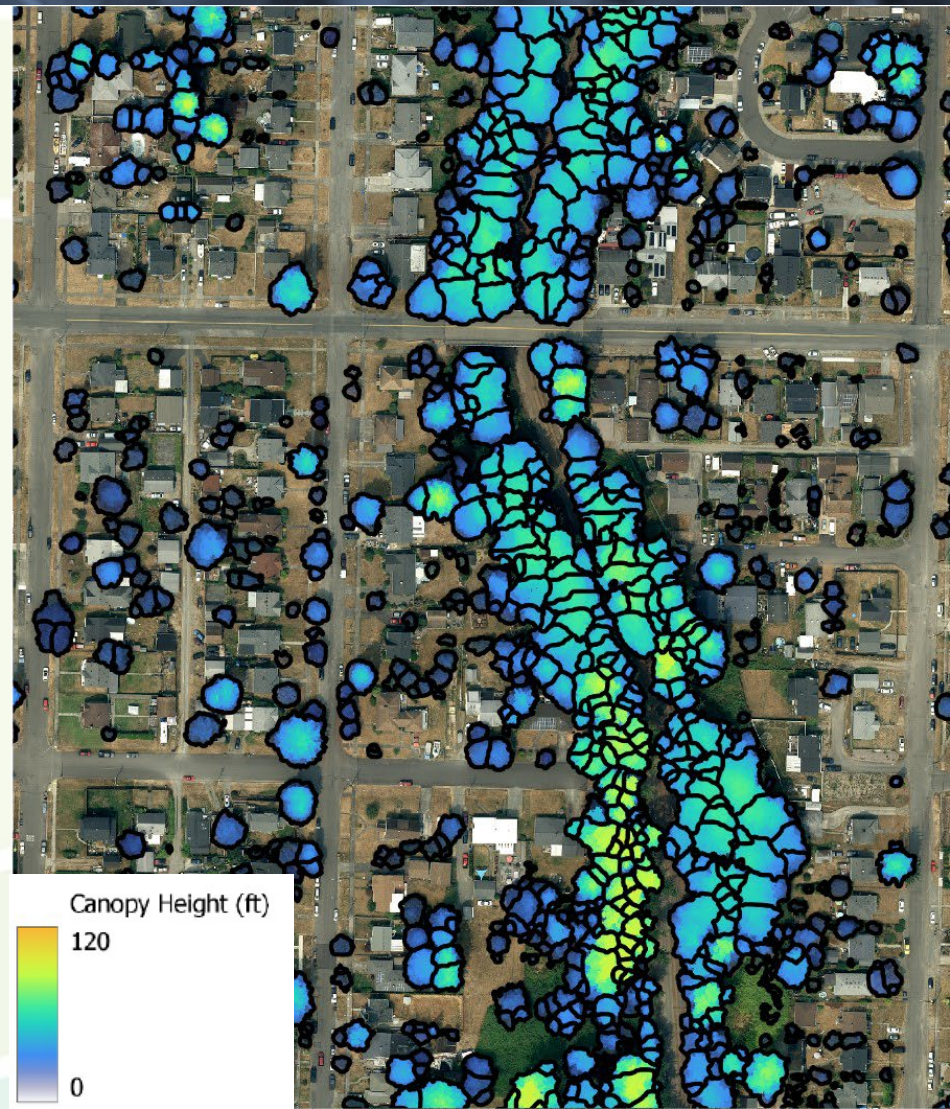

WATER

<< Land Cover

- Tree Canopy (≥10 ft)
- Non-canopy veg. (<10 ft)
- Soil and dry vegetation (ground level)
- Water bodies
- Impervious surfaces:
  - Buildings (≥ 10ft^2)
  - Roads
  - Other Impervious

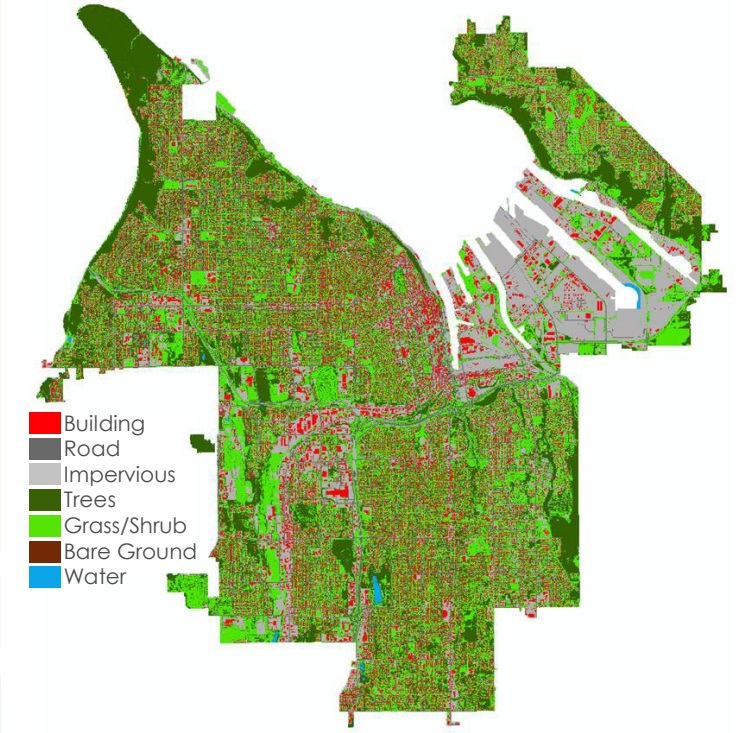
Tree Segmentation >>

- Tree height
- Vitality (health)
- Deciduous v. coniferous
- Dominant v. codominant



TACOMA'S LIDAR HISTORY

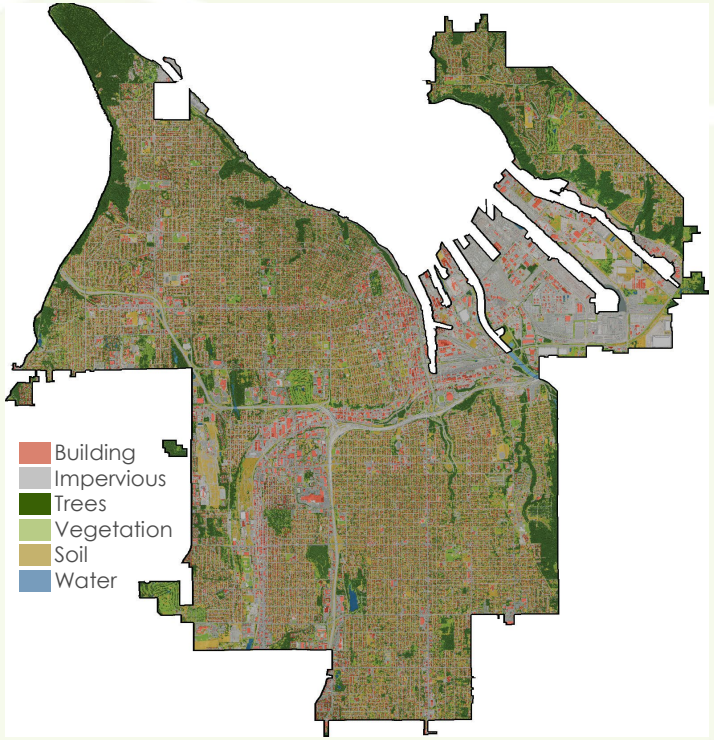
2011 Assessment



2009 NAIP (1m) Imagery
& 2003 leaf-off LIDAR

19% Tree Canopy

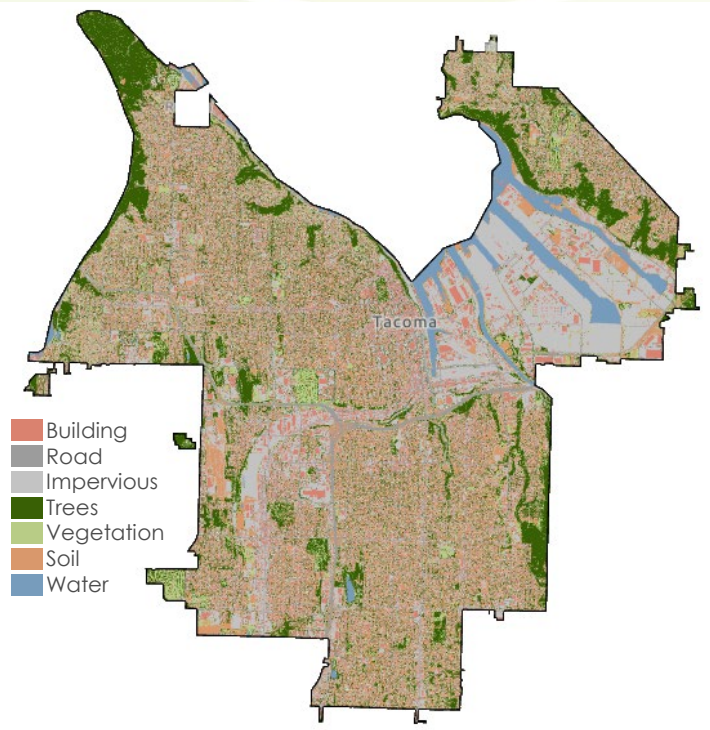
2018 Assessment



2017 NAIP (1m) Imagery
& 2017 LIDAR

20% Tree Canopy

2025 Assessment

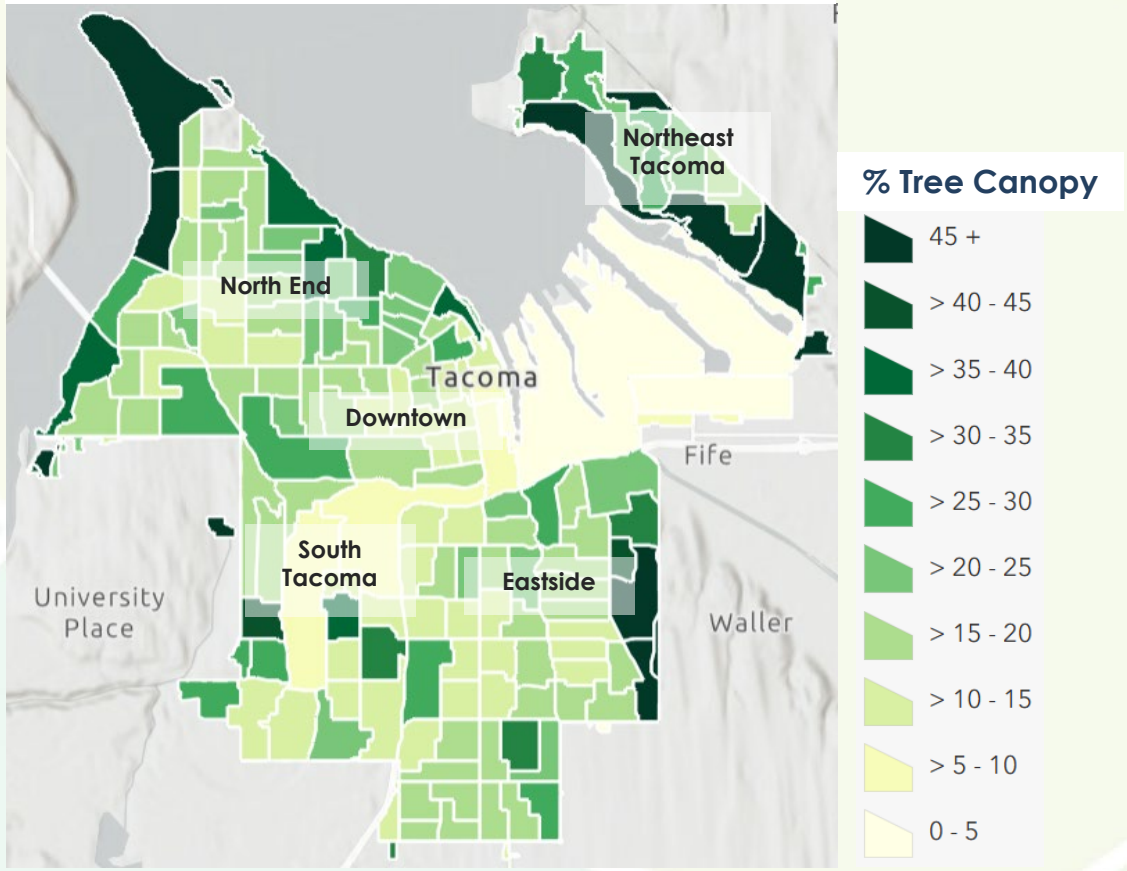


2024 Ortho Imagery
(0.5m) & 2024 LIDAR

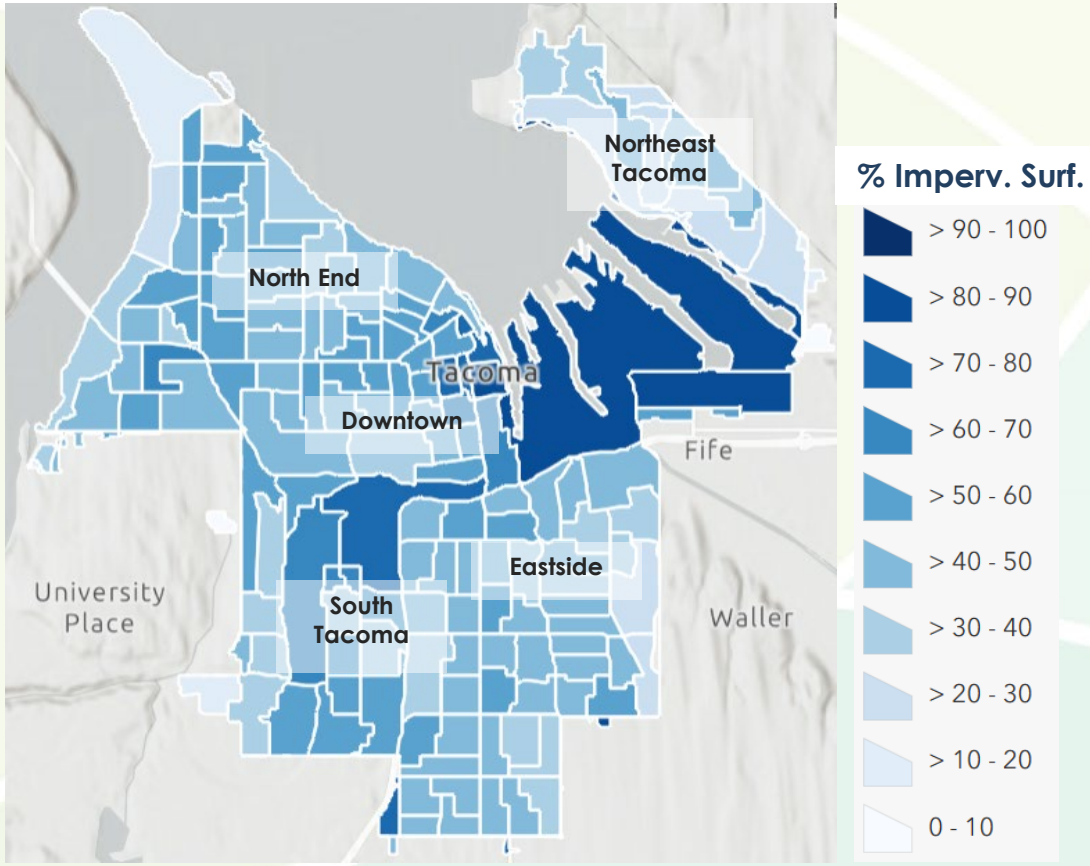
21% Tree Canopy

CITY-WIDE LAND COVER

2024 Tree Canopy by Census Block Groups



2024 Impervious Surface by Census Block Groups



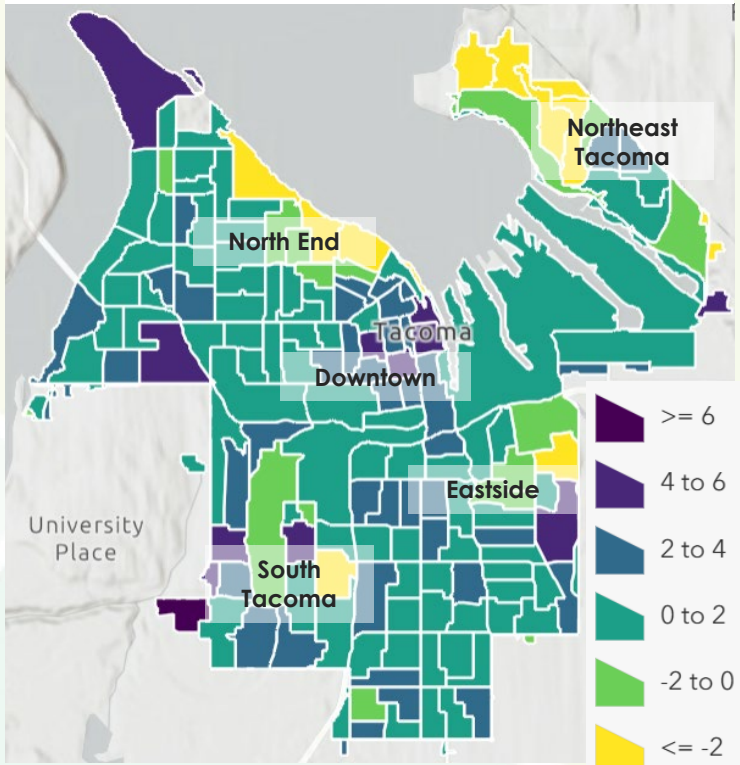
CITY-WIDE LAND COVER

Land Cover Change 2017-2024 (percentage of land area)			
Land Cover	**2017 LIDAR**	**2024 LIDAR**	**Change**
Tree Canopy	20.3%	21.3%	**+1%**
Other Veg.	13.4%	12.4%	**-1%**
Soil & Dry Veg.	14.2%	16.2%	**+2%**
Water	0.3%	0.2%	**-0.1%**
Buildings	11.9%	14.9%	**+3%**
Other Imperv.	39.9%	35%	**-4.9%**
*Total Imperv.	51.8%	49.8%	**-1.9%**

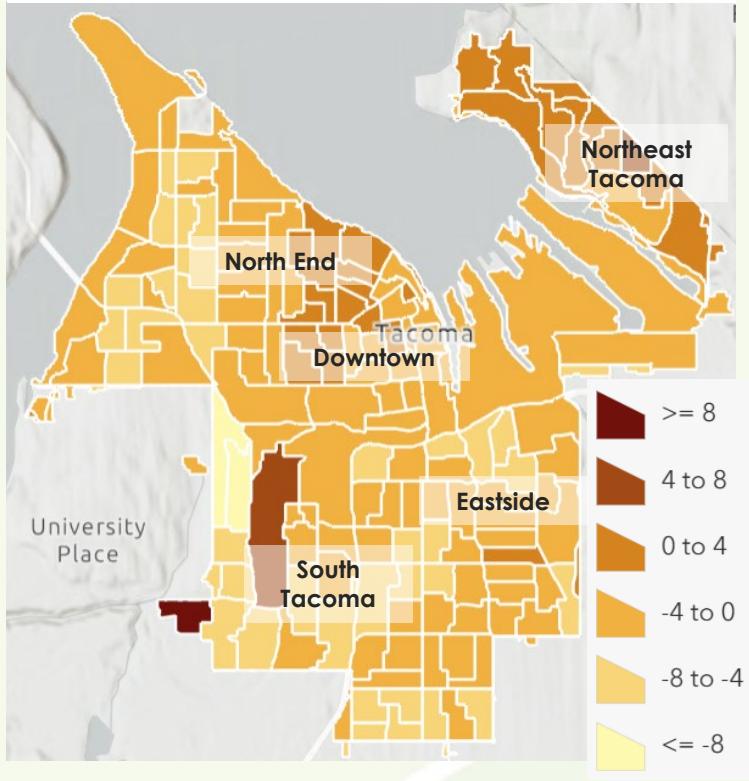
*Note: "Total Impervious" is the sum of "Buildings" and "Other Impervious" land cover combined

CITY-WIDE LAND COVER

2017-2024 % Tree Canopy Change by Census Block



2017-2024 % Imperv. Surface Change by Census Block

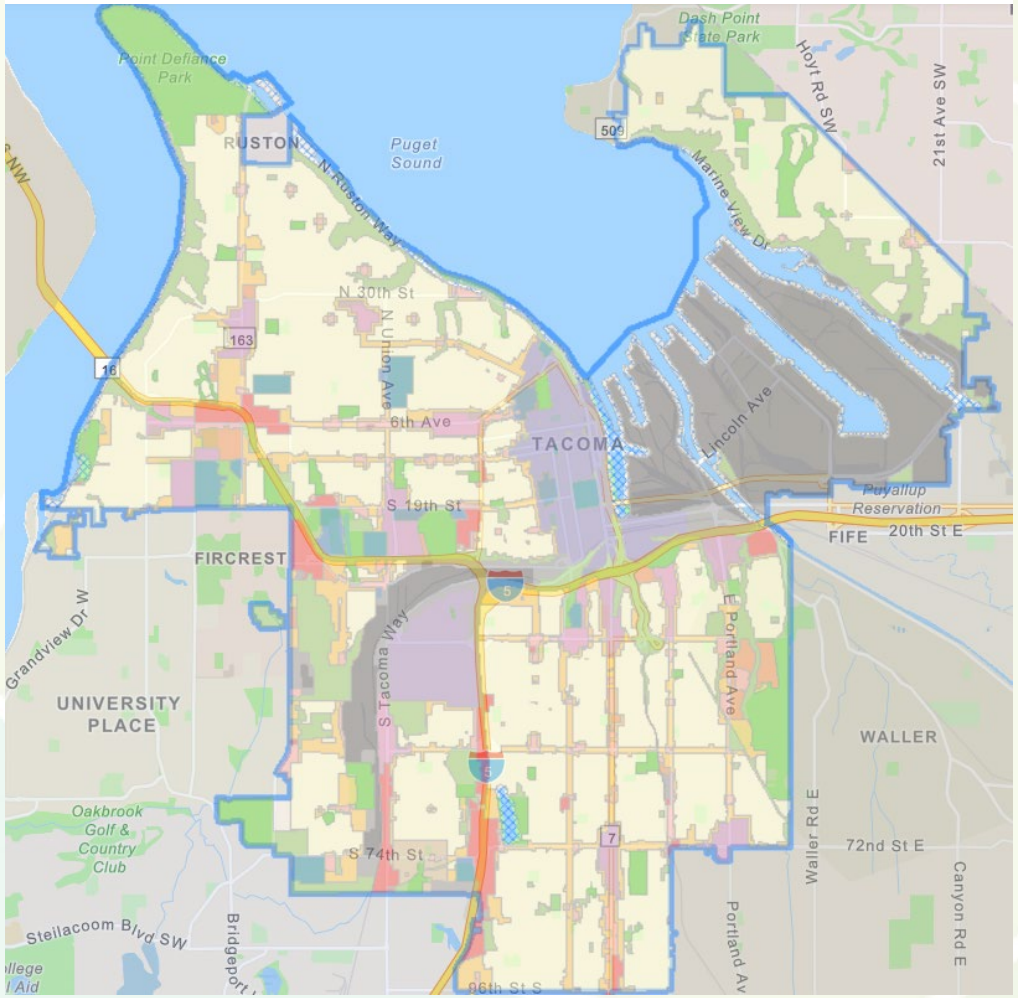


*Market Strength by Neighborhood	
Neighborhood	**Market Area**
Central	Low
Downtown	**High**
Eastside	**High**
Hilltop	Medium
North End	**High**
Northeast Tacoma	**High**
South End	Low
South Tacoma	Low
Stadium Dist.	Medium
West End	Medium

*Market Strength Analysis by ECO Northwest provided in Home in Tacoma Environmental Impact Statement (2023)

CITY-WIDE LAND USE

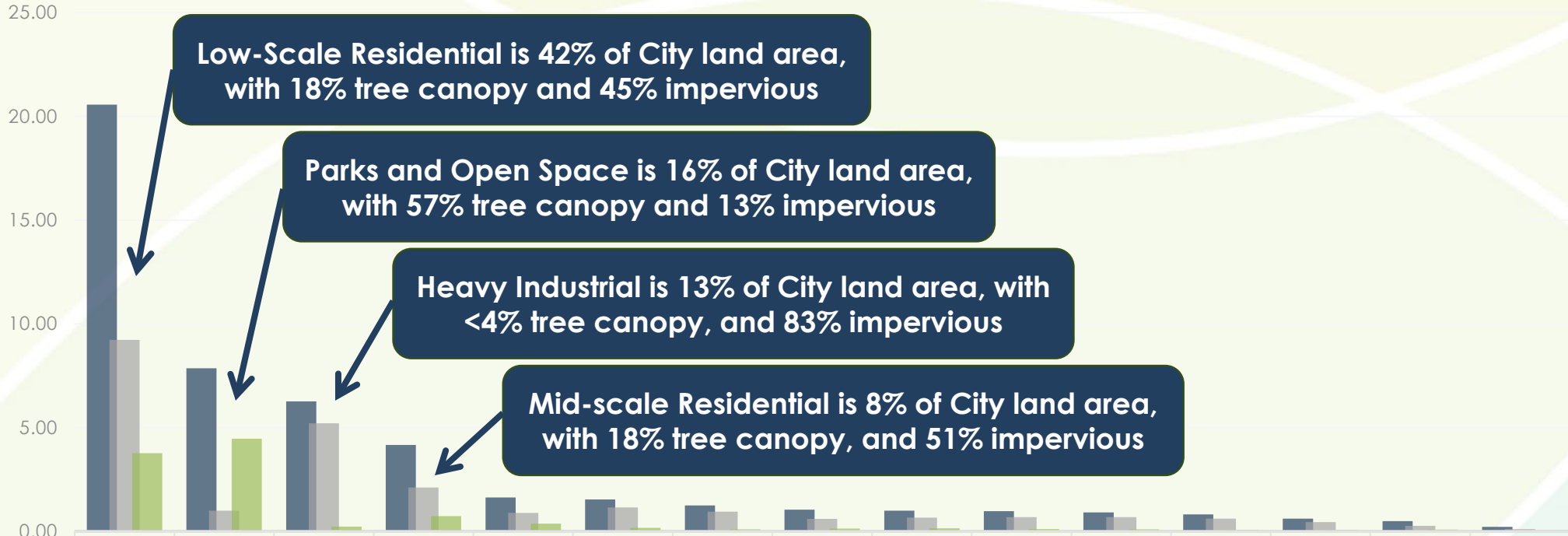
Tacoma Land Use Map (2025)



Land Use Designations

- Low-Scale Residential
- Mid-Scale Residential
- Multi-Family (High Density)
- Neighborhood Mixed-Use Center
- General Commercial
- Neighborhood Commercial
- Crossroads Mixed-Use Center
- Downtown Regional Growth Center
- Tacoma Mall Regional Growth Center
- Major Institutional Campus
- Light Industrial
- Heavy Industrial
- Parks and Open Space
- Airport Compatibility Residential
- Shoreline

CITY-WIDE LAND USE



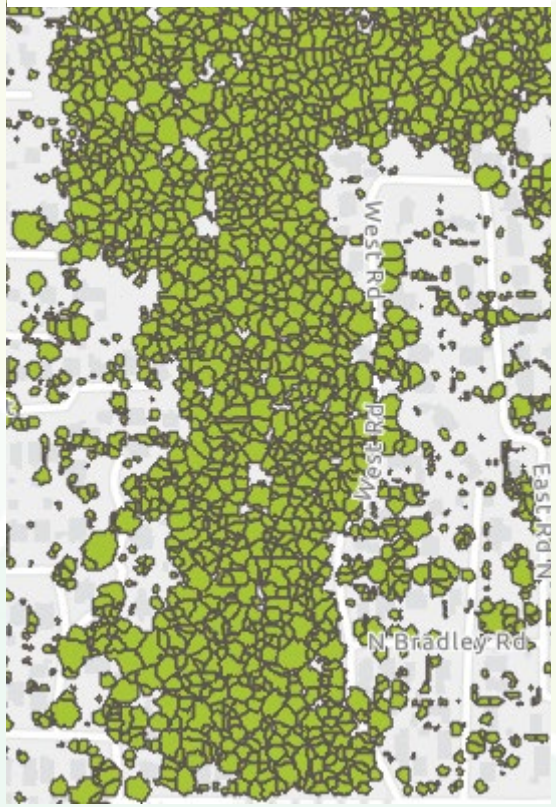
	Low-Scale Residential	Parks and Open Space	Heavy Industrial	Mid-Scale Residential	Shoreline	Downtown Regional Growth Center	General Commercial	Major Institutional Campus	Crossroads Mixed-Use Center	Neighborhood Commercial	Tacoma Mall Regional Growth Center	Light Industrial	Neighborhood Mixed-Use Center	Multi-Family (High Density)	Airport Compatibility Residential
Total Sq. Mi.	20.56	7.85	6.26	4.16	1.63	1.53	1.25	1.04	1.00	0.97	0.91	0.82	0.60	0.49	0.21
Imperv. Sq. Mi.	9.23	0.99	5.21	2.11	0.89	1.15	0.94	0.59	0.66	0.68	0.68	0.61	0.45	0.26	0.11
Canopy Sq. Mi.	3.76	4.46	0.23	0.73	0.37	0.16	0.10	0.13	0.14	0.11	0.09	0.06	0.06	0.08	0.03

Tacoma Land Use Categories – Total Land Area, Impervious Surface, and Tree Canopy (square miles)

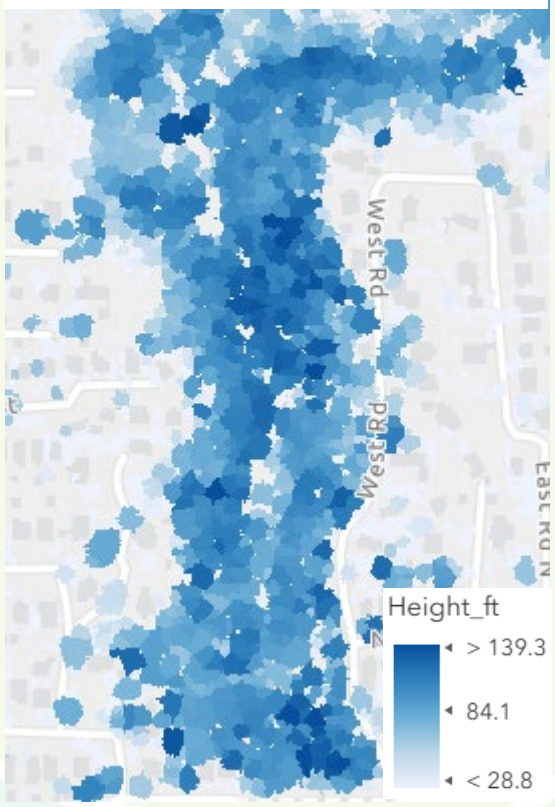
LANDSCAPE SCALE ANALYSIS

Tree Segmentation data attributes

Tree Canopy



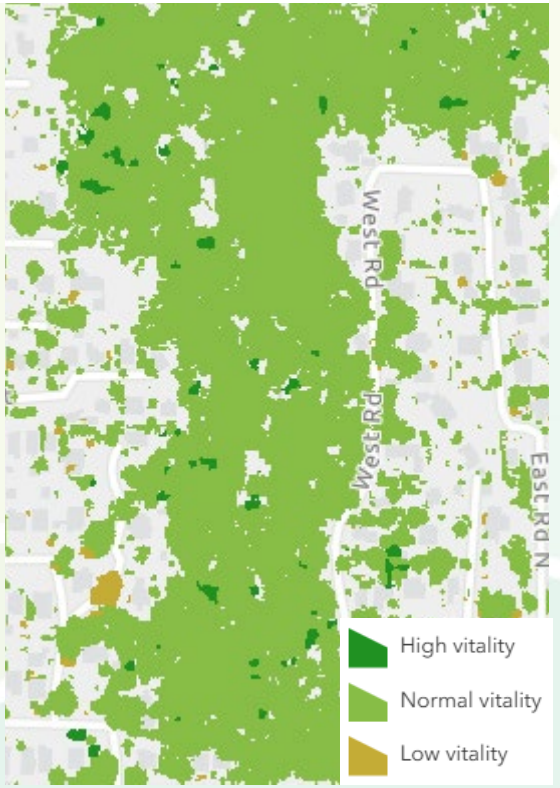
Tree Height



Tree Type

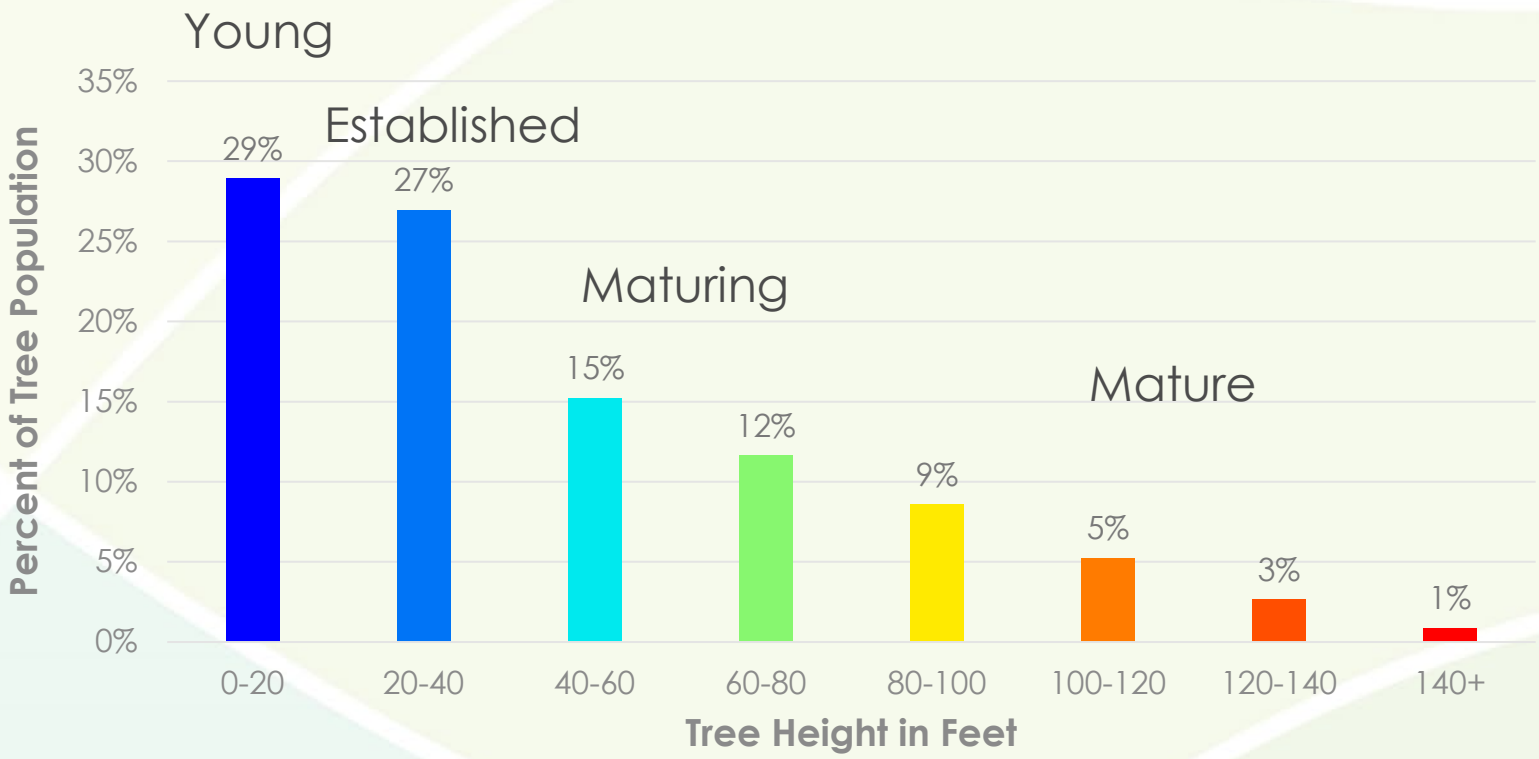


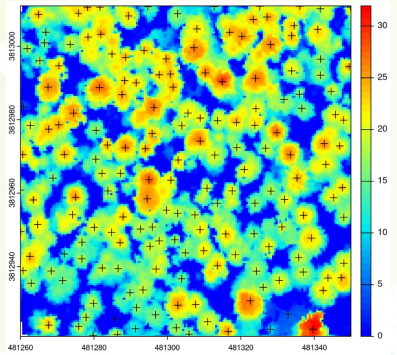
Tree Vitality

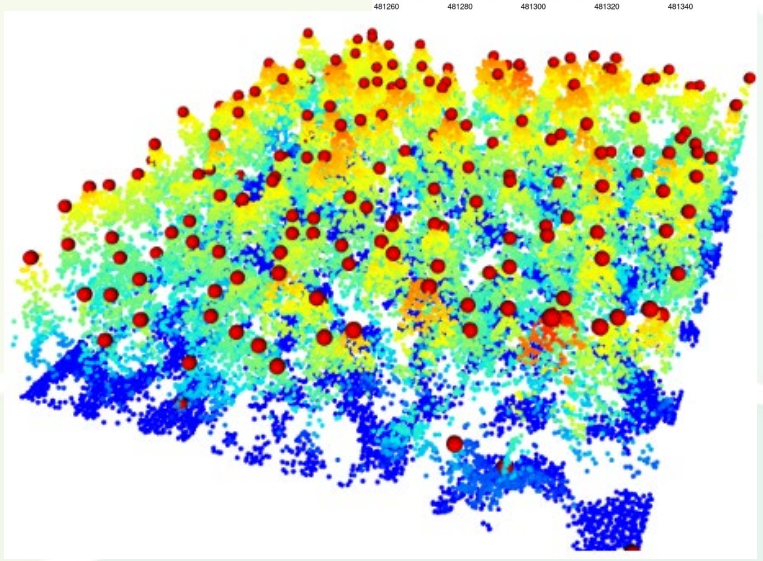


LIDAR – TREE SEGMENTATION

City-Wide Tree Size Distribution







CITY-WIDE TREE STATISTICS

Tree Population

- ~598,000 trees in Tacoma
- ~109,000 trees are in the right-of-way
- ~489,000 trees are on parceled property

Tree Ownership

- Low-Scale Residential: ~40% of tree population
- Parks and Open Spaces: ~36% of tree population

Tree Type

- ~80% Deciduous; ~20% Coniferous

Tree Vitality

- ~19% high; 74% normal; 8% low

Average Tree Size

- ~47’ feet tall & ~25 feet wide (crown)
- ~490 square feet per tree (crown)

Trees to Reach 30% Canopy Goal

- 9,460.5 acres tree canopy (~30% of land area)
- 6,724 acres current tree canopy (21%)
- 243,270 additional trees (average size) needed to reach 30% tree canopy

LIDAR CONCLUSIONS

- City-wide, Tacoma's tree canopy is trending in the right direction (+1% from 2017)
- Both tree canopy and building cover have increased between 2017 and 2024
- Not all areas in Tacoma are increasing / decreasing canopy at the same rate
- Trends of canopy loss are associated with high markets for development
- Trends of canopy gains are associated with targeted tree planting programs
- Low-Scale Residential and Parks / Open Spaces hold ~76% of tree population
- 243,270 additional trees of average size would reach our 30% tree canopy goal

Agenda Item F2

City of Tacoma
Planning and Development Services

To: Planning Commission

From: Robin Bolster-Grant and Lisa Spadoni, Land Use Division

Subject: **2025 Critical Areas Ordinance Update - CARA review**

Memo Date: January 14, 2026

Meeting Date: January 21, 2026

Action Requested:

Review comments and provide direction on draft regulations specific to the Critical Aquifer Recharge Area (CARA) sections of the Draft Critical Areas Ordinance Update.

Project Summary:

In accordance with the Growth Management Act, the City of Tacoma is required to periodically review its Critical Areas Ordinance (CAO) to ensure the regulations are consistent with the Best Available Science and effectively protect critical environmental areas and natural hazards. The update is intended to maintain consistency with state and federal policies, incorporate new scientific understanding of environmental protection and natural hazards, and to ensure the City's regulations continue to protect the functions of sensitive environmental areas and the public safety.

Discussion:

The Planning Commission conducted a public hearing on August 20, 2025, to receive comments concerning the 2025 Draft CAO Update. At the January 21, 2026, meeting the Commission will review staff response to comments regarding the CARA sections of the CAO. Staff will present on three areas of discussion:

- CARA mapping, as recommended by the State Department of Heath (DOH)
- The addition of regulations protecting well-head time of travel zones located outside of the South Tacoma Groundwater Protection District (STGPD), and
- The regulation of high-impact uses with the Tideflats Subarea

To facilitate the Commission's review and discussion, staff has included the following materials in the agenda packet:

- CARA Comment Response Summary
- High Impact Use Table – STGPD (to provide information on uses within well-head protection areas)
- Proposed CARA map, Tideflats Subarea zone map, and use comparison table
- Draft CAO Update

Next Steps:
Staff continue to compile responses and draft code language relative to other CAO sections and comments. Therefore, next steps for the Draft CAO Update include the following tentative dates and actions:

- March 4, 2026 – Staff recommendations and revised Draft CAO discussion/direction
- March 18, 2025 – Commission recommendation to City Council

Prior Actions:
- July 16, 2025 – Staff introduced the Draft CAO Update to the Planning Commission. At this meeting the Commission released the Draft for public review and scheduled a public hearing for August 20, 2025.
- August 20, 2025 – The Planning Commission conducted a public hearing to receive oral and written public comments. Written comments were accepted until August 22, 2025.
- September 17, 2025 - Planning Commission review of public and Commission comments/questions
- October 15, 2025 – Planning Commission review of comments

Staff Contacts:
- Robin Bolster-Grant, Land Use Division Manager, rbgrant@tacoma.gov
- Lisa Spadoni, Natural Resources Program Supervisor, lspadoni@tacoma.gov

Attachment:
- Attachment 1 – CARA Comment Response Summary
- Attachment 2 – High Impact Use Table – STGPD
- Attachment 3 – Partial CARA map and Tideflats Subarea zone map, and use comparison table
- Draft Critical Areas Ordinance Update (hyperlink)

cc. Peter Huffman, Director

Comment and Response Summary - Critical Aquifer Recharge Areas

Commentor	TMC Section	Comment	Response
Comment Summary and Response: The State Department of Health (DOH) recommends restructuring the CARA code section to align with model codes. Staff recommend retaining existing structure, which is based on recent updates to the South Tacoma Groundwater Protection District Overlay.			
DOH	13.11.800 (generally)	Case law examines CARAs protections through the lens of meeting these three duties: classify, designate, & protect. The statutory pieces related to this are connected, but they are not the same thing. The statutory requirement for critical areas designation is very brief & defers to the rules. The cross-reference is to this section about classification. Neither Tacoma's existing nor draft code appears to recognize these duties or to differentiate between them. There is still significant work to be done before moving this ordinance along to adoption; we recommend considerably revamping the existing code rather than the currently proposed amendments throughout this section.	Considerable work on the CARA regulations has been done through the review and adoption of revised South Tacoma Groundwater Protection District code, which has protective measures and restrictions regarding high-impact uses. The draft CARA regulations reflect this code work and follow a similar format for consistency in review and application outside of the STGPD. Minor revisions to the CAO draft code language can be made to clarify CARA regulation intent.
Master Builders of Pierce County		Encourage the City to consider a mitigation based approach to uses rather than prohibiting certain uses.	
Comment Summary and Response: The State Department of Health and other commentors question the basis for adopting the entire Central Pierce Sole Source Aquafer Map as a regulated CARA. DOH indicates that in addition to the Central Pierce SSA, protection should be extended to well-head protection areas outside of the South Tacoma Groundwater Protection District. Staff recommend adopting the entire Central Pierce Sole Source Aquafer Map as a regulated CARA and updating the map to include wells and well-head time of travel zones that extend outside of the STGPD.			
Master Builders of Pierce County, Tacoma-Pierce County Chamber & Manufacturing Industrial Council for the South Sound, Port of Tacoma	13.11.800	Questions and concerns regarding the basis of the CARA designation and mapping.	The City BAS is focused on the STGPD area as being a high vulnerability area for the CARA. There is not sufficient BAS available to indicate other areas of the mapped aquifer are not susceptible to pollutant infiltration. Given the lack of BAS, staff recommend a more conservative approach by applying protective regulations to the entire mapped aquifer area and revising the map to add well-head and well-head time of travel zones that are located or extend outside of the STGPD.
DOH	13.11.815	<u>Identification of CARAs</u> As noted in the draft, the Central Pierce SSA overlays much of Tacoma. Also in that area is the STGPD & numerous wellhead protection areas (WHPAs) that are depicted in Figure 1. The location & extent of these WHPAs appears to take into consideration only Tacoma Water's facilities, & doesn't quite capture all of these,). The duty to protect the quality & quantity of drinking water applies to all drinking water, not just a jurisdiction's own. There are several other WHPAs that overlay Tacoma too. All are shown & listed below, including Tacoma Water's. As you will see, most of these are within the SSA, but there are a couple outside of the area too. Together with the SSA & STGPD, all of the WHPAs should all be designated as CARAs.	
DOH	13.11.815	<u>Designation</u> The designation duty looks at what features are to be considered as CARAs, as exemplified in WAC 365-190-100(4)(b). Case law has held that basically, if a jurisdiction is aware of CARAs features within its community, it cannot ignore or choose to set aside the designation of these features. The preeminent case law for CARAs is Citizens for Good Governance v. Walla Walla County, Case No. 09-1-001 Here is one example (emphasizing that this is intended to be BAS-driven, not merely copied from another community). This combines classification & designation. Please work with your Commerce planner if you need assistance with identifying other cities' codes that might be adaptable. [*See full comment in corresponding PDF for Auburn Municipal Code 16.10.080 excerpt*]	The City BAS is focused on the STGPD area as being a high vulnerability area for the CARA. There is not sufficient BAS available to indicate other areas of the mapped aquifer are not susceptible to pollutant infiltration. Given the lack of BAS, staff recommend a more conservative approach by applying protective regulations to the entire mapped aquifer area and revising the map to add well-head and well-head time of travel zones that are located or extend outside of the STGPD.

Commentor	TMC Section	Comment	Response
Comment Summary and Response: The State Department of Health indicates that in addition to the Central Pierce SSA, protection should be extended to well-head protection areas outside of the South Tacoma Groundwater Protection District. Staff recommend updating the draft CAO to include protections for wells and well-head time of travel zones that extend outside of the STGPD.			
DOH	13.11.815	Classification The code should classify CARAs in keeping with WAC 365-190-100(3). Typically, this looks at what areas of the city are more susceptible to groundwater contamination & results in separate development review pathways for areas with high vs. less vulnerability. This is where you will see a “Category/Type 1/2" (or similar) in other jurisdictions’ CARAs codes that is not present in Tacoma’s. To accomplish this, Tacoma should restructure its CARAs provisions to classify using BAS, which could be soils-based or some other information. For instance, would the City consider the STGPD to be more vulnerable than, say, the rest of the SSA? That would give you ready BAS to support a more vulnerable classification. Some communities look at soils or use the closer-in WHPA times of travel to differentiate between higher & lower vulnerability areas. Please refer to Ecology's CARAs guidance for more information.	The City BAS is focused on the STGPD area as being a high vulnerability area for the CARA. Regulations within the STGPD were developed consistently with this DOH comment, designating well head protection areas as more vulnerable with higher levels of protection. Staff note that the draft CAO does not carry forward the additional protections for well-head protection areas that are located outside of the STGPD and recommend that the draft CAO be updated to include these protections.
Comment Summary and Response: The State DOH recommends a more tailored review of uses tied to an area's vulnerability. Staff recommend retaining the STGPD and draft CAO as structured, since the structure recognizes the increased vulnerability of the STGPD. Other commentors raised concerns about the differences in use allowances between the recently adopted Tideflats Subarea Plan and the Draft CAO. Staff acknowledge the significant work done with partners on the Tideflats Subarea Plan and request direction from the Planning Commission on use allowances within the Tideflats Subarea.			
DOH	13.11.820	High Impact Uses The proposed standards should be restructured. The proposed use table merely allows or disallows uses. Instead, & tied to classification as discussed above, the code should incorporate a differentiated, more rigorous review for uses in high vulnerability areas, such as requiring a hydrogeological study that results in special conditions, while less vulnerable areas might rely on more general conditions such as best practices. Of course, the City could also selectively disallow any concerning uses based on classification.	The draft CAO code and recently updated STGPD code acknowledge that the STGPD is a highly vulnerable aquifer recharge area. As such, the regulations for high-impact uses in the STGPD require a more rigorous review. Aquifer recharge areas outside of the STGPD are regulated under the draft CAO. Staff recommend retaining the existing format and contend that the STGPD and draft CAO provide the protection advised by DOH in this comment.
Tacoma-Pierce County Chamber & Manufacturing Industrial Council for the South Sound, Port of Tacoma	13.11.820	High Impact Uses Our primary concern relates to the broad application of the Critical Aquifer Recharge Area (CARA). By designating nearly the entire city as a CARA and layering restrictions onto areas already studied under the Tideflats Subarea Plan (TSAP), the draft ordinance introduces overlapping rules that risk undermining years of collaborative planning.	Staff acknowledge the significant work done with partners on the Tideflats Subarea Plan and request direction from the Planning Commission on use allowances within the Tideflats Subarea.
Master Builders Association of Tacoma	13.11.820	Sections 13.11.800 and 13.11.810 specify that the Central Pierce County Sole Source Aquifer extends through the City of Tacoma and outlines updated permitted uses. We have concerns about how this expansion and designation could impact the homebuilding industry as well as future development and job growth in Tacoma. We encourage the city to consider mitigation-based approaches rather than broadly prohibiting certain uses so that water conservation goals can be met while still supporting housing, economic development, and long-term community stability.	
Port of Tacoma	13.11.820	The addition of the Central Pierce County Sole Source Aquifer as a CARA, covers basically the whole City and adopts entirely new standards, including the identification of “high impact uses” that are restricted from having “new, expanded, or altered”. The Port is against the proposed revisions and suggests that the city delay implementation of this section until additional outreach and discussion can be had with the stakeholder community.	

High Impact Use Table abbreviation:

P: Permitted use, subject to STGPD permit and requirements of this title

N: Prohibited use

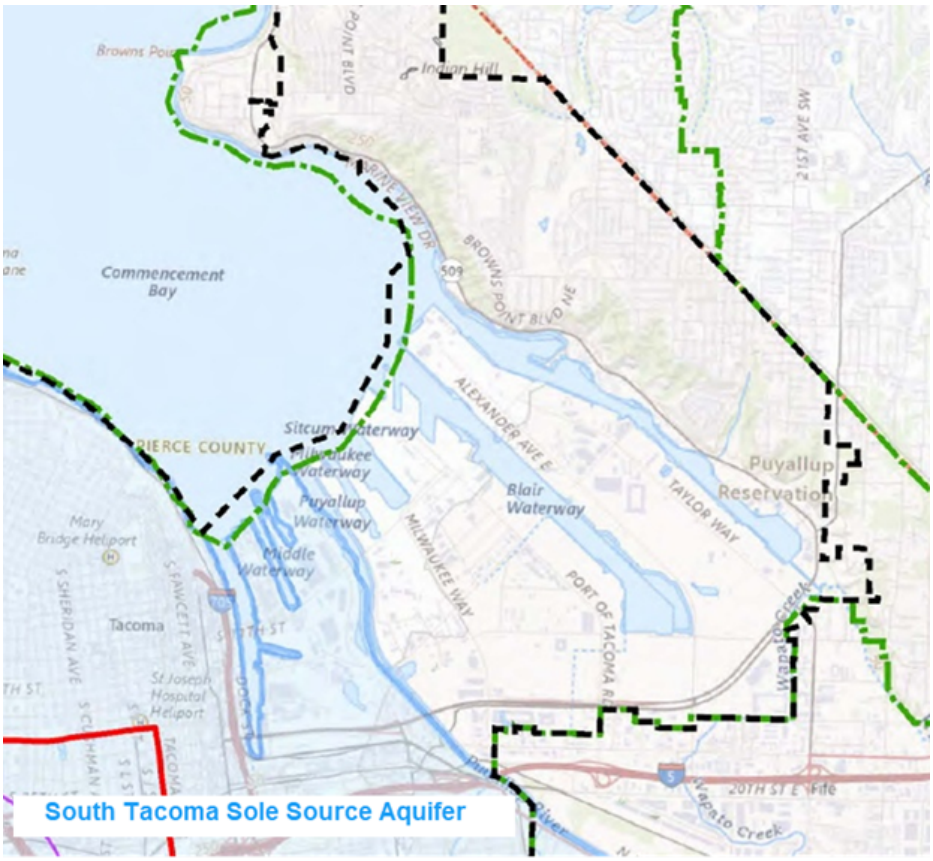
High Impact Use Table – STGPD

Restricted Uses and Activities[1]	Wellhead Protection Areas		
	1-Year Time of Travel Zone	10- Year Time of Travel Zones	Remaining STGPD Area (Outside WHPAs)
Agricultural Uses	N	N	P
Animal slaughter and fat rendering facilities	N	N	N
Asphalt plants/cement and concrete plants	N	N	N
Boat refinishing	P	P	P
Cemeteries and funeral facilities	N	P	P
Chemical manufacture and reprocessing.	N	N	N
Chemical storage facilities (not include fuel)	N	N	N
Chemical/hazardous waste reprocessing and disposal	N	N	N
Coal Facility	N	N	N
Creosote/asphalt manufacture or treatment	N	N	N
Drycleaner facilities	N	N	N
Electroplating activities	N	N	N
Fire training center	N	N	N
Greenhouse – commercial/nursery – wholesale/retail	N	P	P
Hazardous waste treatment, transfer, storage, or disposal facilities including radioactive wastes ("Designated Facility" per Ecology's Chapter 173-303 WAC et seq.).	N	N	N
Infiltration of reclaimed water	N	N	N
Landfill—demolition (inert), municipal sanitary waste, solid waste, wood waste, hazardous waste	N	N	N
Machine shops, fabricating, metal processing with etchers and chemicals	N	P	P
Manufacture of Class 1A or 1B flammable liquids as defined in the Fire Code.	N	N	N
Mining and quarrying	N	N	N
Metal recycling/auto wrecking facilities	N	N	N
Pesticide/fertilizer storage facilities	N	N	N
Petroleum and petroleum products refinery, including reprocessing and petroleum fuel facilities.	N	N	N
Pulp and Paper Mill	N	N	N
Railroad yards-cargo transfer areas	N	P	P
Sewage lift stations	N	P	P
Smelting	N	N	N
Solid waste processing/handling/transferring/recycling	N	P	P
Storage Tanks – above ground (hazardous substances)	N	P	P
Storage Tanks – underground (hazardous substances)	N[2]	N[2]	N[2]
Vehicle and boat repair/service/garages/body shops	N	P	P
Wood products preserving	N	N	N

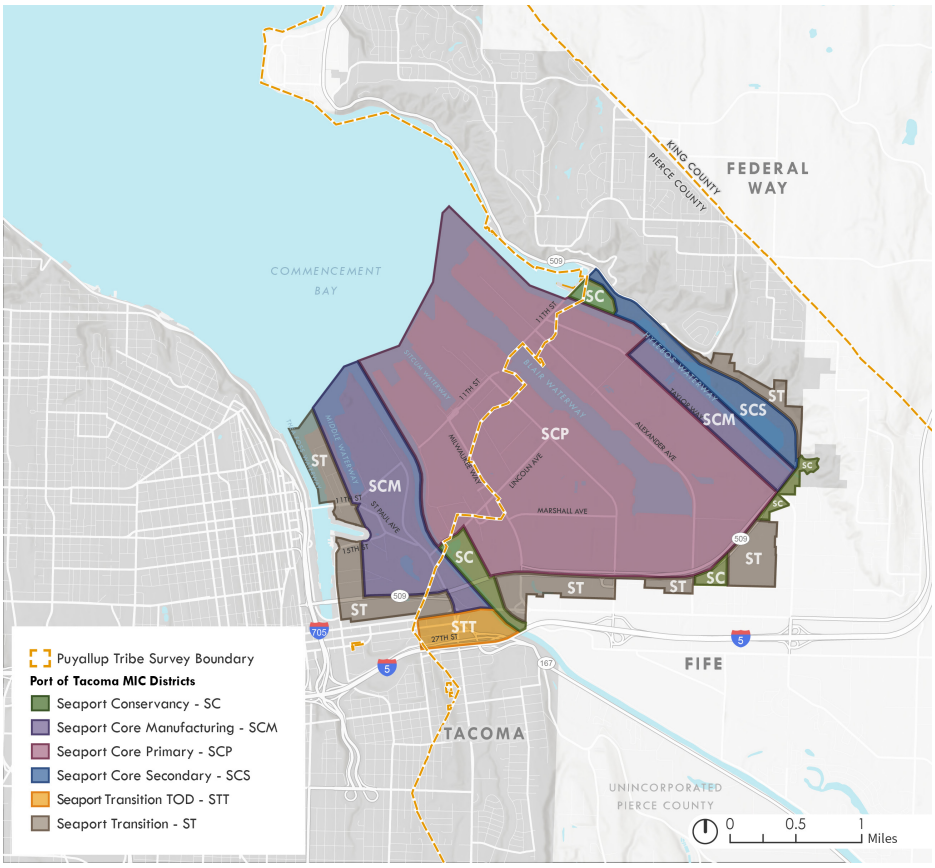
Footnotes:

1. In addition to use restrictions under base zoning, the above uses are subject to additional limitations or prohibitions within the STGPD.
2. USTs are prohibited in all areas of the STGPD. An exception may be granted for USTs associated with Essential Public Facilities, as described in RCW 36.70A.200(1). Such uses require an STGPD Permit. Existing USTs may be replaced so long as the replacement meets the standards TMC 13.06.070.D.10.

Comparison of proposed CARA map with Tideflats zone districts.



Extent of Central Pierce Sole Source Aquifer in Tideflats Subarea



Tacoma Tideflats Subarea Plan Zone District Boundaries

Comparison Table of High-Impact Use allowances in the Tideflats Subarea Plan and Draft CAO CARA code section.

This table provides information on the evolution of regulations concerning high-impact uses. The first column lists high-impact uses that are treated differently in the Tideflats Subarea Plan and Draft CAO. The second column indicates how uses were regulated prior to implementation of the Tideflats Subarea Plan. The third and forth columns indicate the use regulations in the Tideflats Subarea Plan and Draft CAO respectively.

High Impact Uses	Code Prior to Tideflats update	Tideflats	CAO Draft
Asphalt/cement batching	Not listed in use table – considered Heavy Industrial. Permitted areawide, including in CARA	Permitted in SCM zone only. Prohibited in transition zones and in shoreline. Proposed restrictions on new discharge. Overall reduction in areas allowed within CARA.	Prohibited Use in the CARA, which extends to the western part of the SCM.
Metal recycling	Not listed in use table – considered Heavy Industrial. Permitted areawide including in CARA	Permitted in the SCM. Listed as part of recycling facilities. Auto wrecking prohibited. Prohibited in transition zones and in shorelines. Required to be fully enclosed. Overall reduction in areas allowed within the CARA.	Prohibited Use in the CARA, which extends to the western part of the SCM.
Chemical Manufacture/processing/storage	CU areawide, including in the CARA, except prohibited in shoreline; Explosives, fertilizer and petrochemical manufacture prohibited. Conditional use permit allows for project level review and potential conditions of approval to protect	Prohibited in transition areas and shorelines, including Foss Peninsula and areas adjacent to City of Fife. Permitted or Conditionally Permitted (CU) in the SCM.	Prohibited Use in the CARA, which extends to the western part of the SCM.

	water quality and groundwater resources. CUP criteria address health and safety, risk management, shoreline resources, and allows for Tribal consultation.	Proposed restrictions on new discharge. Overall reduction in areas allowed within the CARA.	
Fire Training Center	Not individually listed. Permitted areawide.	Not individually listed. Permitted areawide.	Prohibited Use in the CARA
Uses Prohibited Areawide in Tideflats Subarea Plan & Draft CAO CARA			
Animal rendering	Allowed in PMI Zone, including CARA	Prohibited areawide	Prohibited Use in the CARA
Animal Slaughter	Allowed in PMI Zone, including CARA	Prohibited areawide	Prohibited Use in the CARA
Auto wrecking	Not listed, permitted areawide including in CARA	Prohibited areawide.	Prohibited Use in the CARA
Pulp and paper mill	Not listed, permitted areawide including in CARA	Prohibited areawide.	Prohibited Use in the CARA
Tire related manufacturing and processing.	Not listed, permitted areawide including in CARA	Prohibited areawide.	Prohibited Use in the CARA
Wood treatment	Not listed, permitted areawide including in CARA	Prohibited areawide.	Prohibited Use in the CARA
Uses prohibited areawide as of 2022			
Petroleum fuel facility	Prohibited; Existing uses subject to limits on expansion		
Smelting	Prohibited		
Coal facility	Prohibited		
Explosives, fertilizer and petrochemical manufacture	Prohibited		
Other Related Standards Adopted in Subarea Plan			
Tree Canopy and Landscaping • General tree canopy and landscaping • Parking lots • Street trees • Zoning transitions • Site perimeters Discharge limits Building Coverage limits			

Agenda Item F3

City of Tacoma
Planning and Development Services

To: Planning Commission

From: Stephen Atkinson, Planning Services Division

Subject: **2026 Amendment to the Comprehensive Plan and Land Use Regulatory Code**

Memo Date: January 14, 2026

Meeting Date: January 21, 2026

Action Requested:

Release the 2026 Amendments for public review, set a public hearing on March 4, 2026 and accept public comments through March 6, 2026.

Discussion:

In support of the action requested, staff will provide a brief overview of the amendment package and code exhibits with attention on outstanding questions for the Commission. See below for a status update for each application.

McKinley Annexation: The Planning Commission previously concurred with staff-proposed pre-annexation land use designations and zoning districts. The map exhibits depicting these changes will be presented. No further discussion is needed.

Special Needs Housing: The Planning Commission has previously reviewed draft code proposals and given direction to staff to consolidate the various special needs housing use classifications into a single use category. The code exhibits reflect this direction. Outstanding topics to address include bed capacity limits in UR-1 and UR-2 as well as allowances for Emergency shelters in the NCX zoning district. In addition, staff are bringing forward several additional amendments to the Temporary Shelters code based on further internal staff review and input from permit staff.

Minor Amendments: Staff will provide an overview of the topics being addressed in the Minor Amendments package. These are typically addressing code clarifications, corrections, citations, and inconsistencies in the code that do not have a broader policy implication. While general topics have been presented previously, the Commission has not reviewed a prior code draft. This will likely require some discussion prior to Commission action.

Legislative Code Amendments:

- Day Care Facilities: The Commission previously directed staff to prepare code exhibits that allow day care facilities in the UR-1 and UR-2 zones without the use of a Conditional Use Permit and without explicit limitations on day care enrollment capacity or hours of operation. Based on this direction, no further discussion is needed at this time.
- Binding Site Plans: These are limited amendments intended to address purpose, applicability, approval process, and notification.

Background:

The 2026 Amendment includes the following applications.

Application	Amendment Type	Objective	Staff Contacts
2026-01 McKinley Annexation	Plan and Code; Land Use Designation and Zoning	Legislative Requirement	Wesley Rhodes
2026-02 Special Needs Housing	Code Amendment	Legislative requirement	Adam Nolan
2026-03 Minor Amendments	Plan and Code	Maintain effectiveness, consistency	Carl Metz
2026-05: Legislative Code Amendments • Child Day Care Facilities • Binding Site Plans	Code Amendment	Legislative requirements	Stephen Atkinson

Planning Commission Prior Review and Actions:

- October 1, 2025: Assessment of Applications and Finalized Docket
- November 19, 2025: Reviewed preliminary drafts for McKinley Annexation, Special Needs Housing, and the Legislative Code Amendments.
- December 17, 2025: Provided direction on draft day care facilities code.

Staff Contact:

- Stephen Atkinson, satkinson@tacoma.gov

Attachment:

- Attachment 1 – Overview of Applications
- Attachment 2 – Code Exhibits
  - Exhibit A-1: McKinley Annexation Future Land Use Map Amendment
  - Exhibit A-2: McKinley Zoning Map Amendment
  - Exhibit B: Draft Special Needs Housing Code
  - Exhibit C: Draft Minor Amendments Code
  - Exhibit D-1: Draft Daycare Facilities Code
  - Exhibit D-2: Draft Binding Site Plan Code

c: Peter Huffman, Director

Overview and Assessment of the Applications

Planning Commission
January 21, 2026

Application: 2026-01 McKinley Annexation

Project Summary	
Application ID:	McKinley Annexation
Applicant:	Property owners located at 8717, 8615, and 8801 McKinley Ave E.
Staff Contact:	Wesley Rhodes
Area of Applicability:	**8615 McKinley Ave E** 1 Parcel: ~2.25 Acres **8717 McKinley Ave E** 2 Parcels: ~2.2 and ~2.2 Acres (~4.4 Total) **8801 McKinley Ave E** 1 Parcel: ~0.36 Acres
Current Land Use and Zoning:	Regulated under Pierce County's "Middle Housing" designation, currently the properties have single-family residential use.
Neighborhood Council Area:	The subject area is adjacent to the South End Neighborhood Council area.
Staff Recommendation:	**Release for Public Review and Comment**
Project Proposal:	Through pre-annexation planning, develop potential amendments to the Comprehensive Plan, including changes to the Future Land Use Designations and Map, as well as an amendment to the Zoning Map. These amendments would become effective upon completion of the annexation.

Background

What background information or legislative history supports the application?

On February 21, 2025, the City Council received a "Notice of Intention to Commence Annexation" on behalf of property owners located at 8717, 8615, and 8801 McKinley Ave E. In 2018, the council denied a motion to accept a Notice of Intention to Commence Annexation by the property owner at 8717 McKinley Avenue with the understanding that annexing that single property would likely be rejected by the Boundary Review Board on the basis that it would contribute to an irregular boundary.

On April 22, 2025, the Tacoma City Council passed a motion to accept the Notice of Intention to Commence Annexation Proceeding, filed by the property owners at 8717, 8615, and 8801 McKinley Ave E. The City of Tacoma, in collaboration with Pierce County, is conducting a collaborative planning effort for the proposed annexation, to be carried out through the 60% petition method (see RCW 35.13.125 and 35.13.130).

The pre-annexation planning entails two tracks of work:

1. Annexation Ordinance to be adopted by City Council (Planning Commission does not have jurisdiction)

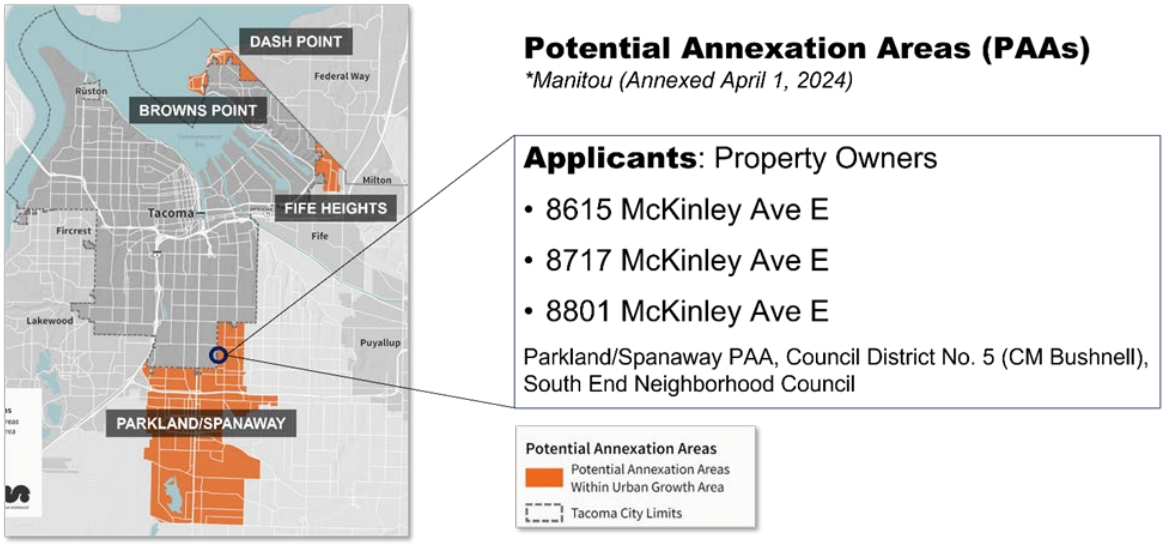
2. **Proposed zoning to be applicable to the subject area** if the annexation becomes effective (Planning Commission has jurisdiction)

Pursuant to RCW 35.13.125 and 35.13.130, the proposed annexation of the McKinley area is to be processed with the 60% petition method, through the following general steps:

- Notice of Intention to Commence Annexation Proceedings (Filed February 21, 2025)
- City Council public meeting (April 15, 2025)
- City Council Motion to accept, modify, or deny the application (accepted April 22, 2025)
- Pierce County Assessor evaluation of legal sufficiency
- Staff analysis, agreements, and public engagements:
  - Fiscal impacts, access and agreements for utilities and services, zoning and land use, traffic, critical areas, etc.
- City Council Public Hearing
- Boundary Review Board review
- City Council Ordinance to set the conditions for acceptance (or rejection/modification)
- Notifications and engagement with utility and service providers as well as the public
- City Council Ordinance to set the effective date

Location

The McKinley Potential Annexation area is located to the east of McKinley Ave E., south of E. 86th Street and north of E. 90th Street. This approximately 7-acre area is within both an Urban Growth Area (UGA) and the Parkland/Spanaway Potential Annexation Area (PAA), as designated in both the City of Tacoma's and Pierce County's comprehensive plans.



Policy Framework

What policies should be considered to determine if the proposed amendments are consistent with the One Tacoma Comprehensive Plan?

- Growth Management Act (GMA) and Puget Sound Regional Council (PSRC) support annexation of Potential Annexation Areas (PAAs)
- The Pierce County Countywide Planning Policies state that PAAs should be prioritized for annexation
- The City of Tacoma's Comprehensive Plan includes:
  - **Goal GS-14** stating that the City should annex areas withing Tacoma's UGA, when conditions are appropriate.
  - **Policy GS-14.7** of the City's Comprehensive Plan encourages the expansion of the City's boundaries within established UGAs in a manner that will benefit both the citizens of Tacoma and the citizens of the area to be annexed.

Objectives

How does the application respond to the objectives of TMC Section 13.02.070.D.5.d ?

As outlined in TMC Section 13.02.070.D.5.d, the application must adequately respond to the following objectives to be considered in the Amendment docket:

Address inconsistencies or errors in the Comprehensive Plan or development regulations;

Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;

Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or

Enhance the quality of the neighborhood.

Staff Response: The objective of this proposal is to implement Comprehensive Plan policies (see Section 3. Policy Framework) related to annexation, urban growth areas, and growth management act goals to identify and put in place appropriate zoning and land use classifications to ensure compatibility with existing and planned land uses and the surrounding development pattern.

Application: 2026-02 Special Needs Housing

Project Summary	
Application ID:	Zoning and Development Standards for Special Needs Housing
Applicant:	Planning and Development Services
Staff Contact:	Adam Nolan, Senior Planner, anolan@tacoma.gov
Area of Applicability:	Citywide
Current Land Use and Zoning:	Various
Neighborhood Council Area:	Citywide
Staff Recommendation:	**Release for Public Review and Comment**
Project Proposal:	This amendment is in response to City Council Resolution No. 41311 (adopted in 2023) that directed the Planning Commission to identify appropriate zoning and development standards for siting Enhanced Service Facilities (ESFs), especially in response to updated State laws regarding ESFs. Additional changes will be made for Special Needs Housing to correct inconsistencies with Home in Tacoma and to align TMC definitions with state definitions.

Background

What background information or legislative history supports the application?

In December 2023, Tacoma City Council adopted Resolution Number 41311 that directed the Planning Commission to identify appropriate zoning and development standards for siting Enhanced Services Facilities (ESFs), especially in response to updated State laws regarding ESFs. RCW 90.97 provides State law regarding ESFs and defines an ESF as "a facility that provides support and services to persons for whom acute inpatient treatment is not medically necessary."

The Council Resolution notes that a review of zoning and development standards is warranted in response to the 2019 state law updates. Additionally, the Growth Management Act requires the comprehensive plan of each planning county and city to include a process for identifying and siting Essential Public Facilities, which include some kinds of Special Needs Housing (including substance use and mental health facilities like community-based behavioral health facilities, per RCW 36.70A.200).

This amendment application seeks to address the issues identified in the City Council resolution while also identifying opportunities to:

- Address changes from Home In Tacoma that have led to inconsistencies in how Special Needs Housing is addressed in the Tacoma Municipal Code, and

- Align definitions around Special Needs Housing with State definitions to avoid confusion with licensing and siting

Policy Framework

What policies should be considered to determine if the proposed amendments are consistent with the One Tacoma Comprehensive Plan?

***One Tacoma Plan* Chapter**	**TABLE 1: Relevant Goals and Policies**
GROWTH STRATEGY Element	Goal GS–1: Development, growth, and infrastructure investments support Tacoma's vision for equitable, walkable, connected, and complete communities.
	Policy GS–1.3: Promote the development of complete, walkable, and accessible neighborhoods where residents have safe and convenient access to daily essentials and services including employment, grocery stores, restaurants, schools, and parks, that support a variety of transportation choices and encourage walking, rolling, biking, and transit as attractive options.
	Policy GS–1.5: Ensure quality, context-sensitive urban infill throughout the city's neighborhoods with design standards, project review procedures, and zoning requirements.
	Policy GS–1.11: Acknowledge the historical disparity of investment, infrastructure, and services across Tacoma's neighborhoods and prioritize investments to address these gaps, reduce disparities, and increase equity, especially where growth and change are anticipated.
	Goal GS–2: Neighborhoods across the city include a mix of housing types and integrated commercial activity.
	Policy GS–2.1: Implement actions in Tacoma's Anti-Displacement Strategy to create more homes and neighborhood business opportunities for more people to keep housing affordable and in good repair, help people stay and work in their homes and their communities, and reduce barriers for people who often or historically have encountered them.
	Goal H–1: In Tacoma, housing is available and accommodates a full spectrum of needs, preferences, life stages, and financial capabilities. City policies, programs, and incentives encourage the production of housing types and affordability levels that are not being produced in the private market.
	Policy H–1.2: Encourage new and innovative housing types that meet the evolving needs of Tacoma households and expand housing choices in all neighborhoods. These housing types include multi-dwelling units, and from duplexes to high-rise developments, small units, accessory dwelling units, prefabricated homes, such as manufactured and modular, co-housing, and clustered housing.
	Policy H–1.5: Encourage a robust and diverse supply of affordable, accessible housing to meet the needs of special populations, including emergency housing, emergency shelters, transitional housing, and permanent supportive housing for individuals and

	families experiencing homelessness, especially in centers and other places in close proximity to services and transit.
HOUSING Element	Goal H–2: Access to housing is made fairer and more equitable, with a special effort to remove disparities in housing access for Black, Indigenous, and People of Color households, low-income households, older adults, and households that include people with disabilities.
	Policy H–2.1: Implement barrier-free access to housing consistent with the Americans with Disabilities Act (ADA). Increase access by actions such as implementing visitability and universal design features, considering details in individual units, on-site plans, and more broadly at the neighborhood scale.
	Policy H–2.3: Continually evaluate plans, investments, and other legislative land use decisions to identify potential disparate impacts on housing choice and access for protected classes.
	Policy H–2.5: Ensure a range of housing options and supportive environments to enable older adults to remain in their communities as their needs change.
	Policy H–2.7: Promote equitable access to opportunity for persons with disabilities by prioritizing supplemental housing assistance for accessible units in centers and complete neighborhoods with frequent transit.
	Policy H–5.5: Support regional cooperation, often facilitated through South Sound Housing Affordability Partners, in addressing housing needs in the Tacoma metropolitan area and the greater the Puget Sound, especially for emergency and permanent supportive housing, low- and moderate-income households, and historically underserved and underrepresented communities.
	Policy H–6.5: Require site designs and relationships to adjacent developments that reduce or prevent social isolation, especially for groups that often experience it, including older adults, people with disabilities, communities of color, and immigrant communities.
	Policy PFS–1.6: Involve impacted community members in decision-making processes of essential public facilities through timely notification, public meetings, advisory committees, and hearings.
	Policy PFS–1.7: Ensure that impacts to Tacoma in conflict with this Plan from regional or statewide essential public facilities are equitably mitigated.
	Policy PFS–1.14: Advance equitable access to opportunities and daily needs by prioritizing investments to public service and facilities that complement 15-minute neighborhoods; linking Tacomans together with a citywide system of public transit, active transportation, and telecommunications infrastructure.

Table 1. Staff citations of relevant policy from One Tacoma Comprehensive Plan as it relates to amendment application

Objectives

How does the application respond to the objectives of TMC Section 13.02.070.D.5.d ?

As outlined in TMC Section 13.02.070.D.5.d, the application must adequately respond to the following objectives to be considered in the Annual Amendment docket:

- Address inconsistencies or errors in the Comprehensive Plan or development regulations;

  Staff Response: The application seeks to address errors or inconsistencies in the Comprehensive Plan or development regulations. City Council passed a resolution directing Planning Commission to identify appropriate zoning and development standards for siting Enhanced Services Facilities (ESFs), especially in ensuring the City's policies and code are consistent with updated State laws regarding Special Needs Housing.

  Staff also finds that some of the changes made through Home in Tacoma are inconsistent in how they are applied to Special Needs Housing, and that Tacoma Municipal Code needs to be better aligned with State-level definitions to avoid confusion with licensing and siting of Special Needs Housing.

- Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;

  Staff Response: Resolution Number 41311 directs the Planning Commission to identify appropriate zoning and development standards for siting ESFs, especially to ensure consistency with updated State laws regarding ESFs. This is also responsive to Growth Management Act requirements on processes for identifying and siting Essential Public Facilities, including Special Needs Housing.

  Addressing zoning and development standards for Special Needs Housing is important in better ensuring equitable access to services and opportunities for residents of Tacoma.

- Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or

  Staff Response: This amendment will help ensure compatibility with existing or planned land uses and the surrounding development pattern in the city by bringing greater consistency in Tacoma Municipal Code concerning definitions, and zoning and developments standards for Special Needs Housing.

- Enhance the quality of the neighborhood.

  Staff Response: This amendment will help to address inconsistencies in the Tacoma Municipal Code in addressing definitions, and zoning and developments standards for Special Needs Housing. This is necessary for the City to be aligned with State law and policies regarding ESFs, to help better ensure Special Needs Housing enhances the quality of neighborhoods through established standards, and in better ensuring that conditions are fostered in neighborhoods that can ensure more equitable access to housing, services, and opportunities for residents of Tacoma.

Application: 2026-03 Minor Amendments

Project Summary	
Application ID:	"Minor Plan and Code Amendments"
Applicant:	Planning and Development Services
Staff Contact:	Carl Metz, Senior Planner, cmetz@tacoma.gov
Area of Applicability:	Citywide
Current Land Use and Zoning:	Various
Neighborhood Council Area:	Citywide
Staff Recommendation:	**Release for Public Review and Comment**
Project Proposal:	The "Minor Plan and Code Amendments" is one of the applications for the 2026 Amendment to the *One Tacoma* Comprehensive Plan and Land Use Regulatory Code ("2026 Amendment"). It proposes minor revisions to various sections of the Tacoma Municipal Code (primarily in Title 13 – Land Use Regulatory Code). The intent is to keep information current, address inconsistencies, correct minor errors, increase clarity, and improve provisions that, through implementation of the Plan and administration of the Code, are found to be unclear or not fully meet their intent.

Background

What background information or legislative history supports the application?

The application of "Minor Plan and Code Amendments" is an annual process used by staff to improve the clarity and effectiveness of the *One Tacoma* Comprehensive Plan and the Tacoma Municipal Code (primarily Title 13 – Land Use Regulatory Code). The application addresses issues identified by staff, customers of the Planning and Development Services Department, the Planning Commission, the City Council, and/or the public. These issues are usually not substantive enough to rise to the level of a stand-alone annual amendment application. The preliminary scope of work is depicted below under "Supplemental Information."

Policy Framework

What policies should be considered to determine if the proposed amendments are consistent with the One Tacoma Comprehensive Plan?

As individual issues included in the scope for work are analyzed, applicable supporting provisions of State statutes, case law, regional policies, and/or the Comprehensive Plan will be identified.

Objectives

How does the application respond to the objectives of TMC Section 13.02.070.D.5.d ?

Most of the proposed amendments would primarily address inconsistencies or errors in the Comprehensive Plan or development regulations.

Other amendments respond to changing needs and desires of the community, maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern.

Supplemental Information

Is there additional information that should be considered to support the Planning Commission's decision to accept or deny the application?

The Preliminary Scope of Work for the Minor Plan and Code Amendments is organized as six high level topic areas:

- Definitions and Terms
- Permitted Uses and Standards
- Urban Residential Zoning Development and Design Standards
- Non-Urban Residential Zoning Design Standards
- Corrections
- Clarifications

Each of these topics include a number of amendments throughout the Tacoma Municipal Code. More detailed information will be presented at a following Planning Commission meeting.

No.	Topic Area	Description of Issues and Amendments
1.	**Definitions and Terms**	Issues identified include unclear, conflicting, use of vague language, or incorrect placement of definitions of terms. Recommend revising existing definitions, replacing terms for consistency, and moving existing defined terms from other Code sections to the Definitions section. Items include new and revised definitions and use of terms pertaining to alterations, blank walls, primary entrances, rowhouse housing type, freight terminals, and fueling stations/gas stations.
2.	**Permitted Uses and Standards**	Issues identified include inconsistent standards for similar features and restrictive use provisions. Recommend more consistent standards for similar features and greater flexibility for certain uses and zoning districts. Items include those pertaining to Transitional zoning district permitted uses and Live/Work-Work/Live uses generally.

No.	Topic Area	Description of Issues and Amendments
3.	**Urban Residential Zoning Development and Design Standards**	Issues identified include unclear and/or conflicting standards, inconsistent use of terms, errors, and unnecessarily restrictive standards. Recommend reducing requirements for certain circumstances and revisions to improve clarity and resolve conflicts, errors, and inconsistencies. Items include those pertaining to Backyard Building rear setbacks, front setback averaging, transparency requirements, building orientation, housing type maximum building depth, pipestem standards, exceptions to alley access requirements, minimum density for existing lots, habitable space requirements, and non-residential use design standards.
4.	**Non-Urban Residential Zoning Design Standards**	Issues identified include inconsistent organization, unclear standards, errors, and unnecessarily restrictive standards. Recommend reducing requirements for certain circumstances and revisions to improve clarity and resolve errors and inconsistencies. Items include those pertaining to blank walls, building orientation, building transitions, mass reduction, and light and air access.
5.	**Corrections**	Issues identified include a variety of organization and reference errors, duplicative items, missing information, and outdated provisions. Recommend revisions to resolve errors, strike duplicate text, and add missing information. Items include those pertaining to references to residential zones that were replaced by Urban Residential districts, wireless facility requirements, references to outdated Comprehensive Plan items, compact parking space allowances, downtown utility standards, and Transitional zoning parking requirements.
6.	**Clarifications**	Issues identified include unclear requirements related to permit expirations, zoning development standards, site development standards, design standards, and Urban Design Project Review (UDPR) applicability.

No.	Topic Area	Description of Issues and Amendments
		Recommend revisions to reorganize, ensure consistent use of terms, eliminate conflicting or duplicative language, and add clarifying language. Items include those pertaining to the Limited Mixed-Use Residential use, maximum density within the Port of Tacoma Transition Overlay, Rowhouse housing type description, STGPD prohibited uses, UDPR reconsideration and decision notification requirements, CBC term limits, and annual amendment timing requirements.

Application: 2026-05 Legislative Code Updates

Project Summary	
Application ID:	Legislative Code Updates
Applicant:	Planning and Development Services
Staff Contact:	Stephen Atkinson, Principal Planner, satkinson@tacoma.gov
Area of Applicability:	Citywide
Current Land Use and Zoning:	Various
Neighborhood Council Area:	Various
Staff Recommendation:	**Release for Public Review and Comment**
Project Proposal:	This proposal would update the Tacoma Municipal Code to address recent state requirements: • Childcare Centers (required by SB 5509) • Binding Site Plans (required by SB 5611)

Background

What background information or legislative history supports the application?

- Childcare Centers (required by SB 5509), summary from MRSC:

  To facilitate the development of childcare facilities in more places throughout the state, SB 5509 requires cities, towns, and code cities to allow childcare centers outright (permitted

without special review and approval) in all zones except industrial zones, light industrial zones, and open space zones.

Cities and code cities can allow childcare centers in other zones, and they must provide for a conditional use approval of an on-site childcare center in industrial or light industrial zones, except in or around high-hazard facilities.

The City of Tacoma is required to comply with this requirement by July 27, 2027.

- Binding Site Plans (required by SB 5611) summary per MRSC:

  A binding site plan has long been an alternative process for land division of properties zoned for commercial or industrial use, manufactured home or tiny home parks, and condominiums. SB 5611 broadens the definition of commercially zoned property to include properties zoned for multifamily housing. Cities, towns, and counties may adopt ordinances allowing multifamily zoned properties to be divided using a binding site plan.

Policy Framework

What policies should be considered to determine if the proposed amendments are consistent with the One Tacoma Comprehensive Plan?

The One Tacoma Plan recognizes childcare services as an essential daily need and a critical component for achieving complete neighborhoods throughout the City. Access to childcare services was studied as part of the One Tacoma Plan Community Profile which identified disparities in access to childcare services as well as significant unmet need for service.

Objectives

How does the application respond to the objectives of TMC Section 13.02.070.D.5.d ?

As outlined in TMC Section 13.02.070.D.5.d, the application must adequately respond to the following objectives to be considered in the Annual Amendment docket:

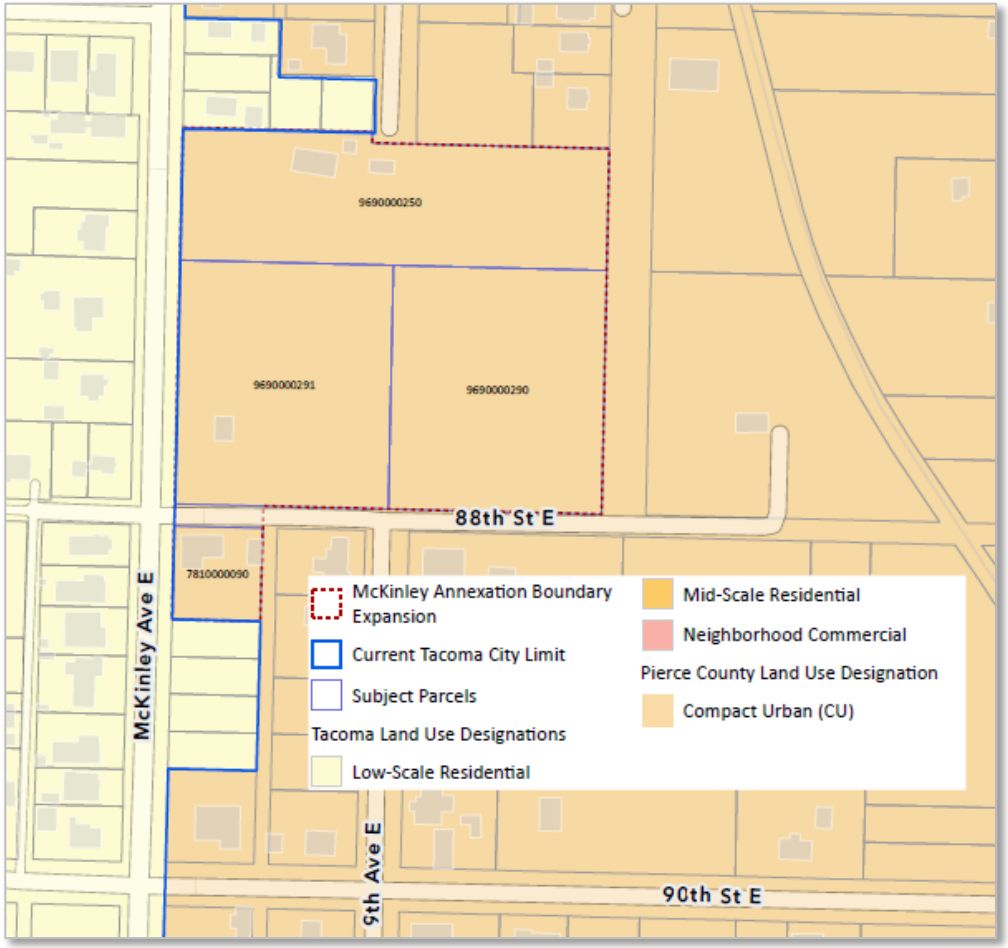
- Address inconsistencies or errors in the Comprehensive Plan or development regulations;
- Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City's capacity to provide adequate services;
- Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or
- Enhance the quality of the neighborhood.

Staff Response: The objective of this proposal is to ensure consistency of the Comprehensive Plan and Land Use Regulatory Code with recent amendments to the state Growth Management Act.

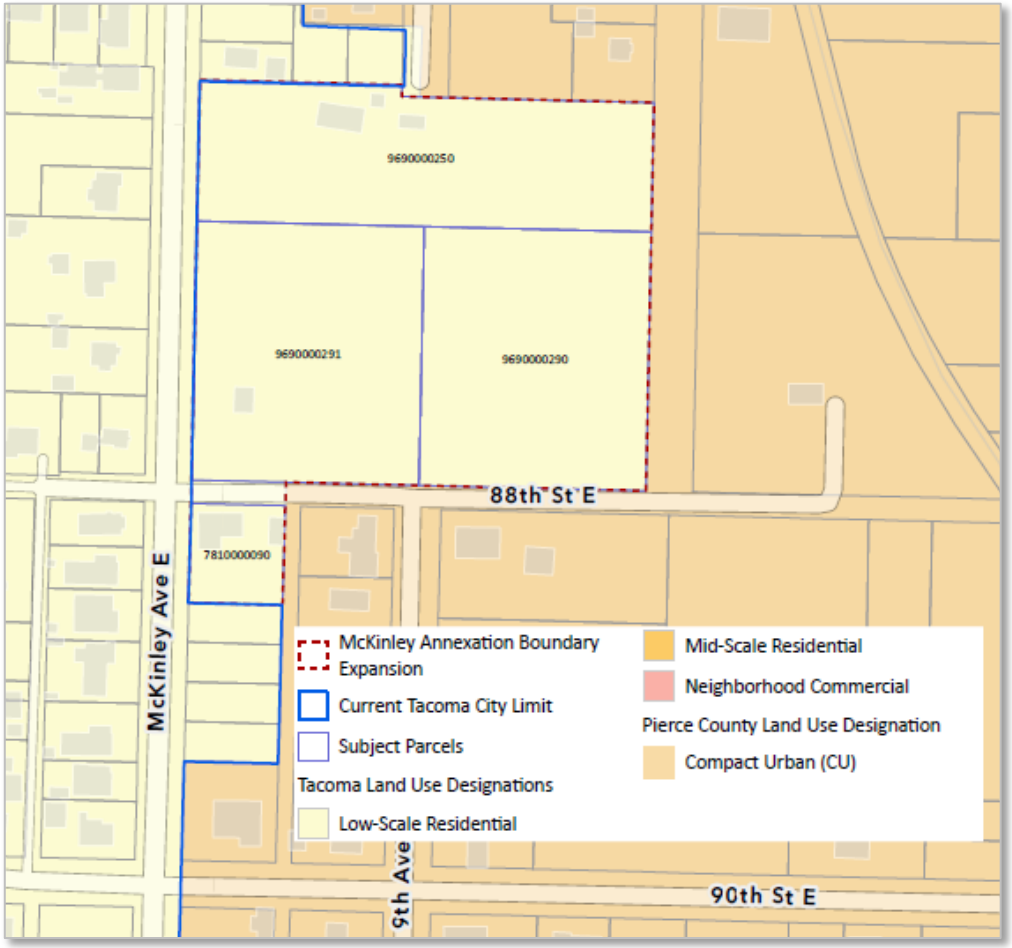
MCKINLEY ANNEXATION AREA

Exhibit A-1: Comprehensive Plan Future Land Use Map

Current County Land Use Designation
"Compact Urban"



Proposed Tacoma Land Use Designation
"Low-Scale Residential"



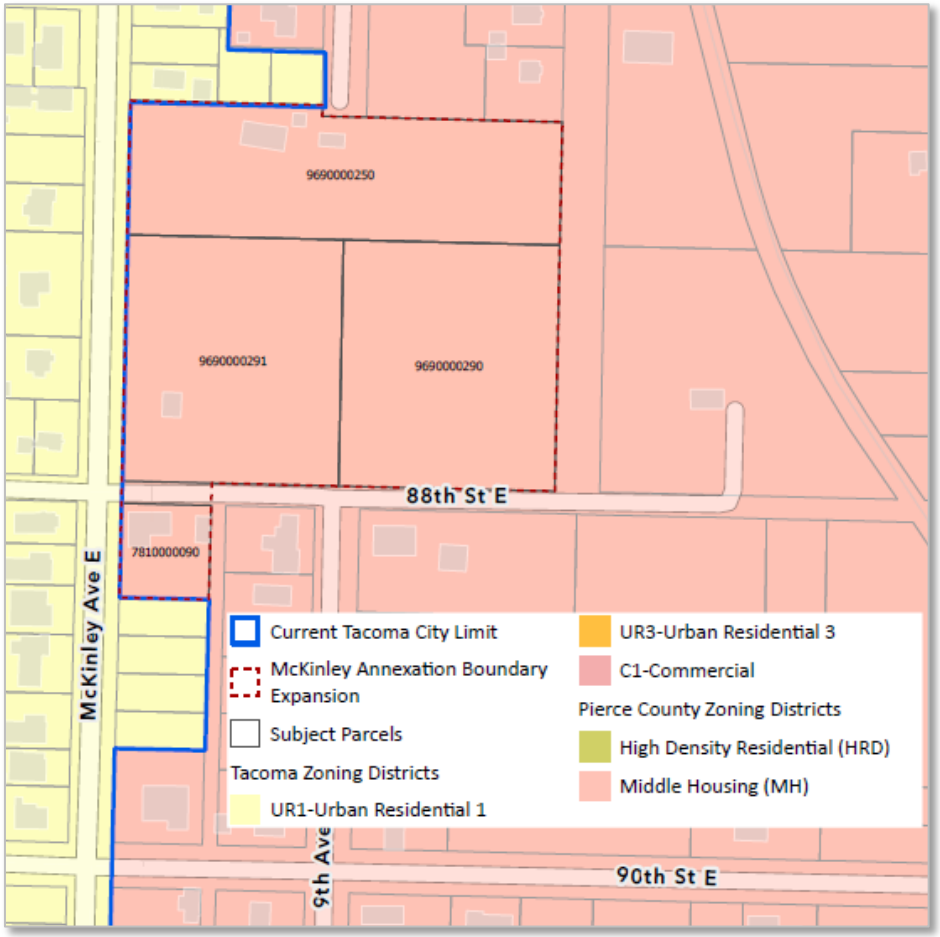
Compact Urban – Concentrations of mixed use, commercial, and medium and high-density residential development located in high-capacity transit corridors and areas that support multimodal transportation, pedestrian activity, and transit-oriented development.

Low-Scale Residential – Located in quieter settings of complete neighborhoods that are a short to moderate walking distance from parks, schools, shopping, transit and other neighborhood amenities.

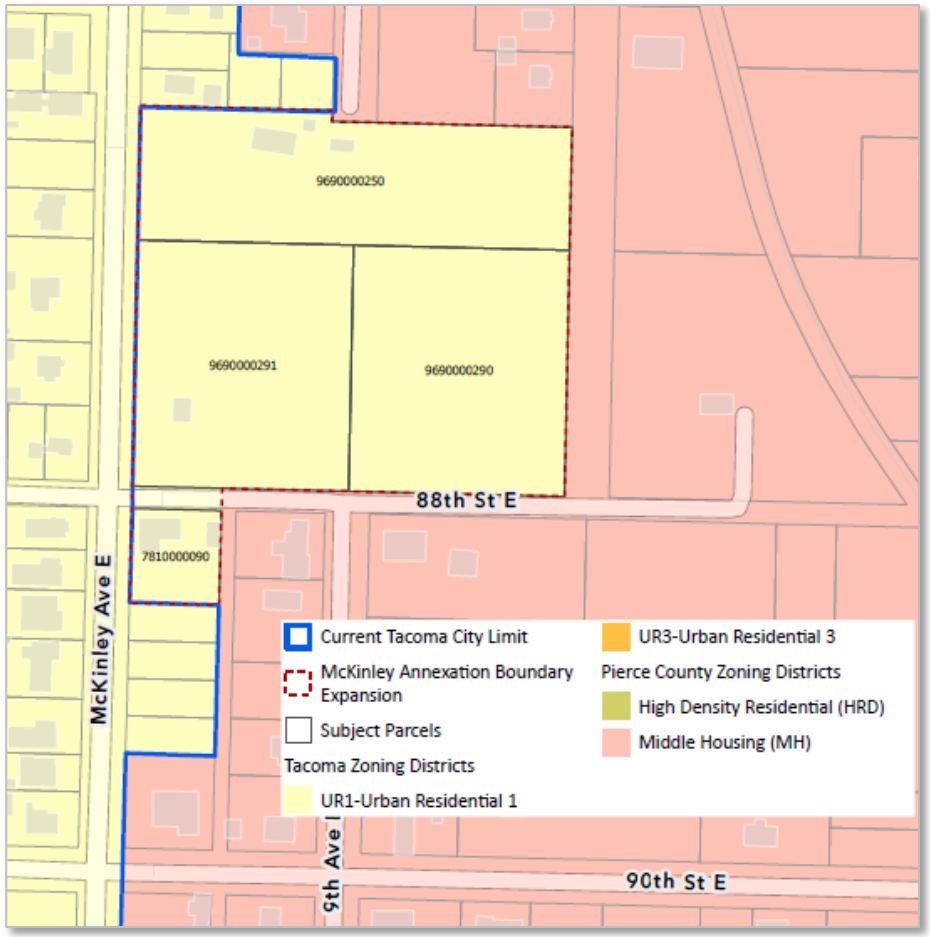
MCKINLEY ANNEXATION AREA

Exhibit A-2: Proposed Zoning Map Amendment

Current County Zoning
"Middle Housing"



Proposed Tacoma Zoning
"UR1 – Urban Residential 1"



	Middle Housing (Pierce County Zoning)	Urban Residential 1 (Proposed Tacoma Zoning)
Base Density*	10 du/acre	29 du/acre
Maximum Density	16 du/acre	58 du/acre

*Density estimates are based on dwelling units per net-acre of developable land exclusive of Critical Areas, private roads, and/or right-of-way areas, expressed as dwelling units per acre.

City of Tacoma

Planning and Development Services

Exhibit B

Exhibit B: Special Needs Housing

January 21, 2026

Note: These amendments show all of the changes to existing Land Use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is blue underlined and text that has been deleted is shown as ~~red strikethrough~~. Text that has been moved is indicated as purple text.

Tacoma Municipal Code Title 13: Land Use Regulatory Code

13.01.060 Zoning Definitions.

13.01.060.A

"Adult family home." ~~Dwelling, licensed by the state of a person or persons who are providing assistance with Activities of Daily Living such as bathing, toileting, dressing, personal hygiene, mobility, transferring, and eating, as well as room and board to more than one but not more than six adults, 18 years or older, with functional disabilities who are not related by blood or marriage to the person or persons providing the service.~~ See "special needs housing."

"Assisted living facility." ~~See "intermediate care facility."~~ See "special needs housing."

13.01.060.C

"Confidential shelter." Shelters for victims of domestic violence, as defined and regulated in RCW 70.123 and WAC 388-61A. Such facilities are characterized by a need for confidentiality and are treated in the zoning code per the type of dwelling, structure, or facility they utilize.

"Continuing care retirement community." ~~An age-restricted development that provides a continuum of accommodations and care, from independent living to long-term bed care. Due to the wide range of services provided, such facilities generally operate under multiple state licensing programs.~~ See "special needs housing."

"Convalescent home." ~~See "extended care facility."~~ See "special needs housing."

13.01.060.D

"Detoxification center." ~~A facility providing detoxification and/or treatment on an inpatient basis, with or without outpatient services available, for persons suffering from the effects of alcohol or drugs.~~ See "special needs housing."

"Drug rehabilitation facility", or "substance abuse facility". ~~Any facility licensed by the Washington State Department of Social and Health Services whose primary focus is treatment for a person with a chemical or drug dependency, whether on an outpatient or inpatient basis.~~ See "special needs housing" for inpatient facilities and "hospital" for acute and outpatient treatment.

13.01.060.E

"Emergency shelter." Establishments offering daily meal service and housing, within a permanent structure, to persons who are in need of shelter. This classification does not include confidential shelters, or facilities licensed for residential care by the state of Washington.

"Emergency medical care." Facilities providing emergency medical service on a 24-hour basis with no provision for continuing care on an inpatient basis.

"Extended care facility." ~~Establishments providing 24-hour supervised nursing care for persons requiring regular medical attention, but excluding facilities providing surgical or emergency medical services. Such facilities are licensed by the state as nursing homes.~~ See "special needs housing."

13.01.060.F

~~"Foster home." A dwelling that is licensed by the state for foster care, which is used as living quarters for a family that includes one or more children or adults who are placed by a licensed child or adult placement agency and who are not related to the owner or occupant thereof by blood, marriage, or legal adoption, but are under their supervision and care.~~

13.01.060.G

"Group housing." A residential facility designed to serve as the primary residence for individuals, which has shared living quarters without separate bathroom and/or kitchen facilities for each unit. This classification includes uses such as convents and monasteries, student housing, or single-room occupancy dwellings, but does not include uses that are otherwise classified as special needs housing ~~or student housing.~~

13.01.060.H

"Hospitals." Medical facilities, licensed by the Department of Health Services, the Committee on Accreditation of Rehabilitation Facilities, the Department of Aging, or other similar organizations, for the provision of surgery, rehabilitation and physical care, acute psychiatric care, chemical dependency, and substance abuse ~~on an out-patient basis~~, including ancillary nursing, training, and administrative facilities. Such facilities are generally licensed by the state under the provisions of RCW 70.41.

13.01.060.I

"Intermediate care facility." ~~A facility that provides, on a regular basis, assistance with one or more Activities of Daily Living ("ADL") such as bathing, toileting, dressing, personal hygiene, mobility, transferring, and eating, including persons with functional disabilities, needing health-related care and services, but who do not require the degree of care and treatment that a hospital or extended care facility provides. Such facility requires a state boarding home license. This use includes assisted living facilities, but does not include adult family homes, staffed residential homes, or residential care facilities for youth.~~ See "special needs housing."

13.01.060.J

"Juvenile community facility." See "special needs housing." ~~A group care facility for the care of juveniles committed to the physical custody of the Washington State Department of Social and Health Services under the Juvenile Justice Act of 1977. A county detention facility that houses juveniles is not a juvenile community facility. Nothing in this section precludes placement in a juvenile community facility of children who would otherwise be eligible for placement in a community care facility for youth, a residential care facility for youth, or a staffed residential home as defined herein.~~

13.01.060.P

"Person with functional disabilities." A person who, because of recognized chronic physical or mental condition or disease, is functionally disabled to the extent of: (a) needing care, supervision, or monitoring to perform activities of daily living or instrumental activities of daily living; (b) needing supports to ameliorate or compensate for the effects of the functional disability so as to lead as independent a life as possible; (c) having physical or mental impairment which substantially limits one or more of such person's major life activities; or (d) having a record of

having such an impairment or being regarded as having such an impairment. Such term does not include persons who claim to be disabled solely on the basis of having been adjudicated a juvenile delinquent, having a criminal record, being a sex offender pursuant to RCW 9A.44.130, being a person currently using illegal drugs, or being a person who has been convicted of the manufacture or sale of illegal drugs.

13.01.060.R

"Residential care facility for youth." See "special needs housing." ~~A facility, licensed by the state, that provides 24-hour care for persons who are 18 years of age or younger, with or without functional disabilities, that has not been licensed by the state as a staffed residential home. Such facilities may, in addition to providing food and shelter, provide some combination of assistance with Activities of Daily Living ("ADL"), such as bathing, toileting, dressing, personal hygiene, mobility, transferring, and eating, and additional services such as social counseling and transportation. New housing solely or partially for juveniles who are committed to the physical custody of the Department of Social and Health Services under the Juvenile Justice Act of 1977 must be sited under Section 13.06.080.H, Juvenile Community Facilities.~~

~~"Residential chemical dependency treatment facility. " A residential facility, licensed by the state, provides chemical dependency treatment and includes room and board in a twenty-four-hour-a-day supervised facility.~~

"Retirement home." A multi-unit dwelling, a complex of dwellings, an apartment hotel or a complex of apartment hotels and/or boarding houses operated primarily as a residence for retired persons. Depending on the level of care provided, such facilities may or may not require state licensing. Such an establishment may include the following accessory facilities for the exclusive use of its residents and their guests:

1. Food preparation, service, and storage on a group basis;
2. Indoor and outdoor recreation facilities;
3. Religious assembly facilities;
4. Medical and nursing facilities for the care of temporary and permanent illness;
5. Administrative offices and staff quarters;
6. Commissary facilities;
7. Common lobby and lounge areas.

13.01.060.S

"Special needs housing." Housing licensed by the state to provide accessible, supportive living for people with disabilities, the elderly, and those with chronic conditions. Special needs housing includes a broad range of residency types and duration, physical and mental health care and assistance with activities of daily living, as well as other supportive services to promote social inclusion. For the purposes of applying this use classification, special needs housing does not include hospitals, acute emergency response medical facilities, or emergency and temporary shelters. Special needs housing may include a single building or a complex of buildings and may include multiple state licenses to provide different types of care on a single premises.

Typical state license types that fall under this use category include:

- Adult family homes
- Assisted living facilities
- Continuing care retirement communities
- Nursing homes
- Community based behavioral health facilities including:
    - Dementia Care Facility,
    - Enhanced Services Facility,

- Intensive Behavioral Health Treatment Facility, and
- Residential Substance Use Disorder Treatment.

Common accessory support services that may be provided onsite for residents and their guests include:

- Food preparation, service, and storage on a group basis;
- Indoor and outdoor recreation facilities;
- Religious assembly facilities;
- Medical and nursing facilities for the care of temporary and permanent illness;
- Administrative offices and staff quarters;
- Commissary facilities;
- Common lobby and lounge areas.

~~A broad term that includes adult family homes, confidential shelters, emergency and transitional housing, extended care facilities, continuing care retirement communities, intermediate care facilities, residential chemical dependency treatment facilities, residential care facilities for youth, retirement homes, and staff residential homes.~~

~~"Staffed residential home." A home, licensed by the state, providing 24-hour care for six or fewer children or expectant mothers, 17 years or younger, with or without functional disabilities. The home employs staff to care for children and may or may not be a family residence. New housing solely or partially for juveniles who are committed to the physical custody of the Department of Social and Health Services under the Juvenile Justice Act of 1977 must be sited under Section 13.06.080.H, Juvenile Community Facilities.~~

~~"Substance abuse facility." (See "Drug rehabilitation facility").~~

13.01.060.T

"Temporary housing." A structure, usually an automobile house trailer or mobile home, of a temporary nature not involving permanent installations.

"Temporary shelters." ~~A temporary type of accommodation for persons without permanent housing or a fixed address that provides shelter by means of a structure or dwelling unit.~~ A temporary structure or dwelling unit erected to provide shelter and accommodation for persons without permanent housing or a fixed address.

* * *

13.05.010 Land Use Permits.

A. Conditional Use Permits (CUPs).

1. Purpose.

In many zones there are uses that may be compatible but because of their size, operating characteristics, potential off-site impacts and/or other similar reasons warrant special review on a case-by-case basis. The purpose of the conditional use permit review process is to determine if such a use is appropriate at the proposed location and, if appropriate, to identify any additional conditions of approval necessary to mitigate potential adverse impacts and ensure compatibility between the conditional use and other existing and allowed uses in the same zoning district and in the vicinity of the subject property. The zoning district use tables identify which uses require a conditional use permit. These uses may be authorized by the Director or Hearing Examiner in accordance with the procedures established in this Chapter and the applicable criteria outlined below.

2. General Criteria.

Unless otherwise excepted, all conditional use permit applications shall be subject to the following criteria:

a. There shall be a demonstrated need for the use within the community at large which shall not be contrary to the public interest.

b. The use shall be consistent with the goals and policies of the Comprehensive Plan, any adopted neighborhood or community plan, and applicable ordinances of the City of Tacoma.

c. For proposals that affect properties that are listed individually on the Tacoma Register of Historic Places, or are within historic special review or conservation districts, the use shall be compatible and consistent with applicable historic preservation standards, and goals, objectives and guidelines of the historic or conservation districts. Proposed actions or alterations inconsistent with historic standards or guidelines as determined by the Landmarks Commission are a basis for denial.

d. The use shall be located, planned, and developed in such a manner that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the community. The following shall be considered in making a decision on a conditional property use:

(1) The generation of noise, noxious or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.

(2) Availability of public services which may be necessary or desirable for the support of the use. These may include, but shall not be limited to, availability of utilities, transportation systems (including vehicular, pedestrian, and public transportation systems), education, police and fire facilities, and social and health services.

(3) The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties.

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~~*5. Special needs housing.*~~

~~Applications for conditional use permits for special needs housing facilities shall be processed in accordance with the standard procedures and requirements for conditional use permits, with the following additional requirements.~~

~~a. Pre-application community meeting.~~

~~Prior to submitting an application for a conditional use permit to the City, the applicant shall hold a public informational meeting with adjacent community members. The purpose of the meeting is to provide an early, open dialogue between the applicant and the neighborhood surrounding the proposed facility. The meeting should acquaint the neighbors of the proposed facility with the operators and provide for an exchange of information about the proposal and the community, including the goals, mission, and operation and maintenance plans for the proposed facility; the background of the operator, including their capacity to own, operate, and manage the proposed facility; and the characteristics of the surrounding community and any particular issues or concerns of which the operator should be made aware. The applicant shall provide written notification of the meeting to the appropriate neighborhood council, qualified neighborhood and community organizations, and to the owners of property located within 400 feet of the project site.~~

~~b. Pre-application site inspection.~~

~~Prior to submitting an application for a conditional use permit to the City, the applicant shall allow for an inspection by the appropriate Building Inspector and appropriate Fire Marshall to determine if the facility meets the Building and Fire Code standards for the proposed use. The purpose of this inspection is not to ensure that a facility meets the applicable Code requirements or to force an applicant to bring a proposed facility up to applicable standards prior to application for a conditional use permit, but instead, is intended to ensure that the applicant, the City, and the public are aware, prior to making application, of the building modifications, if any, that would be necessary to establish the use.~~

~~c. Required submittals.~~

Applications for conditional use permits for special needs housing facilities shall include the following:

(1) A Land Use Permit Application containing all of the required information and submissions set forth in Section 13.05.010 for conditional use permits.

(2) Written confirmation from the applicant that a pre-application public meeting has been held, as required under subsection a. above.

(3) Demonstration of inspection by the appropriate Fire Marshal and Building Inspector, as required under subsection b. above, to include a description of any necessary building modifications identified during the inspection.

(4) An Operation Plan that provides information about the proposed facility and its programs, per the requirements of Planning and Development Services.

d. Review criteria.

In addition to the General Criteria, a conditional use permit for a special needs housing facility shall only be approved upon a finding that such facility is consistent with all of the following criteria:

(1) There is a demonstrated need for the use due to changing demographics, local demand for services which exceeds existing facility capacity, gaps in the continuum of service, or an increasing generation of need from within the community.

(2) The proposed use is consistent with the goals and policies of the City of Tacoma Comprehensive Plan, any adopted neighborhood or community plan, and the City of Tacoma Consolidated Plan for Housing and Community Development.

(3) The proposed location is or will be sufficiently served by public services which may be necessary or desirable for the support and operation of the use. These may include, but shall not be limited to, availability of utilities, access, transportation systems, education, police and fire facilities, and social and health services.

(4) The use shall be located, planned, and developed such that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing in the facility or residing or working in the surrounding community. The following shall be considered in making a decision:

(a) The impact of traffic generated by the proposed use on the surrounding area, pedestrian circulation and public safety and the ability of the proponent to mitigate any potential impacts.

(b) The provision of adequate off-street parking, onsite circulation, and site access.

(c) The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties, to include the following development criteria:

- All program activities must take place within the facility or in an appropriately designed private yard space.
- Adequate outdoor/recreation space must be provided for resident use.

(d) Compatibility of the proposed structure and improvements with surrounding properties, including the size, height, location, setback, and arrangements of all proposed buildings, facilities, and signage, especially as they relate to less intensive, residential land uses.

(e) The generation of noise, noxious, or offensive emissions, light, glare, traffic, or other nuisances which may be injurious or to the detriment of a significant portion of the community.

(5) Demonstration of the owner's capacity to own, operate, and manage the proposed facility, to include the following:

~~(a) Provision of an operation plan which will provide for sufficient staffing, training, and program design to meet the program's mission and goals.~~
~~(b) Provision of a maintenance plan which will provide for the exterior of the building and site to be maintained at a level that will not detract from the character of the surrounding area, including adequate provision for litter control and solid waste disposal.~~
~~(c) Demonstration of knowledge of the City's Public Nuisance Code, TMC 8.30, and plans to educate the facility staff in the provisions of the nuisance code.~~
~~(d) Participation in the City's Multi-Family Crime-Free Housing program by both the property owner and by on-site staff.~~
~~(e) Provision of a point of contact for the facility to both the Neighborhood Council and the City.~~
~~(f) Written procedures for addressing grievances from the neighborhood, City, and facility residents.~~

~~e. Concomitant Agreement.~~
~~Upon issuance of a conditional use permit for a special needs housing facility, the applicant shall sign and record with the Pierce County Auditor a notarized concomitant agreement. Such agreement shall be in a form specified by Planning and Development Services and subject to the approval of the City Attorney, and shall include as a minimum: (a) the legal description of the property which has been permitted for the special needs housing facility, and (b) the conditions of the permit and applicable standards and limitations. The property owner shall submit proof that the concomitant agreement has been recorded prior to issuance of a certificate of occupancy by Planning and Development Services. The concomitant agreement shall run with the land as long as the facility is maintained on the property. The property owner may, at any time, apply to Planning and Development Services for termination of the concomitant agreement. Such termination shall be granted upon proof that the facility no longer exists on the property.~~
~~f. An application for a conditional use permit for a special needs housing facility shall also comply with the standards in 13.06.080.N Special Needs Housing.~~
~~g. The Director may, when appropriate, utilize other staff or outside parties in the review of such applications.~~

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13.05.070 Notice process.

* * *

H. Notice and Comment Period for Specified Permit Applications.

Table H specifies how to notify, the distance required, the comment period allowed, expiration of permits, and who has authority for the decision to be made on the application.

Table H – Notice, Comment and Expiration for Land Use Permits

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Interpretation of code	Recommended	100 feet for site specific	For general application	Yes	14 days	Director	No	No	None
Uses not specifically classified	Recommended	400 feet	Yes	Yes	30 days	Director	No	No	None
Boundary line adjustment	Required	No	No	No	No	Director	No	No	5 years[3]

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Binding site plan	Required	No	No	No	No	Director	No	No	5 years[3]
Environmental SEPA DNS* (see TMC 13.05.070.I)	Optional	Same as case type	Yes if no hearing required	No	Same as case type	Director	No	No	None
Environmental Impact Statement (EIS)* (see TMC 13.05.070.I)	Required for scoping, DEIS and FEIS	1000 feet	Yes	Yes	Minimum 30 days	Director	No, unless part of associated action. Public scoping meeting(s) required	No	None
Variance, height of main structure	Required	400 feet	No	Yes	30 days	Director	No[1]	No	5 years
Open space classification	Required	400 feet	No	Yes	2	Hearing Examiner	Yes	Yes	None
Plats 10+ lots	Required	1000 feet	Yes	Yes	21 days SEPA[2]	Hearing Examiner	Yes	Final Plat	5 years[6]
Rezones	Required	400 feet; 1000 feet for public facility site	No; Yes for public facility site	Yes	21 days SEPA[2]	Hearing Examiner	Yes	Yes	None
Shoreline/CUP/ variance* (see TMC 13.05.070.I)	Required	400 feet	No	Yes	30 days[5]	Director	No[1]	No	2 years/ maximum[6]
Short plat (2-4 lots)	Required	No	No	No	No	Director	No	No	5 years[3]
Short plat (5-9 lots)	Required	400 feet	No	Yes	14 days	Director	No[1]	No	5 years[6]
Site approval	Required	400 feet	No	Yes	30 days[5]	Director	No	No	5 years
Conditional use* (see TMC 13.05.070.I)	Required	400 feet; 1000 feet for develop-ment sites over 1 acre in size	No	Yes	30 days[5]	Director	No	No	5 years[4]
Conditional use, correctional facilities (new or major modification)	Required	2,500 feet from the edge of the zone	Yes	Yes	30 days[2]	Hearing Examiner	Yes	No	5 years
Conditional use, detention facilities (new or major modification)	Required	2,500 feet from the edge of the zone	Yes	Yes	30 days[2]	Hearing Examiner	Yes	No	5 years
Conditional use, large-scale retail	Required	1,000 feet	Yes	Yes	30 days[2]	Hearing Examiner	Yes	No	5 years
Conditional use, master plan	Required	1000 feet	Yes	Yes	30 days[2]	Director	Yes	No	10 years
Conditional Use, Minor Modification	Optional	No	No	No	No	Director	No	No	5 years

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Conditional Use, Major Modification	Required	400 feet; 1000 feet for public facility sites and master plans	No	Yes	14 days[5]	Director	No	No	5 years
Temporary Shelters Permit[6]	Required	400 feet	~~Yes~~ No	Yes	14 days	Director	No	No	~~1~~ 5 years
Minor Variance	Optional	100 feet[7]	No	No	14 days	Director	No[1]	No	5 years
Variance	Optional	100 feet	No	Yes	14 days	Director	No[1]	No	5 years
Wetland/Stream/ FWHCA development permits	Required	400 feet	No	Yes	30 days	Director	No[1]	No	5 years*
Wetland/Stream/ FWHCA Minor Development Permits	Required	100 feet	No	Yes	14 days	Director	No[1]	No	5 years*
Wetland/Stream/ FWHCA verification	Required	100 feet	No	Yes	14 days	Director	No[1]	No	5 years
Urban Design Project Review, Type I Concept design; (Final design)	Required; (Required)	400 feet; (400 feet)	No; (No)	Yes; (Yes)	14 days; (14 days)	Director; (Director)	No; (No)	No; (No)	1 year; (5 years)
Urban Design Project Review, Type II Concept design; (Final design)	Required; (Required)	400 feet; (400 feet)	No; (No)	Yes; (Yes)	30 days; (30 days)	Urban Design Board; (Urban Design Board)	Yes; (No)	No; (No)	1 year; (5 years)

INFORMATION IN THIS TABLE IS FOR REFERENCE PURPOSE ONLY.

6. A temporary shelter may only return to the same permitted site after six-months has lapsed since the end date of the previous temporary shelter. A site may be permitted for up to 5 years to provide a periodic temporary shelter. Public comment is required only during the initial permitting of a site for a temporary shelter. Public notice will be provided when the temporary use is re-established following the required lapse or when the temporary shelter is granted an extension.

* * *

13.06.020 Residential Districts.

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E. District use restrictions.

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4. District use table – Residential Districts (13.06.020).

Uses (See Footnote 3)	**UR-1**	**UR-2**	**UR-3**	**R-4**	**R-5**	**Additional Regulations** (See Footnotes 1, 2)
Agriculture and Natural Resources						
Agricultural uses	CU	CU	CU	CU	CU	Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. Buildings shall not be permitted in connection with such use, except greenhouses having total floor area not in excess of 600 square feet. Livestock is not allowed.
Mining and quarrying	N	N	N	N	N	Existing surface mines considered permitted as conditional use, subject to requirements contained in Section 13.06.080.O.
Urban horticulture	N	N	N	N	N	
Residential Uses						
Dwelling Types/Housing Types						
Houseplex	P	P	P	*	*	In UR Districts, subject to the standards of Section 13.06.020.F, Section 13.06.100.F, and other applicable standards. * In R-4 and R-5 Districts, residential development is subject to the standards of Section 13.06.020.G, Section 13.06.100.G, and other applicable standards.
Backyard Building	P	P	P	*	*	In UR Districts, subject to the standards of Section 13.06.020.F, Section 13.06.100.F, and other applicable standards. * In R-4 and R-5 Districts, residential development is subject to the standards of Section 13.06.020.G, Section 13.06.100.G, and other applicable standards.
Rowhouse	P	P	P	*	*	Referred to as Dwelling, Townhouse in the R-4 and R-5 Districts. In UR Districts, subject to the standards of Section 13.06.020.F, Section 13.06.100.F, and other applicable standards. * In R-4 and R-5 Districts, residential development is subject to the standards of Section 13.06.020.G, Section 13.06.100.G, and other applicable standards.
Courtyard Housing	P	P	P	*	*	In UR-1 District, Detached Courtyard Housing only. In UR Districts, subject to the standards of Section 13.06.020.F, Section 13.06.100.F, and other applicable standards. * In R-4 and R-5 Districts, residential development is subject to the standards of Section 13.06.020.G, Section 13.06.100.G, and other applicable standards.

Uses (See Footnote 3)	**UR-1**	**UR-2**	**UR-3**	**R-4**	**R-5**	**Additional Regulations** (See Footnotes 1, 2)
Multiplex	CU	CU	P	*	*	In UR Districts, subject to the standards of Section 13.06.020.F, Section 13.06.100.F, and other applicable standards. In UR-1 and UR-2, conditionally permitted subject to Section 13.05.010.A Adaptive Reuse of Heritage Buildings and Pre-existing non-residential uses. * In R-4 and R-5 Districts, residential development is subject to the standards of Section 13.06.020.G, Section 13.06.100.G, and other applicable standards.
Dwelling, accessory (ADU)	P	P	P	P	P	Subject to additional requirements contained in 13.06.080.A.
Dwelling, One-unit	*	*	*	P	P	* In UR Districts, see standards of the applicable housing type per Section 13.06.020.F, and Section 13.06.100.F. In R-4 and R-5 Districts, subject to the requirements of Section 13.06.020.G, Section 13.06.100.G, and other applicable standards.
Dwelling, Two-unit	*	*	*	P	P	* In UR Districts, see standards of the applicable housing type per Section 13.06.020.F, and Section 13.06.100.F. In R-4 and R-5 Districts, subject to the requirements of Section 13.06.020.G, Section 13.06.100.G, and other applicable standards.
Dwelling, Three-Unit	*	*	*	P	P	* In UR Districts, see standards of the applicable housing type per Section 13.06.020.F, and Section 13.06.100.F. In R-4 and R-5 Districts, subject to the requirements of Section 13.06.020.G, Section 13.06.100.G, and other applicable standards.
Dwelling, multi-unit	*	*	*	P	P	* In UR Districts, see standards of the applicable housing type per Section 13.06.020.F, and Section 13.06.100.F. In R-4 and R-5 Districts, subject to the requirements of Section 13.06.020.G, Section 13.06.100.G, and other applicable standards.
Dwelling, townhouse	*	*	*	P	P	* In UR Districts, see standards of the applicable housing type per Section 13.06.020.F, and Section 13.06.100.F. In R-4 and R-5 Districts, subject to the requirements of Section 13.06.020.G, Section 13.06.100.G, and other applicable standards.
Other Residential						
Accessory uses and buildings	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.020.F
~~Adult family home~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~Subject to additional requirements contained in Section 13.06.080.N~~
Day care, family	P	P	P	P	P	Must be licensed by the State of Washington.
Emergency Shelter	N	N	CU	CU	CU	Subject to additional requirements contained in Section 13.06.080.N.
~~Foster home~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	-
Group housing	P	P	P	P	P	Maximum occupancy is not regulated by the Zoning Code, but is subject to Building Code provisions.

Uses (See Footnote 3)	**UR-1**	**UR-2**	**UR-3**	**R-4**	**R-5**	**Additional Regulations** (See Footnotes 1, 2)
Live/Work	P/CU	P/CU	P	P	P	In UR Districts, permitted or conditionally permitted subject to the Adaptive Reuse of Heritage Building provisions of 13.06.050.A, the Pre-existing non-residential uses provisions of 13.05.010.A, and/or 13.06.080.T. Subject to Live/Work – Work/Live provisions of 13.06.080.I
Mobile home/trailer court	N	N	CU	N	N	Subject to additional requirements contained in Section 13.06.090.B.
Residential Business	P/CU	P/CU	P/CU	P/CU	P/CU	Residential Business 1. Subject to additional requirements contained in Section 13.06.080.G. Residential Business 2. Conditionally permitted subject to requirements contained in Section 13.05.010.A.
Short-term rental (1-2 guest rooms)	P	P	P	P	P	Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A.
Short-term rental (3-9 guest rooms)	N	N	CU	CU	CU	Subject to additional requirements contained in Sections 13.06.080.M.
Short-term rental (entire dwelling)	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.M.
~~Staffed residential home~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~Subject to additional requirements contained in Section 13.06.080.N.~~
Special Needs Housing	P/CU*	P/CU~	P	P	P	Requires state license and Operational Plan. In Urban Residential Zones, Special Needs Housing shall meet the baseline FAR standards for the District. *In the UR-1, Special Needs Housing with more than 12 beds is allowed subject to approval of a conditional use permit. ~ In the UR-2 Special Needs Housing with more than 24 beds is allowed subject to approval of a conditional use permit.
Retirement home	CU	CU	P	P	P	In UR-1 and UR-2 Districts, conditionally permitted subject to Pre-existing non-residential uses provisions of 13.05.010.A. Subject to additional requirements contained in Section 13.06.080.N.
Medical and Health Services						
~~Continuing care retirement community~~	~~CU~~	~~CU~~	~~P~~	~~P~~	~~P~~	~~Subject to additional requirements contained in Section 13.06.080.N.~~
~~Detoxification center~~	~~CU~~	~~CU~~	~~CU~~	~~CU~~	~~CU~~	~~-~~
~~Extended care facility~~	~~CU~~	~~CU~~	~~P~~	~~P~~	~~P~~	~~Subject to additional requirements contained in Section 13.06.080.N.~~
Emergency medical care	N	N	CU	CU	CU	Limited to 10,000 square feet of building floor area.
Hospital	N	N	CU	CU	CU	
~~Intermediate care facility~~	~~CU~~	~~CU~~	~~N~~	~~P~~	~~P~~	~~Subject to additional requirements contained in Section 13.06.080.N.~~

Uses (See Footnote 3)	**UR-1**	**UR-2**	**UR-3**	**R-4**	**R-5**	**Additional Regulations** (See Footnotes 1, 2)
~~Residential care facility for youth~~	~~CU~~	~~CU~~	~~P~~	~~P~~	~~P~~	~~Subject to additional requirements contained in 13.06.080.N.~~
~~Residential chemical dependency treatment facility~~	~~CU~~	~~CU~~	~~P~~	~~P~~	~~P~~	~~Subject to additional requirements contained in 13.06.080.N.~~
Community and Civic Facilities						
Assembly facility	CU	CU	P/CU	P/CU	P/CU	Conditionally permitted subject to Pre-existing non-residential uses provisions of 13.05.010.A. Permitted or conditionally permitted subject to Adaptive Reuse of Heritage Building provisions of 13.05.010.A and/or 13.06.080.T. Permitted or conditionally permitted subject to Limited Mixed-Use Residential Development provisions. See Sections 13.05.010.A and/or 13.06.080.U.
Cemetery/Internment services	N/CU	N/CU	N/CU	N/CU	N/CU	New facilities are not permitted. Enlargement of facilities in existence prior to the effective date of this provision (May 27, 1975) may be approved in any zoning district subject to a conditional use permit. See Section 13.05.010.A.
Confidential shelter	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.N.
Correctional facility	N	N	N	N	N	
Cultural institution	CU	CU	P/CU	P/CU	P/CU	Conditionally permitted subject to Pre-existing non-residential uses provisions of 13.05.010.A. Permitted or conditionally permitted subject to Adaptive Reuse of Heritage Building provisions of 13.05.010.A and/or 13.06.080.T. Permitted or conditionally permitted subject to Limited Mixed-Use Residential Development provisions. See Sections 13.05.010.A and/or 13.06.080.U.
Detention facility	N	N	N	N	N	
Juvenile community facility	CU	CU	CU	CU	CU	Subject to additional requirements contained in Section 13.06.080.H.
Parks, recreation and open space	P/CU	P/CU	P/CU	P/CU	P/CU	Parks, recreation and open space uses are permitted outright. However, the following parks and recreation features and facilities require a Conditional Use Permit: Destination facilities High-intensity recreation facilities High-intensity lighting Development of more than 20 off-street parking spaces Parks, recreation and open space uses are subject to the requirements of Section 13.06.080.L, where the above features are defined.
Public service facilities	CU	CU	CU	CU	CU	Unless the specific use is otherwise allowed outright, public service facilities are permitted only upon issuance of a conditional use permit.
Religious assembly	CU	CU	CU	CU	CU	
School, public or private	CU	CU	CU	CU	CU	

Uses (See Footnote 3)	**UR-1**	**UR-2**	**UR-3**	**R-4**	**R-5**	**Additional Regulations** (See Footnotes 1, 2)
Work release center	N	N	N	N	N	Subject to additional requirements contained in Section 13.06.080.R.
Commercial Uses						
Craft Production	P/CU	P/CU	P/CU	P/CU	P/CU	Permitted or conditionally permitted subject to Live/Work – Work/Live provisions of 13.06.080.I. Conditionally permitted subject to Pre-existing non-residential uses provisions of 13.05.010.A. Conditionally permitted subject to Adaptive Reuse of Heritage Building provisions of 13.05.010.A and/or 13.06.080.T. Conditionally permitted subject to Limited Mixed-Use Residential Development 13.06.080.U.
Hotel/Motel	N	N	N	N	N	
Office	P/CU	P/CU	P/CU	P/CU	P/CU	Permitted or conditionally permitted subject to Live/Work – Work/Live provisions of 13.06.080.I. Conditionally permitted subject to Pre-existing non-residential uses provisions of 13.05.010.A. Conditionally permitted subject to Adaptive Reuse of Heritage Building provisions of 13.05.010.A and/or 13.06.080.T. Conditionally permitted subject to Limited Mixed-Use Residential Development 13.06.080.U.
Work/Live	N	N	N	N	N	
Eating and Drinking Establishments						
Brewpub	N	N	N	N	N	
Eating and drinking	N	N	CU	P/CU	P/CU	Permitted subject to Live/Work – Work/Live provisions. 13.06.080.I. Permitted or conditionally permitted subject to Adaptive Reuse of Heritage Building provisions. See Sections 13.05.010.A and/or 13.06.080.T. Conditionally permitted subject to Pre-existing non-residential uses provisions. See Sections 13.05.010.A. UR3, R-4, and R-5: Permitted subject to Limited Mixed-Use Residential Development. See Sections 13.06.080.U. R-5: Minor eating and drinking establishments designed primarily to serve on-site residents and consistent with a restaurant use per Section 13.01.060 are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities.
Microbrewery/ winery	N	N	N	N	N	
Entertainment and Recreation						
Adult retail and entertainment	N	N	N	N	N	

Uses (See Footnote 3)	**UR-1**	**UR-2**	**UR-3**	**R-4**	**R-5**	**Additional Regulations** (See Footnotes 1, 2)
Carnival	N	N	N	N	N	Subject to additional requirements contained in Section 13.06.080.P.
Commercial recreation and entertainment	N	N	N	N	N	
Golf Courses	P	P	P	P	P	
Theater	CU	CU	P/CU	P/CU	P/CU	Permitted or conditionally permitted subject to Adaptive Reuse of Heritage Building provisions. See Sections 13.05.010.A and/or 13.06.080.T.
Retail	P/CU	P/CU	P/CU	P/CU	P/CU	Permitted subject to Live/Work – Work/Live provisions of 13.06.080.I. Permitted or conditionally permitted subject to Adaptive Reuse of Heritage Building provisions of 13.05.010.A and/or 13.06.080.T. Conditionally permitted subject to Pre-existing non-residential uses provisions of 13.05.010.A. Permitted subject to Limited Mixed-Use Residential Development of 13.06.080.U. R-5: Minor retail uses designed primarily to serve on-site residents are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities.
Marijuana retailer	N	N	N	N	N	
Nursery	N	N	N	N	N	
Services						
Ambulance services	N	N	N	N	N	
Animal sales and service	N	N	N	N	N	
Building material and services	N	N	N	N	N	
Business support services	N	N	N	N	N	
Day care center	CU	CU	P/CU	P	P	Subject to additional requirements contained in Section 13.06.080.E. For UR-3, day care centers with an enrollment limited to 50 or fewer children or adults are permitted, while day care centers for more than 50 children or adults may be allowed subject to the approval of a conditional use permit.
Funeral home	N	N	N	N	N	
Personal services	P/CU	P/CU	P/CU	P/CU	P	Permitted subject to Live/Work – Work/Live provisions of 13.06.080.I. Permitted or conditionally permitted subject to Adaptive Reuse of Heritage Building provisions of 13.05.010.A and/or 13.06.080.T. Conditionally permitted subject to Pre-existing non-residential uses provisions of 13.05.010.A. Permitted subject to Limited Mixed-Use Residential Development of 13.06.080.U. R-5: Minor retail uses designed primarily to serve on-site residents are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities.

Uses (See Footnote 3)	**UR-1**	**UR-2**	**UR-3**	**R-4**	**R-5**	**Additional Regulations** (See Footnotes 1, 2)
Repair services	N	N	N	N	N	
Storage Uses						
Warehouse/storage	N	N	N	N	N	
Wholesale or distribution	N	N	N	N	N	
Self-storage	N	N	N	N	N	
Vehicle Related Uses						
Commercial parking facility	N	N	N	N	N	Subject to additional requirements contained in Section 13.06.090.C
Drivethrough with any permitted use	N	N	N	N	N	
Fueling station	N	N	N	N	N	
Vehicle rental and sales	N	N	N	N	N	
Vehicle service and repair	N	N	N	N	N	
Vehicle storage	N	N	N	N	N	
Industrial						
Industry, heavy	N	N	N	N	N	
Coal facility	N	N	N	N	N	
Chemical manufacturing, processing and wholesale distribution	N	N	N	N	N	
Cleaner Fuel Infrastructure	N	N	N	N	N	
Petroleum Fuel Facility	N	N	N	N	N	
Port, terminal, and industrial; water-dependent or water-related (as defined in Title 19)	N	N	N	N	N	
Smelting	N	N	N	N	N	
Industry, light	N	N	N	N	N	
Vehicle service and repair, industrial	N	N	N	N	N	
Research and development industry	N	N	N	N	N	
Marijuana processor	N	N	N	N	N	
Marijuana producer	N	N	N	N	N	
Utilities, Transportation and Communication Facilities						
Airport	CU	CU	CU	CU	CU	

Uses (See Footnote 3)	**UR-1**	**UR-2**	**UR-3**	**R-4**	**R-5**	**Additional Regulations** (See Footnotes 1, 2)
Communication facility	CU	CU	CU	CU	CU	Antennas for such facilities are subject to the additional requirements contained in Section 13.06.080.Q.
Heliport	CU	CU	CU	CU	CU	
Passenger terminal	N	N	N	N	N	
Transportation/freight terminal	N	N	N	N	N	
Utilities	CU	CU	CU	CU	CU	
Wireless communication facility	CU	CU	CU	CU	CU	Subject to additional requirements contained in Section 13.06.080.Q and the time limitations set forth in Chapter 13.05, Table H.
Accessory and Temporary Uses						
Seasonal sales	TU	TU	TU	TU	TU	Subject to additional requirements contained in Section 13.06.080.P.
Temporary uses	TU	TU	TU	TU	TU	See Section 13.06.080.P
Temporary shelter	TU	TU	TU	TU	TU	Subject to additional requirements contained in Section 13.06.080.N.
Unlisted Uses						
Uses not prohibited by City Charter and not prohibited herein	N	N	N	N	N	

Footnotes:

1. For heritage structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.05.010.A for additional details, limitations and requirements.
2. Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict.

13.06.030 Commercial Districts.

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E. District use restrictions.

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4. District use table – Commercial Districts (13.06.030).[1]

Uses (Table Footnote 3)	**T**	**C-1**	**C-2**[1]	**PDB**	**Additional Regulations** (See Footnotes 2 and 3 at bottom of table)
Agriculture and Natural Resources					

[1] Code Reviser's note: Ord. 28906 Ex. C (Aug. 15, 2023) reorganized land use table order; due to scrivener's errors not all language from existing tables was carried over. Corrections were made during codification to re-insert language re: emergency and transitional; short-term rentals; extended care facility; commercial parking facility; and fueling station.

Uses (Table Footnote 3)	**T**	**C-1**	**C-2**[1]	**PDB**	**Additional Regulations** (See Footnotes 2 and 3 at bottom of table)
Agricultural uses	CU	CU	CU	CU	Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. Livestock is not allowed.
Mining and quarrying	N	N	N	N	Existing surface mines are permitted as conditional uses, subject to specific requirements in Section 13.06.080.O.
Urban horticulture	N	N	N	N	
Residential Uses					
Dwelling Types/Housing Types					
Houseplex	n/a	n/a	n/a	n/a	
Backyard Building	n/a	n/a	n/a	n/a	
Rowhouse	n/a	n/a	n/a	n/a	
Courtyard Housing	n/a	n/a	n/a	n/a	
Multiplex	n/a	n/a	n/a	n/a	
Dwelling, accessory (ADU)	P	P	P	P	Subject to additional requirements contained in 13.06.080.A.
Dwelling, one-unit	P	P	P	P	Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.H.
Dwelling, two-unit	P	P	P	P	Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.H.
Dwelling, three-unit	P	P	P	P	Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.H.
Dwelling, mult-unit	P	P	P	P	
Dwelling, townhouse	P	P	P	P	
Other Residential					
~~Adult family home~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See definition for bed limit.~~
Day care, family	P	P	P	P	
Emergency shelter	CU	CU	P	~~CU~~ P	See Section 13.06.080.N
~~Foster home~~	~~P~~	~~P~~	~~P~~	~~P~~	-
Group housing	P	P	P	P	
Live/Work	P	P	P	P	Projects incorporating live/work in new construction shall contain no more than 20 live/work units. Subject to additional requirements contained in Section 13.06.080.I.
Mobile home/trailer court	N	N	CU	N	
Residential business	P	P	P	P	Subject to additional requirements contained in Section 13.06.080.G
Retirement home	P	P	P	P	See Section 13.06.080.N.
Short-term rental (1-2 guest rooms)	P	P	P	P	Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A.
Short-term rental (3-9 guest rooms)	P	P	P	P	Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A.

Uses (Table Footnote 3)	**T**	**C-1**	**C-2**[1]	**PDB**	**Additional Regulations** (See Footnotes 2 and 3 at bottom of table)
Short-term rental (entire dwelling)	P	P	P	P	Subject to additional requirements contained in Sections 13.06.080.M and 13.06.080.A.
Special Needs Housing	P	P	P	P	Requires state license and Operational Plan.
~~Staffed residential home~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N. See definition for bed limit.~~
Medical and Health Services					
~~Continuing care retirement community~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N.~~
~~Detoxification center~~	~~N~~	~~N~~	~~N~~	~~N~~	-
~~Extended care facility~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N~~
Emergency medical care	P	P	P	P	Limited to 10,000 square feet of building floor area.
Hospital	N	CU	CU	N	
~~Intermediate care facility~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N.~~
~~Residential care facility for youth~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N. See definition for bed limit.~~
~~Residential chemical dependency treatment facility~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N.~~
Community and Civic Facilities					
Assembly facility	CU	P	P	P	
Cemetery/Internment services	N	N	N	N	New facilities are not permitted. Enlargement of facilities in existence prior to the effective date of this provision (May 27, 1975) may be approved in any zoning district subject to a conditional use permit.
Confidential shelter	P	P	P	P	See Section 13.06.080.N. Limit: 15 residents in T District.
Correctional facility	N	N	N	N	
Cultural institution	P	P	P	N	
Detention facility	N	N	N	N	
Juvenile community facility	N	N	N	N	Prohibited except as provided for in Section 13.06.080.H.
Parks, recreation and open space	P	P	P	P	Subject to the requirements of Section 13.06.080.L.
Public service facilities	P	P	P	P	
Religious assembly	P	P	P	P	
School, public or private	P	P	P	P	
Work release center	N	N	N	N	Prohibited except as provided for in Section 13.06.080.R.
Commercial Uses					
Craft Production	CU	P	P	P	Must include a retail/eating/drinking/tasting component that occupies a minimum of 10 percent of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public. Outside storage is allowed provided screening and/or buffer planting areas are provided in accordance with Section 13.06.090.E. All production, processing and distribution activities are to be conducted within an enclosed building.

Uses (Table Footnote 3)	**T**	**C-1**	**C-2**[1]	**PDB**	**Additional Regulations** (See Footnotes 2 and 3 at bottom of table)
Hotel/Motel	N	N	P	P	
Office	P	P	P	P	*Limited to 7,000 square feet of floor area, per business, in the JBLM Airport Compatibility Overlay District.
Work/Live	P	P	P	P	Projects incorporating work/live in new construction shall contain no more than 20 work/live units. Subject to additional requirements contained in Section 13.06.080.I.
Eating and Drinking Establishments					
Brewpub	N	N	P	N	2,400 barrel annual brewpub production maximum, equivalent volume wine limit.
Eating and drinking	N	P/CU	P	P*/CU*	In the C-1 and PDB districts, restaurants are permitted outright while drinking establishments require a conditional use permit. See Chapter 13.01 for the definitions of restaurants and drinking establishments. In the C-2 district, live entertainment is limited to that consistent with either a Class “B” or Class ”C” Cabaret license as designated in Chapter 6B.70. In all other districts, live entertainment is limited to that consistent with a Class “C” cabaret license as designated in Section 6B.70. *Limited to 7,000 square feet of floor area, per business, in the HM, JBLM Airport Compatibility Overlay District, and PDB Districts
Microbrewery/ winery	N	N	N	N	
Entertainment and Recreation					
Adult retail and entertainment	N	N	N	N	Prohibited except as provided for in Section 13.06.080.B.
Carnival	TU	TU	TU	TU	Subject to Section 13.06.080.P.
Commercial recreation and entertainment	N	N	P	P	
Golf Courses	P	P	P	P	
Theater	N	P	P	N	Movie theaters are limited to 4 screens. This does not include adult entertainment.
Retail	N	P	P/CU~	P*	~A conditional use permit is required for retail uses exceeding 45,000 square feet within the C-2 District. *Limited to 7,000 square feet of floor area, per business, in the HM, JBLM Airport Compatibility Overlay District, and PDB Districts.
Marijuana retailer	N	P	P	P*	*Limited to 7,000 square feet of floor area, per business, in the HM and PDB Districts. See additional requirements contained in Section 13.06.080.J.
Nursery	N	N	P	N	
Services					
Ambulance services	N	P	P	P	
Animal sales and service	N	P	P	N	Must be conducted entirely within an enclosed building.
Building material and services	N	N	P	N	
Business support services	N	P	P	P	

Uses (Table Footnote 3)	**T**	**C-1**	**C-2**[1]	**PDB**	**Additional Regulations** (See Footnotes 2 and 3 at bottom of table)
Day care center	P	P	P	P	Subject to development standards contained in Section 13.06.080.E.
Funeral home	P	P	P	N	
Personal services	N	P	P	P*	*Limited to 7,000 square feet of floor area, per business, in the HM and PDB Districts.
Repair services	N	P	P	N	Must be contained within a building with no outdoor storage. Engine repair, see Vehicle Repair.
Storage Uses					
Warehouse/storage	N	N	N	N	
Self-storage	N	N	P	P	Any other use of the facility shall be consistent with this section. See specific requirements in Section 13.06.090.J.
Wholesale or distribution	N	N	N	P	
Vehicle Related Uses					
Commercial parking facility	P	P	P	P	
Drivethrough with any permitted use	N	N	P	N	Prohibited in any commercial district combined with a VSD View-Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area). Subject to the requirements of TMC 13.06.090.A.
Fueling station	N	P	P	N	
Vehicle rental and sales	N	N	P	N	Prohibited in any commercial district combined with a VSD View-Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area).
Vehicle service and repair	N	P*	P	P	*In the C-1 District, car washes are allowed with a limit of 2 washing bays. Washing bays shall be enclosed on at least 2 sides and covered with a roof. No water shall spray or drain off site. Subject to development standards contained in Section 13.06.080.S. Prohibited in any commercial district combined with a VSD View Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area).
Vehicle storage	N	N	N	N	
Industrial					
Industry, heavy	N	N	N	N	
Coal facility	N	N	N	N	
Chemical manufacturing, processing and wholesale distribution	N	N	N	N	
Cleaner Fuel Infrastructure	N	N	N	N	
Petroleum Fuel Facility	N	N	N	N	
Port, terminal, and industrial; water-dependent or water-related (as defined in Title 19)	N	N	N	N	

Uses (Table Footnote 3)	**T**	**C-1**	**C-2**[1]	**PDB**	**Additional Regulations** (See Footnotes 2 and 3 at bottom of table)
Smelting	N	N	N	N	
Industry, light	N	N	N	N	
Marijuana processor, producer, and researcher	N	N	N	N	
Research and development industry	N	N	N	P	
Vehicle service and repair, industrial	N	N	N	N	
Utilities, Transportation and Communication Facilities					
Airport	CU	CU	CU	CU	
Communication facility	N	N	P	P	
Heliport	N	N	N	N	
Passenger terminal	N	N	P	N	
Transportation/ freight terminal	N	N	P	P	
Utilities	CU	CU	CU	CU	
Wireless communication facility	P/CU	P/CU	P/CU	P/CU	Wireless communication facilities are also subject to Section 13.06.080.Q.
Accessory and Temporary Uses					
Seasonal sales	TU	TU	TU	TU	Subject to Section 13.06.080.P.
Temporary uses	TU	TU	TU	TU	Subject to Section 13.06.080.P.
Temporary shelter	TU	TU	TU	TU	Subject to additional requirements contained in Section 13.06.080.N.
Unlisted Uses					
Uses not prohibited by City Charter and not prohibited herein	N	N	N	N	
Footnotes:					
Footnotes: 1. Designated Pedestrian Streets - For segments here noted, additional use limitations apply to areas within C-2 Commercial District zoning to ensure continuation of development patterns in certain areas that enhance opportunities for pedestrian-based commerce. North 30th Street from 200 feet east of the Starr Street centerline to 190 feet west of the Steele Street centerline: street level uses are limited to retail, personal services, eating and drinking, and offices. 2. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.05.010.A for additional details, limitations and requirements. 3. Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict.					

13.06.040 Mixed-Use Center Districts.

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3. District use table – Mixed-Use Center Districts (13.06.040).

Uses	**NCX**	**CCX**	**UCX**	**RCX**[1]	**CIX**	**HMX**	**URX**	**NRX**	**Additional Regulations** (see footnotes 3, 4, 5 at bottom of table)
Agriculture and Natural Resources									
Agricultural uses	N	N	N	N	N	N	N	N	
Mining and quarrying	N	N	N	N	N	N	N	N	
Urban horticulture	N	N	N	N	P	N	N	N	
Residential Uses									
Dwelling Types/ Housing Types									
Houseplex	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Backyard Building	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Rowhouse	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Courtyard Housing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Multiplex	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Dwelling, accessory (ADU)	P	P	P	P	P	P	P	P	Prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). See Section 13.06.080.A for specific Accessory Dwelling Unit (ADU) Standards. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.
Dwelling, single-unit	P	P	P	P	P	P	P	P	Prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.H.
Dwelling, two-unit	P	P	P	P	P	P	P	CU	Prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.H.
Dwelling, three-unit	P	P	P	P	P	P	P	CU	Prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.H.

Uses	NCX	CCX	UCX	RCX[1]	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
Dwelling, multi-unit	P	P	P	P	P	P	P	N	In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). In the NRX District, multiple-unit dwellings lawfully in existence on August 31, 2009, the time of reclassification to this district, shall be considered permitted uses; said multiple-unit dwellings may continue and may be changed, repaired, replaced or otherwise modified, provided, however that the use may not be expanded beyond property boundaries owned, leased, or operated as a multiple-unit dwelling at the time of reclassification to this district. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.
Dwelling, townhouse	P	P	P	P	P	P	P	CU	In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.
Other Residential									
~~Adult family home~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~Subject to additional requirements contained in Section 13.06.080.N. See definition for bed limit. Prohibited at street level along designated pedestrian streets in NCX.2 Not subject to minimum densities. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.~~
Day care, family	P	P	P	P	N	P	P	P	
Emergency shelter	~~CU~~ P*~	P~	P~	CU*	~~N~~ P~	~~CU~~ P~	CU*	CU	* Subject to additional requirements contained in Section 13.06.080.N. ~ In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.
~~Foster home~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.~~
Group housing	P	P	P	P	P	P	P	P	In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.
Live/Work	P	P	P	P	P	P	P	P	Projects incorporating live/work in new construction shall contain no more than 20 live/work units. Subject to additional requirements contained in Section 13.06.080.I. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.
Mobile home/trailer court	N	N	N	N	N	N	N	N	

Uses	NCX	CCX	UCX	RCX[1]	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
Residential Business	P	P	P	P	P	P	P	P	Residential businesses shall be allowed in all X-Districts pursuant to the standards found in Section 13.06.080.G.
Retirement home	P	P	P	P	P	P	P	P	See Section 13.06.080.N. In NCX,CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). Prohibited in Commercial-only area of the UCX District.
Short-term rental (1-2 guest rooms)	P	P	P	P	P	P	P	P	Prohibited at street level along frontage of designated core pedestrian streets in NCX, CCX, UCX, CIX, and HMX Districts (see table footnote 2). Subject to additional requirements contained in Section 13.06.80.M and 13.06.080.A. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.
Short-term rental (3-9 guest rooms)	P	P	P	CU	P	P	P	CU	Prohibited at street level along frontage of designated core pedestrian streets in NCX, CCX, UCX, CIX and HMX Districts (see table footnote 2). Subject to additional requirements contained in Section 13.06.080.M and 13.06.080.A. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.
Short-term rental (entire dwelling)	P	P	P	P	P	P	P	P	Prohibited at street level along frontage of designated core pedestrian streets in NCX, CCX, UCX, CIX, and HMX Districts (see table footnote 2). Subject to additional requirements contained in Section 13.06.080.M and 13.06.080.A. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.
~~Staffed residential home~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N. See definition for bed limit. Prohibited at street level along designated core pedestrian streets in NCX, CCX, UCX, CIX, and HMX Districts (see table footnote 2).~~ ~~Not subject to minimum densities.~~ ~~Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.~~

Uses	NCX	CCX	UCX	RCX[1]	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
Special Needs Housing	P	P	P	P	P	P	P	P*	Requires state license and Operational Plan. Not subject to minimum densities. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6. Prohibited at street level along designated core pedestrian streets in NCX, CCX, UCX, CIX, and HMX Districts (see table footnote 2). * In the NRX Special Needs Housing with more than 24 beds is allowed subject to approval of a conditional use permit.
Medical and Health Services									
~~Continuing care retirement community~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N. Prohibited at street level along frontage of designated core pedestrian streets in UCX, CIX, CCX, HMX, and NCX (see table footnote 2).~~ ~~Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.~~
~~Detoxification center~~	~~N~~	~~N~~	~~N~~	~~N~~	~~CU~~	~~CU~~	~~N~~	~~N~~	-
~~Extended care facility~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N.~~ ~~Prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2).~~ ~~Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.~~
Emergency medical care	N	P	P	N	P	P	N	N	Limited to 10,000 square feet of building floor area.
Hospital	N	CU	CU	N	P	P	N	N	
~~Intermediate care facility~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N.~~ ~~In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2).~~ ~~Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.~~
~~Residential care facility for youth~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N. See definition for bed limit.~~ ~~In NCX,CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2).~~ ~~Not subject to minimum densities.~~ ~~Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.~~
~~Residential chemical dependency treatment facility~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~See Section 13.06.080.N.~~ ~~In CCX, NCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2).~~ ~~Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.~~

Uses	NCX	CCX	UCX	RCX[1]	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
Community and Civic Facilities									
Assembly facility	P	P	P	CU	P	N	N	N	Prohibited at street level along designated pedestrian streets in NCX (see table footnote 2).
Cemetery/Internment services	N	N	N	N	N	N	N	N	New facilities are not permitted. Enlargement of facilities in existence prior to the effective date of this provision (May 27, 1975) may be approved in any zoning district subject to a conditional use permit.
Confidential shelter	P	P	P	P	P	P	P	P	See Section 13.06.080.N. Prohibited at street level along frontage of designated core pedestrian streets in UCX, CIX, CCX, HMX, and NCX.[2] Not subject to minimum densities. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.
Correctional facility	N	N	N	N	N	N	N	N	
Cultural institution	P	P	P	N	P	N	N	N	
Detention facility	N	N	N	N	N	N	N	N	
Juvenile community facility	P	P	P	P/CU	P	N	P/CU	CU	In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). See Section 13.06.080.H for additional information about size limitations and permitting requirements. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.
Parks, recreation and open space	P	P	P	P	P	P	P	P	Not subject to RCX residential requirement (see table footnote 1). Subject to the requirements of Section 13.06.080.L.
Public service facilities	P	P	P	P	P	P	P	CU	In the NRX District, unless the specific use is otherwise allowed outright, public service facilities are permitted only upon issuance of a conditional use permit. Not subject to RCX residential requirement (see table footnote 1).
Religious assembly	P	P	P	P	P	P	P	CU	Not subject to RCX residential requirement (see table footnote 1).
School, public or private	P	P	P	P	P	P	P	CU	Not subject to RCX residential requirement (see table footnote 2).
Work release center	N	N	CU	N	CU	N	N	N	Permitted with no more than 15 residents in the UCX and no more than 25 residents in the CIX, subject to a Conditional Use Permit and the development regulations found in Section 13.06.080.R.
Commercial Uses									

Uses	NCX	CCX	UCX	RCX[1]	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
Craft Production	P	P	P	P	P	N	N	N	Must include a retail/eating/drinking/tasting component that occupies a minimum of 10 percent of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public. Outside storage is allowed provided screening and/or buffer planting areas are provided in accordance with Section 13.06.090.E. All production, processing and distribution activities are to be conducted within an enclosed building.
Hotel/Motel	P	P	P	N	P	P	N	N	
Office	P	P	P	P	P	P	N	N	Not subject to RCX residential requirement for properties fronting the west side of South Pine Street between South 40th Street and South 47th Street (see table footnote 1).
Work/Live	P	P	P	P	P	P	P	P	Projects incorporating work/live in new construction shall contain no more than 20 work/live units. Subject to additional requirements contained in Section 13.06.080.I. Prohibited in Commercial-only area of the UCX District.
Eating and Drinking Establishments									
Brewpub	P	P	P	P	P	N	N	N	Brewpubs located in NCX, CCX, UCX, and RCX shall be limited to producing, on-premises, a maximum of 2,400 barrels per year of beer, ale, or other malt beverages, as determined by the annual filings of barrelage tax reports to the Washington State Liquor Control Board. Equivalent volume winery limits apply.
Eating and drinking	P	P	P	P	P	P*	N	N	Outdoor seating is permitted with a 12 seat maximum in RCX. In RCX live entertainment is limited to that consistent with a Class "C" Cabaret license, as designated in Chapter 6B.70. In all other districts, live entertainment is limited to that consistent with a either a Class "B" or Class "C" Cabaret license, as designated in Chapter 6B.70. *Limited to 7,000 square feet of floor area, per business, in the HMX District.
Microbrewery/ winery	N	N	CU	N	P	N	N	N	Microbreweries shall be limited to 15,000 barrels per year of beer, ale, or other malt beverages, as determined by the filings of barrelage tax reports to the Washington State Liquor Control Board. Equivalent volume winery limits apply.
Entertainment and Recreation									

Uses	NCX	CCX	UCX	RCX[1]	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
Adult retail and entertainment	N	N	N	N	N	N	N	N	Prohibited, except as provided for in Section 13.06.080.B.
Carnival	TU	TU	P	N	TU	TU	TU	N	Subject to Section 13.06.080.P.
Commercial recreation and entertainment	P	P	P	N	P	N	N	N	
Golf Courses	N	N	N	N	N	N	N	N	
Theater	P	P	P	N	P	N	N	N	Theaters only permitted up to 4 screens in NCX and CCX. Theaters only permitted up to 6 screens in CIX.
Retail	P	P/CU ~	P/CU ~	P	P/CU ~	P*	N	N	~ A conditional use permit is required for retail uses exceeding 45,000 square feet. * Limited to 7,000 square feet of floor area, per business, in the HMX District. * Commissary Kitchens are limited to 6,000 SF of net building area and exterior display or storage of equipment is prohibited. * Retail uses are required to primarily conduct in-person, direct customer sales along the designated pedestrian street storefront.
Marijuana retailer	P	P	P	N	P	P*	N	N	*Limited to 7,000 square feet of floor area, per business, in the HMX District. See additional requirements contained in Section 13.06.080.J
Nursery	P	P	P	N	P	N	N	N	
Services									
Ambulance services	N	CU	CU	N	P	P	N	N	
Animal sales and service	P	P	P	N	P	N	N	N	Except in the CIX District, must be conducted entirely within an enclosed structure. Must be set back 20 feet from any adjacent residential district or use.
Building material and services	N	P	CU	N	P	N	N	N	Prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2).
Business support services	P	P	P	N	P	N	N	N	In NCX, all activities must occur within buildings; outdoor storage/repair is prohibited. Offices must be located at building fronts on designated pedestrian streets in NCX.
Day care center	P	P	P	P	P	P	P	CU	Not subject to RCX residential requirement (see table footnote 1).
Funeral home	P	P	P	N	P	P	N	N	
Personal services	P	P	P	P	P	P*	N	N	*Limited to 7,000 square feet of floor area, per business, in the HMX District.

Uses	NCX	CCX	UCX	RCX[1]	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
Repair services	P	P	P	N	P	N	N	N	In NCX, all activities must occur within buildings; outdoor storage/repair is prohibited.
Storage Uses									
Self-storage	N	P	P	N	P	N	N	N	See specific requirements in Section 13.06.090.J. Prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2).
Warehouse/ storage	N	N	CU	N	P	N	N	N	In the UCX, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2).
Wholesale or distribution	N	N	CU	N	P	N	N	N	In the UCX, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2).
Vehicle Related Uses									
Commercial parking facility	P	P	P	N	P	P	N	N	Prohibited at street level along frontage of designated pedestrian streets (see table footnote 2). Stand-alone surface commercial parking lots are prohibited in the UCX District.
Drivethrough with any permitted use	P	P	P	N	P	P*	N	N	* In the HMX District, drive-throughs are only allowed for hospitals and associated medical uses. All drive-throughs are subject to the requirements of TMC 13.06.090.A.
Fueling station	N	P	P	N	P	N	N	N	Prohibited along frontage of designated pedestrian streets within the UCX and CCX Districts (see table footnote 2). Fueling station pump islands, stacking lanes and parking areas shall be located at the side or rear of the building.
Vehicle rental and sales	N*	P	P	N	P	N	N	N	In CCX Districts, prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). *Use permitted in the South Tacoma Way Neighborhood Center NCX only, if all activities occur within buildings; outdoor storage repair, and sales are prohibited.
Vehicle service and repair	N*	P	CU	N	P	N	N	N	All activities must occur within buildings; outdoor storage and/or repair is prohibited. Subject to development standards contained in Section 13.06.080.S. Prohibited along frontage of designated core pedestrian streets (see table footnote 2). *Use permitted in the South Tacoma Way Neighborhood Center NCX only, provided all activities occur entirely within buildings; outdoor storage and/or repair is prohibited.

Uses	NCX	CCX	UCX	RCX[1]	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
Vehicle storage	N	N	N	N	P	N	N	N	Subject to development standards contained in Section 13.06.080.S. Prohibited at street level along frontage of designated pedestrian streets (see table footnote 2).
Industrial									
Industry, heavy	N	N	N	N	N	N	N	N	
Coal facility	N	N	N	N	N	N	N	N	
Chemical manufacturing, processing and wholesale distribution	N	N	N	N	N	N	N	N	
Cleaner Fuel Infrastructure	N	N	N	N	N	N	N	N	
Petroleum Fuel Facility	N	N	N	N	N	N	N	N	
Port, terminal, and industrial; water-dependent or water-related (as defined in Title 19)	N	N	N	N	N	N	N	N	
Smelting	N	N	N	N	N	N	N	N	
Industry, light	N	N	N	N	P	N	N	N	
Marijuana processor, producer, and researcher	N	N	N	N	P	N	N	N	See additional requirements contained in Section 13.06.080.J
Research and development industry	N	N	CU	N	P	N	N	N	
Vehicle service and repair, industrial	N	N	CU	N	P	N	N	N	Subject to additional development standards contained in Section 13.06.080.S. Prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2).
Utilities, Transportation and Communication Facilities									
Airport	CU	CU	CU	CU	CU	CU	CU	CU	

Uses	NCX	CCX	UCX	RCX[1]	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
Communication facility	CU	CU	P	N	P	N	N	N	Prohibited at street level along frontage of designated pedestrian streets (see table footnote 2).
Heliport	N	N	N	N	CU	CU	N	N	
Passenger terminal	P	P	P	N	P	N	N	N	
Transportation/ freight terminal	P	P	CU	N	P	P	N	N	Prohibited at street level along frontage of designated core pedestrian streets(see table footnote 2).
Utilities	CU	CU	CU	CU	CU	CU	CU	CU	Prohibited at street level along frontage of designated core pedestrian streets (see table footnote 2). Not subject to RCX residential requirement (see table footnote 1).
Wireless communication facility	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU	P/CU	Wireless communication facilities are also subject to Section 13.06.080.Q.
Accessory and Temporary Uses									
Seasonal sales	TU	TU	TU	TU	TU	TU	TU	TU	Subject to Section 13.06.080.P.
Temporary uses	TU	TU	TU	TU	TU	TU	TU	TU	See Section 13.06.080.P.
Temporary shelter	TU	TU	TU	TU	TU	TU	TU	TU	Subject to additional requirements contained in Section 13.06.080.N.
Unlisted Uses									
Uses not prohibited by City Charter and not prohibited herein	N	N	N	N	N	N	N	N	

Footnotes:

1. The floor area of any development in RCX must be at least 75 percent residential, unless otherwise noted.
2. For uses that are restricted from locating at street-level along designated pedestrian or core pedestrian streets, the following limited exception is provided. Entrances, lobbies, management offices, and similar common facilities that provide access to and service a restricted use that is located above and/or behind street-level uses shall be allowed, as long as they occupy no more than 50-percent or 75 feet, whichever is less, of the site's street-level frontage on the designated pedestrian or core pedestrian street. See Section 13.06.010.D. for the list of designated pedestrian and core pedestrian streets.
3. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit.
4. Commercial shipping containers shall not be an allowed type of accessory building in any mixed-use zoning district. Such storage containers may be allowed as a temporary use, subject to the limitations and standards in Section 13.06.080.P.
5. Additional restrictions on the location of parking in mixed-use zoning districts are contained in the parking regulations – see Section 13.06.090.C.
6. See Figure 4: Tacoma Mall Neighborhood RGC – No Residential Uses in Section 13.06.040.J.6.

13.06.060 Industrial Districts.

A. Applicability.

The following tables compose the land use regulations for all districts of Section 13.06.060. All portions of Section 13.06.060 apply to all new development of any land use variety, including additions and remodels. Explicit exceptions or modifications are noted. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply.

B. Purpose.

The specific purposes of the Industrial districts are to:

1. Implement goals and policies of the City's Comprehensive Plan.

2. Implement Growth Management Act goals, county-wide planning policies, and multi-county planning policies.

3. Create a variety of industrial settings matching scale and intensity of use to location.

4. Provide for predictability in the expectations for development projects.

C. Districts established.

M-1 Light Industrial District
M-2 Heavy Industrial District

SCP Seaport Core Primary District
SCM Seaport Core Manufacturing District
SCS Seaport Core Secondary District
ST Seaport Transition District
STT Seaport Transition - Transit Oriented Development District
SC Seaport Conservancy District

1. M-1 Light Industrial District.

This district is intended to provide areas for light manufacturing, warehousing, and a limited mix of commercial or civic uses that are complementary and not detrimental to either existing or proposed industrial uses, or neighboring commercial or residential districts. M-1 districts may be established in new areas of the City, and M-1 district is an appropriate zone to apply as a transition between the industrial operations therein and the existing activities and character of the community in which the district is located. This classification is only appropriate inside Comprehensive Plan areas designated Light Industrial.

2. M-2 Heavy Industrial District.

This district is intended to allow heavy industrial and manufacturing uses that can reasonably be accommodated without adverse impacts on the public's health, welfare, or safety. The impacts of these industrial uses include extended operating hours, heavy truck traffic, and higher levels of noise and odors. This classification is only appropriate inside Comprehensive Plan areas designated Heavy Industrial.

3. SCP Seaport Core Primary District.

The SCP district is intended to define and protect the core areas of port and port-related industrial uses within the city, as per RCW 36.70A.085(3)(a). SCP implements the Tideflats Subarea Plan of the Comprehensive Plan by allowing uses that protect the long-term function and viability of the seaport within the Regional Manufacturing/Industrial Center. The subarea is characterized by proximity to deepwater berthing that supports 24-hour regional and international shipping. Use priorities include cargo shipping terminals, seaport-related container and industrial activity, seaport-related offices, cargo and equipment storage yards, warehousing, transportation facilities, vessel fueling operations and support facilities, and rail yards. The district includes heavy truck traffic and higher levels of noise and odors than found in other city districts. Freight mobility infrastructure is critically important, with the entire subarea served by road and rail corridors designed for large, heavy trucks and rail loads. Retail and commercial uses are ancillary and primarily serve the subarea's employees. Housing is allowed only for caretakers of allowed uses.

4. SCM Seaport Core Manufacturing District.

The SCM district is intended to define and protect the core areas of port and port-related industrial uses within the city, as per RCW 36.70A.085(3)(a). SCM implements the Tideflats Subarea Plan of the Comprehensive Plan by allowing uses

that protect the long-term function and viability of the seaport within the Regional Manufacturing/Industrial Center. The subarea is characterized by proximity to deepwater berthing that supports 24-hour regional and international shipping and distribution. Use priorities in SCM include cargo shipping terminals, seaport-related container and industrial activity, seaport-related office, cargo and equipment storage yards, warehousing, transportation facilities, vessel fueling operations and support facilities, and intermodal yards. SCM is distinguished from SCP by allowing compatible basic manufacturing of raw materials and uses which rely on the deep water berthing to transport raw materials for processing or manufacture and distribution, as well as uses involved with final assembly, processing, fabrication, and packaging. The district includes heavy truck traffic and higher levels of noise and odors than found in other city districts. Freight mobility infrastructure is critically important, with the entire subarea served by road and rail corridors designed for large, heavy trucks and rail loads. Retail and commercial uses are ancillary and primarily serve the subarea's employees. Housing is allowed only for caretakers of allowed uses.

5. SCS Seaport Core Secondary District.

The SCS district is intended to define and protect the core areas of port and port-related industrial uses within the city, as per RCW 36.70A.085(3)(a). SCS implements the Tideflats Subarea Plan of the Comprehensive Plan by allowing uses that protect the long-term function and viability of the seaport within the Regional Manufacturing/Industrial Center. The subarea is characterized by proximity to deepwater berthing that supports 24-hour regional and international shipping and distribution. Use priorities in SCS include cargo shipping terminals, seaport-related container and industrial activity, seaport-related offices, cargo and equipment storage yards, warehousing, transportation facilities, and intermodal yards. SCS is distinguished from SCP by allowing compatible final manufacturing, research and development, limited cultural establishments related to and which may rely on or be related to the seaport. The district includes heavy truck traffic and higher levels of noise and odors than found in other city districts. Freight mobility infrastructure is critically important, with the entire subarea served by road and rail corridors designed for large, heavy trucks and rail loads. Retail and commercial uses are ancillary and primarily serve the subarea's employees. Housing is allowed only for caretakers of allowed uses.

6. ST Seaport Transition District.

The ST district is intended to serve as a transition zone between incompatible uses to protect the core areas of port and port-related industrial uses within the city, as per RCW 36.70A.085(6)(c). The ST district is intended to support implementation of the Tideflats Subarea Plan of the Comprehensive Plan, specifically pertaining to the transition between the core area and the neighboring areas, and to protect the long-term function and viability of the seaport within the Regional Manufacturing/ Industrial Center. The ST district provides areas for light manufacturing, warehousing, and a limited mix of commercial or civic uses that are complementary and not detrimental to either existing or proposed seaport uses or neighboring commercial or residential districts. Freight mobility infrastructure is critically important, with the entire subarea served by road and rail corridors designed for large, heavy trucks and rail loads. Housing is allowed only for caretakers of allowed uses.

7. STT Seaport Transition - Transit Oriented Development District.

The STT district is intended to serve as a transition zone between incompatible uses to protect the core areas of port and port-related industrial uses within the city, as per RCW 36.70A.085(6)(c). The STT district is intended to support implementation of the Tideflats Subarea Plan of the Comprehensive Plan, specifically pertaining to the transition between the core area and the neighboring areas, and to protect the long-term function and viability of the seaport within the Regional Manufacturing/ Industrial Center (MIC). The STT district provides areas for light manufacturing, warehousing, and a limited mix of commercial or civic uses that are complementary to either existing or proposed seaport uses, neighboring commercial, or residential districts and is distinguished from the ST district by allowing uses compatible with high-capacity transit located in the district such as multi-family housing. Freight mobility infrastructure is critically important, with the entire subarea served by road and rail corridors designed for large, heavy trucks and rail loads, but it is also understood that there will be a higher level of pedestrian and bicycle activity in the STT district.

8. SC Seaport Conservancy District.

The SC district is intended to serve as a transition zone between incompatible uses to protect the core areas of port and port-related industrial uses within the city, as per RCW 36.70A.085(6)(c). The SC district is intended to support implementation of the Tideflats Subarea Plan of the Comprehensive Plan, specifically pertaining to the transition between the core area and the neighboring areas, and to protect the long-term function and viability of the seaport within the Regional Manufacturing/ Industrial Center. Freight mobility infrastructure is critically important, with the entire subarea served by road and rail corridors designed for large, heavy trucks and rail loads. Use priorities in SC are habitat preservation intending to protect the long-term function and viability of key wetland, fish and wildlife habitat, and drainage districts.D. Pedestrian streets designated.

Street segments that are considered key areas for integrating land use and transportation and achieving the goals of the Comprehensive Plan are herein referred to as “Pedestrian Streets.” The designation entails modified design requirements to improve building orientation, definition of the public realm, and pedestrian connectivity. Pedestrian Streets are defined in Section 13.06.010.D.

E. District use restrictions.

The following use table designates all permitted, limited, and prohibited uses in the districts listed.

Use classifications not listed in this section are prohibited, unless permitted via Section 13.05.080.

1. Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict.

2. Within the South Tacoma Manufacturing and Industrial Center (M/IC), the land use and development standards of this section are modified as specified in TMC 13.06.070.B, which shall prevail in the case of any conflict.

3. Within the South Tacoma Groundwater Protection District, the land use and development standards of this section are modified as specified in TMC 13.06.070.D, which shall prevail in the case of any conflict.4. Use table abbreviations.

P	=	Permitted use in this district.
CU	=	Conditional use in this district. Requires conditional use permit consistent with the criteria and procedures of Section 13.05.010.A.
TU	=	Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.080.P.
N	=	Prohibited use in this district.

5. District use table – Industrial Districts (13.06.060).

Uses	M-1	M-2	Additional Regulations (see table Footnote 1)
Agriculture and Natural Resources			
Agricultural uses	N	N	
Mining and quarrying	P*/N	P*/N	* Surface mines, legally permitted at the time of adoption of this ordinance, are permitted, subject to standards in Section 13.06.080.O.
Urban horticulture	P	P	
Residential Uses			
Dwelling Types/Housing Types			*In M-1 houseplex, backyard buildings, rowhouses, and courtyard housing are prohibited, except for residential uses in existence on December 31, 2008, the effective date of adoption of this provision. In M-1 districts, new multi-unit residential dwellings are permitted only within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. In all districts, quarters for caretakers and watchpersons are permitted as is temporary worker housing to support uses located in these districts.
Houseplex	P/N*	N	
Backyard Building	P/N*	N	
Rowhouse	P/N*	N	
Courtyard Housing	P/N*	N	
Multiplex	P/N	N	
Dwelling, accessory (ADU)	P/N~	N	Subject to additional requirements contained in 13.06.080.A. ~Not permitted within the South Tacoma M/IC Overlay District.
Other Residential			
Accessory uses and buildings	P	P	
~~Adult family home~~	~~P/~~ ~~N*~~	~~N~~	~~In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.~~ ~~* Not permitted within the South Tacoma M/IC Overlay District~~ ~~See Section 13.06.080.N.~~
Day care, family	P/N*	N	*Not permitted within the South Tacoma M/IC Overlay District.
Emergency shelter	P/N*	N	*Not permitted within the South Tacoma M/IC Overlay District. Subject to additional requirements contained in Section 13.06.080.N.
~~Foster home~~	~~P/N*~~	~~N~~	~~In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.~~ ~~*Not permitted within the South Tacoma M/IC Overlay District.~~
Group housing	P/ N*	N	In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the South Tacoma M/IC Overlay District.

Uses	M-1	M-2	Additional Regulations (see table Footnote 1)
Live/Work	P	N	Projects incorporating live/work in new construction shall contain no more than 20 live/work units. Subject to additional requirements contained in Section 13.06.080.I.
Mobile home/ trailer court	N	N	
Residential business	P	P	Subject to additional requirements contained in Section 13.06.080.G
Retirement home	P/ N*	N	In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the South Tacoma M/IC Overlay District. See Section 13.06.080.N.
Short-term rental	N	N	
~~Staffed residential home~~	~~P/ N*~~	~~N~~	~~In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.~~ ~~*Not permitted within the South Tacoma M/IC Overlay District.~~ ~~See Section 13.06.080.N.~~
Special Needs Housing	P/N*	N	Requires state license and Operational Plan. *Not permitted within the South Tacoma M/IC Overlay District.
Medical and Health Services			
~~Continuing care retirement community~~	~~P/ N*~~	~~N~~	~~In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.~~ ~~*Not permitted within the South Tacoma M/IC Overlay District.~~ ~~See Section 13.06.080.N.~~
~~Detoxification center~~	~~CU~~	~~CU~~	-
Emergency medical care	P	P	Limited to 10,000 square feet of building floor area.
Hospital	P/CU*	P/N~	*Conditional use within the South Tacoma M/IC Overlay District. ~Not permitted within the South Tacoma M/IC Overlay District
~~Intermediate care facility~~	~~P/ N*~~	~~N~~	~~In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.~~ ~~*Not permitted within the South Tacoma M/IC Overlay District.~~ ~~See Section 13.06.080.N.~~

Uses	M-1	M-2	Additional Regulations (see table Footnote 1)
~~Residential care facility for youth~~	~~P/ N*~~	~~N~~	~~In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed use building where a minimum of 1/3 of the building is devoted to industrial or commercial use.~~ ~~*Not permitted within the South Tacoma M/IC Overlay District.~~ ~~See Section 13.06.080.N.~~
~~Residential chemical dependency treatment facility~~	~~P/ N*~~	~~N~~	~~See Section 13.06.080.N.~~ ~~*Not permitted within the South Tacoma M/IC Overlay District.~~
Community and Civic Facilities			
Assembly facility	P	P	
Cemetery/ Internment services	N	N	New facilities are not permitted. Enlargement of facilities in existence prior to the effective date of this provision (May 27, 1975) may be approved in any zoning district subject to a conditional use permit. See Section 13.05.010.A
Confidential shelter	P/N*	N	See Section 13.06.080.N. *Not permitted within the South Tacoma M/IC Overlay District.
Correctional facility	P	P	
Cultural institution	P/CU*	P/CU*	*Conditional use within the South Tacoma M/IC Overlay District unless an accessory use.
Detention facility*	CU	N	Modifications or expansions to existing facilities that increase the inmate/detainee capacity shall be processed as a major modification (see Section 13.05.130). A pre-application community meeting is required (see Section 13.05.010.A). This CU is only available in the M-1 zones in place as of January 1, 2018. The notification distance for a project within the M-1 zone will be 2,500 feet from the boundaries of that zone.
Juvenile community facility	P/N*	P/N*	See Section 13.06.080.H for resident limits and additional regulations. *Not permitted within the South Tacoma M/IC Overlay District.
Parks, recreation and open space	P	P	Subject to the requirements of Section 13.06.080.L.
Public service facilities	P	P	
Religious assembly	P	P	
School, public or private	P/ N*	P/N*	* General K through 12 education not permitted in the South Tacoma M/IC Overlay District.
Work release center	CU	CU/N*	Subject to development standards contained in Section 13.06.080.R. *Not permitted within the Port of Tacoma M/IC
Commercial Uses			
Craft Production	P	P	
Hotel/Motel	P/N*	N	*Not permitted within the South Tacoma M/IC Overlay District.

Uses	M-1	M-2	Additional Regulations (see table Footnote 1)
Office116F116F[1]	P*	P*	* Within the South Tacoma M/IC Overlay District, unless an accessory use, limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet in the M-1 district. * Limited to 7,000 square feet of floor area, per business, in the JBLM Airport Compatibility Overlay District.
Work/Live	P	N	Projects incorporating live/work in new construction shall contain no more than 20 work/live units. Subject to additional requirements contained in Section 13.06.080.I.
Eating and Drinking Establishments			
Brewpub	P	P	
Eating and drinking	P	P	
Microbrewery/ winery	P	P	
Entertainment and Recreation			
Adult retail and entertainment	P	P	Subject to development standards contained in Section 13.06.080.B.
Carnival	P/TU*	N	*Temporary use only within the South Tacoma M/IC Overlay District
Commercial recreation and entertainment	P/CU*	P/ CU*	*Within the South Tacoma M/IC Overlay District a conditional use permit is required for facilities over 10,000 square feet of floor area in the M-2 district and over 15,000 square feet in the M-1 district.
Golf Courses	P	P	
Theater	P/N*	N	*Not permitted within the South Tacoma M/IC Overlay District.
Retail	P~	P~	~ Size limitations: Limited to 7,000 square feet of floor area, per development site, in the JBLM Airport Compatibility Overlay District. Within the South Tacoma M/IC Overlay District unless an accessory use, limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet in the M-1 district. Outside of the South Tacoma M/IC Overlay District, limited to 65,000 square feet per use, unless approved with a conditional use permit.
Marijuana retailer	P~	P~	~Within the South Tacoma M/IC Overlay District, limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet in the M-1 district. See additional requirements contained in Section 13.06.080.J.
Plant Nursery	P	P	
Services			
Ambulance services	P	P	
Animal sales and service	P	P	
Building material and services	P	P	
Business support services	P	P	
Day care center	P	P	Subject to development standards contained in Section 13.06.080.E.

[1] Code Reviser's Note: Text related to Office 'allowed uses' and 'additional regulations' was inadvertently deleted when this table was reorganized per Amended Ord. 28786 (passed Nov. 16, 2021). The scrivener's error was corrected by re-inserting the text in July 2022.

Uses	M-1	M-2	Additional Regulations (see table Footnote 1)
Funeral home	P	P	
Personal services	P	P	
Repair services	P	P	
Storage Uses			
Self-storage	P	P	See specific requirements in Section 13.06.090.J.
Warehouse/ storage	P	P	Storage and treatment facilities for hazardous wastes are subject to the state locational standards adopted pursuant to the requirements of Chapter 70.105 RCW and the provisions of any groundwater protection ordinance of the City of Tacoma, as applicable.
Wholesale or distribution	P	P	
Vehicle Related Uses			
Drivethrough with any permitted use	P	P	Subject to the requirements of TMC 13.06.090.A.
Vehicle rental and sales	P	P	Subject to development standards contained in Section 13.06.080.S.
Vehicle service and repair	P	P	Subject to development standards contained in Section 13.06.080.S.
Vehicle storage	P	P	Subject to development standards contained in Section 13.06.080.S.
Industrial			
Prohibited industrial uses in all districts: • Animal slaughter • Animal and fat rendering facility • Acid manufacture • Blast furnaces • Coal facility • Chemical manufacturing, processing, and wholesale distribution • Explosives, fertilizer, and petrochemical manufacturing • Petroleum fuel facility • Smelting	N	N	
Industry, heavy	N	P	
Cleaner Fuel Infrastructure	N	P*	*Subject to special use standards in TMC 13.06.080.F.
Industry, light	P	P	
Marijuana processor, producer, and researcher	P	P	See additional requirements contained in Section 13.06.080.J
Research and development industry	P	P	
Vehicle service and repair, industrial	P	P	Subject to development standards contained in Section 13.06.080.S.
Airport	N	N	
Communication facility	P	P	
Heliport	CU	CU	
Passenger terminal	P	P	
Transportation/ freight terminal	P	P	

Uses	M-1	M-2	Additional Regulations (see table Footnote 1)
Utilities	P	P	
Wireless communication facility	P*	P*/	*Wireless communication facilities are also subject to Section 13.06.080.Q.
	CU**	CU**	**Wireless communication facilities are also subject to Section 13.06.080.Q.
Accessory and Temporary Uses			
Seasonal sales	TU	TU	Subject to development standards contained in Section 13.06.080.P.
Temporary uses	P	P	Subject to development standards contained in Section 13.06.080.P.
Temporary shelter	TU	TU	Subject to additional requirements contained in Section 13.06.080.N.
Unlisted Uses			
Uses not prohibited by City Charter and not prohibited herein	N	N	

6. District use table – Seaport manufacturing and industrial districts

Uses	SCP	SCM	SCS	ST	STT	SC	Additional Regulations (see table Footnote 1)
Agriculture and Natural Resources							
Agricultural uses	N	N	N	N	N	N	
Mining and quarrying	N	N	N	P*/N	N	N	* Surface mines, legally permitted at the time of adoption of this ordinance, are permitted, subject to standards in Section 13.06.080.O.
Urban horticulture	N	P	P	P	N	N	For wholesale production and distribution. May include a retail component subject to limitations on retail uses in this chapter.
Residential Uses							
Prohibited Residential Uses in all districts • Houseplex • Dwelling, accessory (ADU) • Courtyard Housing • Backyard House • Mobile Home/Trailer Court • Rowhouse	N	N	N	N	N	N	
Housing Types							
Multiplex	N	N	N	N	P	N	Residential uses prohibited on the ground floor.
Other Residential Uses							
Accessory uses and buildings	N	N	N	N	P	N	
Quarters for caretakers and watchpersons	P	P	P	P	P	N	
Temporary Worker Housing	P	P	P	P	P	N	

Uses		SCP	SCM	SCS	ST	STT	SC	Additional Regulations (see table Footnote 1)
	~~Adult family home~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
	Day care, family	N	N	N	N	CU	N	
	Emergency Shelter	N	N	N	N	CU	N	TMC 13.06.080.N
	~~Foster home~~	~~N~~	~~N~~	~~N~~	~~N~~	~~CU~~	~~N~~	
	Group housing	N	N	N	N	CU	N	
	Residential Business	N	N	N	N	P	N	Subject to additional requirements contained in Section 13.06.080.G
	Live/Work	N	N	N	N	N	N	Projects incorporating live/work in new construction shall contain no more than 20 live/work units. Subject to additional requirements contained in Section 13.06.080.I.
	Short-term rental	N	N	N	N	N	N	
	~~Staffed residential home~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	
	Special needs housing	N	N	N	N	CU	N	Requires state license and Operational Plan.
	Retirement home	N	N	N	N	P	N	See Section 13.06.080.N. Residential uses prohibited on the ground floor.
Medical and Health Services								
Prohibited medical and health services, in all districts ~~• Continuing care retirement community~~ ~~• Detoxification center~~ • Hospital ~~• Intermediate care facility~~ ~~• Residential care facility for youth~~ • ~~Residential chemical dependency treatment facility~~		N	N	N	N	N	N	
Emergency medical care ~~facilities~~		P	P	P	P	P	N	Limited to 10,000 square feet of building footprint in the SCP, SCM, and SCS districts and 15,000 square feet of building footprint in the ST and STT districts.
Community and Civic Facilities								

Uses	SCP	SCM	SCS	ST	STT	SC	Additional Regulations (see table Footnote 1)
Prohibited community and civic facilities in all districts: • Cemetery/internment services • Confidential shelter • Correctional facility • Detention facility • Juvenile community facility • Work release center	N	N	N	N	N	N	
Assembly facility	N	N	P*	P	P	N	* Seaport related only
Cultural and historical establishments	N	P*	P	P	P	N	* In the Seaport Core Manufacturing District ancillary to a primary use only. In all districts, the use must be seaport related only
Detention facility	N	N	N	N	N	N	
Parks, recreation and open space	P	P	P	P	P	P	Subject to the requirements of Section 13.06.080.L. High intensity park and recreation facilities prohibited.
Public art installations	P	P	P	P	P	P	
Public service facilities	P*	P*	P	P	P	N	* Seaport related only
Religious assembly	N	N	N	P*	P*	N	* Limited to 15,000 square feet of floor area in the ST and STT districts.
School, public or private	N	N	N	N	N	N	General K-12 only.
Workforce training and hiring services	P	P	P	P	P	N	To support seaport and related trades.
Commercial Uses							
Commercial uses prohibited in all districts: • Adult retail and entertainment • Carnival • Golf course • Mini storage • Self storage	N	N	N	N	N	N	
Bakery - wholesaler	N	P	P	P	P*	N	* Required to utilize best available control technologies to reduce odors and emissions such that no odors can be readily detected beyond the boundaries of the property.
Craft Production	N	N	N	P	P	N	Subject to standards in TMC 13.06.080.D
Hotel/Motel	N	N	N	N	P	N	
Office	P	P	P	P	P	N	Limited to 10,000 square feet building footprint in the SCP, SCM, and SCS districts and 15,000 square feet of building footprint in the ST and STT districts.

Uses		SCP	SCM	SCS	ST	STT	SC	Additional Regulations (see table Footnote 1)
Work/Live		N	N	N	N	P	N	Projects incorporating live/work in new construction shall contain no more than 20 work/live units. Subject to additional requirements contained in Section 13.06.080.I.
Eating and Drinking Establishments								
	Brewpub	N	N	P*	P*	P*	N	* Limited to 10,000 square feet of floor area in the SCS district and 15,000 square feet of floor area in the ST and STT districts.
	Eating and drinking	P*	P*	P*	P*	P*	N	* Limited to 10,000 square feet of floor area in the SCP, SCM, and SCS districts and 15,000 square feet of floor area in the ST and STT districts.
	Microbrewery/ winery	N	P*	P*	P	P*	N	* Retail component limited to 10,000 square feet of floor area in the SCM and SCS districts and 15,000 square feet of floor area in the ST and STT districts. No size limit on the production and wholesaling component.
Entertainment and Recreation								
	Commercial recreation and entertainment	N	N	P/CU	P/CU	P/CU	N	A conditional use permit is required for facilities over 10,000 square feet of building footprint in the SCS district and over 15,000 square feet in the ST and STT districts. Only indoor facilities are permitted in the SCS and ST Districts.
	Theater	N	N	N	N	P	N	
Retail		N	P*	P*	P	P	N	In SCM, SCS and ST districts: must be seaport related. *Ancillary to a primary use only. Size limitations in all districts: 10,000 square feet of floor area per development site in SCP, SCM, SCS, and ST Districts, and 15,000 square feet in the STT.
	Marijuana retailer	N	N	N	P	P	N	Size limitations: Limited to 10,000 square feet of floor area per development site in the ST district and 15,000 square feet in the STT.
	Plant Nursery	N	N	N	P	P	N	Retail components limited to 15,000 square feet of lot area.
Services								
	Ambulance services	P	P	P	P	P	N	
	Animal sales and service	N	N	N	P	P	N	
	Building material and services	P	P	P	P	P	N	
	Business support services	P	P	P	P	P	N	
	Day care center	N	N	P*	P*	P	N	*Ancillary to a permitted primary use. Limited to 10,000 square feet of floor area per development site in the SCS and ST district and 15,000 square feet in the STT. Subject to development standards contained in Section 13.06.080.E.

Uses		SCP	SCM	SCS	ST	STT	SC	Additional Regulations (see table Footnote 1)
	Funeral home	N	N	N	P	P	N	Limited to 10,000 square feet of floor area per development site in the ST district and 15,000 square feet in the STT.
	Personal services	N	N	N	P	P	N	Limited to 10,000 square feet of floor area per development site in the ST district and 15,000 square feet in the STT.
	Repair services	N	N	N	P	P	N	
Storage Uses								
	Storage of bulk or raw materials	P	P	P*	P*	N	N	Storage and treatment facilities for hazardous wastes are subject to the state locational standards adopted pursuant to the requirements of Chapter 70.105 RCW and the provisions of any groundwater protection ordinance of the City of Tacoma, as applicable. * Required to be fully enclosed and to utilize best available control technologies to reduce odors and emissions such that no odors can be readily detected beyond the boundaries of the property.
	Warehouse/Storage	P	P	P	P	N	N	
	Wholesale goods, equipment and materials	N	P	P	P	P	N	Heavy equipment and construction supply only
Industrial								
Pre-existing Industrial Uses		P	P	P	P	P	P	Except where otherwise specified below, industrial uses legally established prior to the adoption of this ordinance whose use classification is prohibited, shall be considered permitted uses but subject to the standards and limitations in TMC 13.06.010 L.
Industrial uses prohibited in all districts: • Acid manufacture • Airport • Animal and fat rendering facility • Animal slaughter and husbandry • Auto wrecking yard • Cannabis processing, production, research • Coal facility • Explosives, fertilizer, and petrochemical manufacturing • Petroleum fuel facility* • Pulp and paper mill • Smelting • Tire related manufacturing and processing • Wood treatment		N	N	N	N	N	N	* Petroleum fuel facilities legally permitted at the time of adoption of this ordinance are permitted, subject to special use standards in Section 13.06.080.F.

Uses		SCP	SCM	SCS	ST	STT	SC	Additional Regulations (see table Footnote 1)
	Boat and ship building, storage and maintenance	P	P	P	P	N	N	
	Cargo and container marshalling and storage (includes imported autos)	P	P	P	P	N	N	
	Cement and asphalt batching	N	P	N	N	N	N	No new stormwater or wastewater discharge to water bodies permitted.
	Chemical manufacturing, processing and wholesale distribution	N	CU	N	N	N	N	* A conditional use permit is required for the manufacture, processing, and wholesaling of hazardous materials, subject to conditional use criteria in Section 13.05.010.A.23. ~ Explosives, fertilizer, and petrochemical manufacturing prohibited in all districts. No new stormwater or wastewater discharge to water bodies permitted.
	Cleaner Fuel Infrastructure	CU	CU	N	N	N	N	Subject to special use standards in TMC 13.06.080.F. No new stormwater or wastewater discharge to water bodies permitted.
	Commercial Bakery	N	P	P	P	P	N	
	Distillery	N	P	P	P*	P*	N	* May include retail component per standards of this chapter.
	Food processing	P~	P	P*	P*	N	N	~ Limited to seafood processing only * Required to utilize best available control technologies to reduce odors and emissions such that no odors can be readily detected beyond the boundaries of the property.
	Laundry and drycleaning plant	N	P	P	N	N	N	No new stormwater or wastewater discharge to water bodies permitted.
	Log yard/lumber mill/sawmill	P	P	P*	N	N	N	Wood treatment facilities and activities are prohibited. No new stormwater or wastewater discharge to water bodies permitted. * Required to be fully enclosed and to utilize best available control technologies to reduce odors and emissions such that no odors can be readily detected beyond the boundaries of the property.
	Manufacturing – basic processing from raw materials	N	P	P*	N	N	N	* Required to be fully enclosed and to utilize best available control technologies to reduce odors and emissions such that no odors can be readily detected beyond the boundaries of the property.
	Manufacturing – final assembly, processing, fabrication, and packaging	P~	P	P	P	P*	N	~ Must be Seaport related. * Required to be fully enclosed and to utilize best available control technologies to reduce odors and emissions such that no odors can be readily detected beyond the boundaries of the property.

Uses		SCP	SCM	SCS	ST	STT	SC	Additional Regulations (see table Footnote 1)
	Marina	N	N	P	P	N	N	
	Research and development industry	P*	P	P	P	P	N	In all districts: Seaport related only * Ancillary use only
	Recycling facilities – industrial waste, food, metal	CU	P*	CU*	N	N	N	* Required to be fully enclosed and to utilize best available control technologies to reduce odors and emissions such that no odors can be readily detected beyond the boundaries of the property.
Utilities, Transportation and Communication Facilities								
Communication facility		P	P	P	P	P	P	* Wireless communication facilities are also subject to Section 13.06.080.Q.
Heliport		CU	CU	N	N	N	N	
Passenger terminal		P	P	P	P	P	N	
Rail yards and services		P	P	P	P	P	N	
Seaport terminal		P	P	P	N	N	N	
Transportation/Freight Terminal		P	P	P	P	P	N	
Utilities		P	P	P	P	P	P	
Vehicle Related Uses								
Commercial parking lot		P	P	P	P	P*	N	* New stand alone commercial surface parking lots are prohibited.
Drive-through with any permitted use		P	P	P	P	N	N	Subject to the requirements of TMC 13.06.090.A.
Heavy vehicle and driver services		P	P	P	P	P	N	
Truck and chassis parking		P	P	P	P	N	N	Must be related to seaport operations.
Vehicle fueling		P*	P*	P	P	P	N	* Ancillary use only
Vehicle rental and sales		N	N	P	P	P	N	Subject to development standards contained in Section 13.06.080.S.
Vehicle service and repair		P	P	P	P	P	N	Subject to development standards contained in Section 13.06.080.S.
Vehicle service and repair, industrial		N	N	P	P*	N	N	* Required to be fully enclosed and to utilize best available control technologies to reduce odors and emissions such that no odors can be readily detected beyond the boundaries of the property.
Vehicle storage		N	N	N	P*	P*	N	* Water-related only Does not apply to vehicle import facilities. Subject to development standards contained in Section 13.06.080.S.
Accessory and Temporary Uses								
Seasonal sales		N	N	N	N	P	N	Subject to development standards contained in Section 13.06.080.P.
Temporary uses		N	N	N	CU	CU	N	Subject to development standards contained in Section 13.06.080.P.
Temporary shelter		N	N	N	N	CU	N	Subject to additional requirements contained in Section 13.06.080.N.

Uses	SCP	SCM	SCS	ST	STT	SC	Additional Regulations (see table Footnote 1)
Other Uses							
Tribal Treaty protected uses	P	P	P	P	P	P	
Habitat mitigation and restoration	P	P	P	P	P	P	
Coastal resilience/floodplain management projects	P	P	P	P	P	P	
Educational/informational signage	P	P	P	P	P	P	
Unlisted Uses							
Uses not prohibited by City Charter and not prohibited herein	N*	N*	N*	N*	N*	N*	* Unlisted uses are prohibited unless expressly permitted by Title 19 of the Tacoma Municipal Code – Shoreline Master Program or subject to Director's interpretation in TMC 13.05.080.
Footnotes:							
1. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.06.640.F for additional details, limitations and requirements. 2. Seaport related means the use is related to or supports the following types of activities: Tribal customs or treaty protected uses and activities; priority economic sectors including container port activities, maritime, trade, clean fuels, advanced manufacturing, green building and trades, and industrial symbiosis; clean tech and water; or activities related to the environmental characteristics of the Tideflats area. 3. Ancillary use is subordinate to and supporting an allowed principal use.							

TMC 13.06.080 Special Use Standards

N. ~~Special needs housing.~~ Emergency and Temporary Shelters~~-~~

1. General Purpose. The purpose of this chapter is to ensure that shelter may be adequately provided on a temporary or ongoing basis for individuals or groups who are unhoused, to provide a predictable and efficient permitting process that does not impede community response to extreme weather events or other crises, and to provide reasonable standards for health, safety and general welfare for those seeking shelter as well as the surrounding community.

2. Emergency Shelters.

~~It is found and declared that special needs housing facilities are essential public facilities which provide a needed community service. It is also recognized that these types of facilities often need to be located in residential neighborhoods. Thus, in order to protect the established character of existing residential neighborhoods, the public interest dictates that these facilities be subject to certain restrictions. The intent of these regulations is to minimize concentrations of certain types of facilities, mitigate incompatibilities between dissimilar uses, preserve the intended character and intensity of the City's residential neighborhoods, and to promote the public health, safety, and general welfare.~~

~~3. Use Standards.~~

~~a. The following use table designates all permitted, limited, and prohibited uses in the districts listed.~~

~~**Special Needs Housing - Use Table**~~

~~(P = Permitted Outright, CU = Conditional Use Permit Required, N = Not Permitted)~~

~~* Note: See Subsection 4, below, for additional siting restrictions~~

~~** Note: The residency limitations indicated in this use table apply to the number of residents housed at a facility, exclusive of any support or care staff. Where specific residency limitations are provided in the definition of the use, the size information herein is provided for reference only.~~

	~~UR-1 and UR-2 and NRX~~	~~UR-3, R-4, R5, PRD, URX, RCX, NCX, T, C-1, HM, HMX, PDB~~	~~UCX, CCX, CIX, C-2, M-1, DCC, DMU, DR, WR~~	~~M-2, PMI~~
~~Emergency Shelter~~	~~N~~	~~CU~~	~~P~~	~~N~~
~~Staffed Residential Home~~	~~P~~	~~P~~	~~P~~	~~N~~
~~Extended Care Facility, Intermediate Care Facility, Continuing Care Retirement Community, Retirement Home, Residential Care Facility for Youth~~	~~P~~	~~P~~	~~P~~	~~N~~
~~Residential Chemical Dependency Treatment Facility, Extended Care Facility, Intermediate Care Facility, Continuing Care Retirement Community, Retirement Home, Residential Care Facility for Youth~~	~~CU~~	~~P~~	~~P~~	~~N~~

~~b. Within the JBLM Airport Compatibility Overlay District, maximum occupancy shall be limited to six residents.~~

~~5. Should the state adopt siting requirements in excess of those required by this section, this section shall be considered amended to be in compliance with state law.~~

b. Siting and dispersion

(1) Applicability.

- Facilities lawfully in existence on the adoption date of this section, are exempt from the dispersion requirement. Such facility shall be permitted to expand from the

site it lawfully occupied at the time of the passage of this section only onto contiguous property owned by or under lease to the use at the time of the adoption of this section.

- This requirement shall apply only to development in the UR-1, UR-2, UR-3 , URX, RCX, and NCX districts. ~~PRD, UR-3, R-4, R-5, URX and RCX districts~~.

(2) The lot line of any emergency ~~and transitional~~ shelter shall be located 600 feet or more from the lot line of any other emergency shelter ~~and transitional housing~~. Where existing proximity to a limited access highway or freeway affords comparable protection, the 600 foot distance requirement may be waived.

(3) The City shall determine whether a proposed facility meets the dispersion requirement criteria from maps which shall note the location of emergency and transitional housing. Such maps shall be generated and maintained by the City as a reference document. Any person who disputes the accuracy of the maps may furnish the staff with the information and, if determined by the staff to be accurate, this information shall be used in processing the application.

c. Site inspection. Prior to ~~to submitting an application for a conditional use permit to the City,~~ permit issuance the applicant shall allow for an inspection by the appropriate Building Inspector and Fire Marshall to determine if the facility meets Building and Fire Code standards for the proposed use. The purpose of this inspection is not to ensure that a facility meets the applicable Code requirements or to force an applicant to bring a proposed facility up to applicable standards prior to application for a conditional use permit, but instead, is intended to ensure that the applicant, the City, and the public are aware~~, prior to making application,~~ of the building modifications, if any, that would be necessary to establish the use.

d. Operational plan. The provider shall submit an operational plan to the City that demonstrates the following:

(1) Provision for sufficient staffing, training, and program design to meet the program's mission and goals.

(2) Provision of a maintenance plan which will provide for the exterior of the building and site to be maintained at a level that will not detract from the character of the surrounding area, including adequate provision for litter control, pet waste disposal, and solid waste disposal.

(3) Demonstration of knowledge of the City's Public Nuisance Code, TMC 8.30, and plans to educate the facility staff in the provisions of the nuisance code.

(4) Participation in the City's Multi-Family Crime-Free Housing program by both the property owner and by on-site staff.

(5) Provision of a point of contact for the facility to both the Neighborhood Council and the City.

(6) Written procedures for addressing grievances from the neighborhood, City, and facility residents.

2. ~~Purpose.~~ Temporary Shelters.

~~a. Purpose.~~

~~In recognition of the need for temporary housing for homeless persons, it is the purpose of this section to allow sponsoring religious, non-profit, and governmental organizations to use property owned or controlled by them for temporary homeless shelters, while preventing harmful effects associated with such uses, including the use of open flames, the possibility of impediments to emergency services, the possibility of environmental degradation, the use of improper sanitary facilities, and the possibility of any other factors that would be considered a nuisance under applicable laws.~~

b. Applicability.

This section applies to the establishment of temporary shelters in districts where emergency shelters are not an outright-permitted use per the table in TMC 13.06.080.N. Where emergency shelters are a permitted use, the following section shall be reviewed to ensure health and safety for the residents of the site, but the procedural requirements shall not apply.

c. Application submittal requirements.

In order to allow sponsoring religious, non-profit, and governmental organizations to establish a temporary shelter on qualifying property, a permit must be obtained from Planning and Development Services in accordance with TMC 13.05, Land Use Permits and Procedures, and the following:

(1) The Director of Planning and Development Services is authorized to issue permits for temporary shelters only upon demonstration that all public health and safety considerations have been adequately addressed, and may administratively adjust standards upon providing findings and conclusions that justify the requirements. A permit allowing a temporary shelter site may be terminated if the City determines the site is unfit for human habitation based on safety, sanitary conditions or health related concerns or activities have become disorderly or disorganized so as to impact the safety, health, and welfare of the neighborhood adjacent to the site.

(2) An application for a temporary shelter shall include the following:

(a) The dates of the start and termination of the temporary shelter;

(b) The maximum number of residents proposed;

(c) The location, including parcel number(s) and address(es);

(d) The names of the managing agency, proposed self-management plan (the self-management plan would require consultation with the sponsor and oversight by City staff and meetings with neighboring property owners, businesses, Safe Streets organizations, Neighborhood Councils, and/or similar organizations), or manager and sponsor;

(e) A site plan showing the following shall be prepared and reviewed by staff, which will make recommendations for best practices, including Crime Prevention through Environmental Design ("CPTED") principles:

i. Property lines;

ii. Property dimensions;

iii. Location and type of fencing/screening (must be a minimum of ten feet from property lines);

iv. Location of all support structures (administrative, security, kitchen, and dining areas) or planned space to be used inside an on-site structure;

v. Method of providing and location of potable water;

vi. Method of providing and location of waste receptacles;

vii. Location of required sanitary stations (latrines, showers, hygiene, hand washing stations);

viii. Location of vehicular access and parking;

ix. Location of dwellings for each person (must meet Tacoma-Pierce County Health Department requirements);

x. Entry/exit control points;

xi. Internal pathways, and access routes for emergency services.

(f) A statement from the sponsoring religious, non-profit, or governmental organization regarding its commitment to maintain liability insurance in types and amounts sufficient to cover the liability exposures inherent in the permitted activity during the existence of any sponsored temporary shelter;

(g) a signed trespass order filed with the Tacoma Police Department;

(h) a mandatory preapplication meeting to be attended by city representatives, such as agents from Planning and Development Services and Neighborhood and Community Services, as deemed appropriate;

(i) transition plan for assisting residents in moving to another location.

d. Siting and dispersion

(1) Temporary shelters are prohibited in Shoreline Districts, critical areas, and their buffers.

(2) The lot line of any new temporary shelter shall be located ~~1~~ ½ mile or more from the lot line of any other emergency or temporary shelter. Where existing proximity to a limited access highway or freeway affords comparable protection, the ~~1~~ ½ mile distance requirement may be waived. ~~In no event shall there be located in any one Police Sector shelter sites serving more than a cumulative total of 150 residents at any given time, and a minimum of one mile must separate each temporary shelter site, except where the Director determines adjusting proximity will not result in over-concentration or an adverse impact to the surrounding community. Prior to approving shelter sites, the total capacity of temporary shelter sites in a given sector will be evaluated. As part of the process for approving additional locations within a sector, the City shall determine whether there are adequate services to support additional locations in a sector.~~

(3) A temporary shelter may only return to the same site after six-months has lapsed since the end date of the previous temporary shelter.

(4) The maximum duration of a temporary shelter shall be 185 consecutive days, except as provided below:

(a) The Director may extend the permit once for up to 40 days if unforeseen problems arise regarding shelter relocation. An extension must be requested before the last 30 days of the temporary permit and will not be granted if any violation of the temporary shelter permit has occurred. Notice of such an extension shall be provided to the same notification list required for the original permit application, as well as any other individuals who commented on the original request.

(b) The Director may extend the permit once when inclement weather, natural disaster, or other emergency necessitates the continued use of the shelter location. The Director may extend the permit until the event necessitating the extension has ended but no longer than 90 days. An extension must be requested prior to the event or when reasonable given the circumstances of the event. Notice of such an extension shall be provided to the same notification list required for the original permit application, as well as any other individuals who commented on the original request.

(c) The Director may extend the temporary permit for a longer period, up to 180 days, if the shelter has demonstrated continuing need and demonstrated compliance with this chapter. An extension must be requested before the last 60 days of the existing temporary permit. As indicated in Section 13.05.070.H, the maximum duration for this type of temporary permit is ~~one~~ five years, however, successive permits for one shelter facility can also be approved under this section. If an extension is approved, the decision shall address any appropriate modifications to conditions of approval. This type of long-term extension, or successive long-term permits, shall be processed in the same manner required for the original Temporary Shelters Permit (as outlined in Section 13.05), including the same level of community notification, community meeting, and comment period. The Director's decision regarding this type of extension shall require periodic monitoring not less than every 45 days. An extension shall not be granted if any violation of the existing temporary shelter permit has occurred. In considering whether to grant this type of long-term extension, the Director shall consider factors such as:

i. The number of code compliance cases.

ii. The number of calls placed to police due to disruptions on-site by residents.
iii. The number of community engagements, which may include meetings or volunteer opportunities.
iv. A report documenting the status of resident jobs, skills, or behavioral trainings.
v. A report documenting efforts, up to and including, transitioning of residents into other temporary, long-term, or more stable housing.

e. Safety and health requirements.

A temporary shelter shall be established in accordance with the following standards:

(1) No more than 100 residents shall be allowed per shelter location. The City may further limit the number of residents as site conditions dictate.

(2) A minimum of 150 square feet of site area per resident shall be required for any given shelter, provided that the site meets all safety, health, logistical, operational, and site plan requirements for temporary shelters, as set forth in this section. Such minimum site area may be proportionally reduced if adjacent existing buildings are used for sleeping or support facilities such as kitchen, dining hall, showers, and latrines.

~~(3) The maximum duration of a temporary shelter shall be 185 consecutive days, except as provided below:~~

~~(a) The Director may extend the permit once for up to 40 days if unforeseen problems arise regarding shelter relocation. An extension must be requested before the last 30 days of the temporary permit and will not be granted if any violation of the temporary shelter permit has occurred. Notice of such an extension shall be provided to the same notification list required for the original permit application, as well as any other individuals who commented on the original request.~~

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~~(c) The Director may extend the temporary permit for a longer period, up to 180 days, if the shelter has demonstrated continuing need and demonstrated compliance with this chapter. An extension must be requested before the last 60 days of the existing temporary permit. As indicated in Section 13.05.070.H, the maximum duration for this type of temporary permit is one year, however, successive permits for one shelter facility can also be approved under this section. If an extension is approved, the decision shall address any appropriate modifications to conditions of approval. This type of long-term extension, or successive long-term permits, shall be processed in the same manner required for the original Temporary Shelters Permit (as outlined in Section 13.05), including the same level of community notification, community meeting, and comment period. The Director's decision regarding this type of extension shall require periodic monitoring not less than every 45 days. An extension shall not be granted if any violation of the existing temporary shelter permit has occurred. In considering whether to grant this type of long-term extension, the Director shall consider factors such as:~~

~~i. The number of code compliance cases.~~
~~ii. The number of calls placed to police due to disruptions on-site by residents.~~
~~iii. The number of community engagements, which may include meetings or volunteer opportunities.~~

~~iv. A report documenting the status of resident jobs, skills, or behavioral trainings.~~

~~v. A report documenting efforts, up to and including, transitioning of residents into other temporary, long-term, or more stable housing.~~

~~(4) A temporary shelter may only return to the same site after six months has lapsed since the end date of the previous temporary shelter.~~

~~(5) In no event shall there be located in any one Police Sector shelter sites serving more than a cumulative total of 150 residents at any given time, and a minimum of one mile must separate each temporary shelter site, except where the Director determines adjusting proximity will not result in over-concentration or an adverse impact to the surrounding community. Prior to approving shelter sites, the total capacity of temporary shelter sites in a given sector will be evaluated. As part of the process for approving additional locations within a sector, the City shall determine whether there are adequate services to support additional locations in a sector.~~

(~~6~~5) Outdoor shelters shall be enclosed on all sides with a minimum six-foot tall, sight-obscuring fence. No fence will be required if the site is out of view of adjacent properties.

(~~7~~6) Permanent structures are prohibited from being constructed within the temporary shelter site. Existing permanent structures may be used for sheltering or service provision.

~~(8) Temporary shelters are prohibited in Shoreline Districts, critical areas, and their buffers.~~

(~~9~~7) The sponsoring religious, non-profit, or governmental organization shall work with Neighborhood and Community Services and other agencies to find more permanent housing solutions for the inhabitants of the shelter during its operation.

(~~10~~8) One security/office/operations structure shall be provided for the site manager. The manager must be on site at all times. Persons who are acting as the on-site manager must be awake while on shift to monitor the security of the shelter and be ready and able to alert police and/or other emergency responders if the need arises.

(~~11~~9) The minimum age for unaccompanied shelter residents is 18 years of age. Individuals under the age of 18 will only be allowed if accompanied by a guardian.

(~~12~~10) Each resident shall be pre-screened for warrants and a background check shall be completed by the sponsor religious, non-profit, or governmental organization. No sex offenders will be permitted as shelter residents.

~~(13) The temporary shelter must be located within one-half mile of a transit stop that is in service seven days per week.~~

(~~14~~11) The following facilities and provisions must be made available on-site and approved for adequacy and location by the Tacoma-Pierce County Health Department prior to occupancy:

(a) Potable water as approved or provided by local utilities. Estimated usage is four to five gallons per day, per resident.

(b) Provide sanitary toilets as provided in the following table:

Number of residents	1-20	21-40	41-60	61-80	81-100
Number of toilets required	1	2	3	4	5

(c) Provide hand washing stations with warm water, soap, paper towels and covered garbage cans and recycling containers at the following locations:

i. Hand washing stations next to toilets provided in the following manner:

Number of residents	1-15	16-30	31-45	46-60	61-75	76-90	91-100
Number of stations required	1	2	3	4	5	6	7

(d) Showering facilities are required as provided in the following table:

Number of residents	1-33	34-66	67-100
Number of showers required	1	2	3

(e) At least one food preparation area with refrigeration, sinks, and cooking equipment. If food is prepared on-site, adequate dishwashing facilities must be available.

(f) Food preparation, storage, and serving. No children under the age of ten shall be allowed in food preparation or storage areas.

(g) An adequate water source must be made available to the site.

(h) Indoor sleeping facilities must meet the following standards:

(i) Must comply with all life safety and building code requirements.

(j) Outdoor sleeping facilities must meet the following standards:

i. Appropriate spacing is required between all temporary, semi-permanent, and permanent sleeping structures of all types, materials, and sizes. Appropriate spacing will be specified during application intake and review.

(k) Waste water disposal, which drains to sanitary sewer.

(l) Solid waste: Garbage and recycling removal by local utilities. Adequate scheduled dumping to prevent overflow. Infectious waste/sharps disposal shall be made available.

(m) Premises must be maintained to control insects, rodents, and other pests.

(~~15~~12) Premises must be maintained as approved by the Tacoma Fire Department ("TFD"), including:

(a) Approval letter from the TFD, should the shelter site contain structures in excess of 200 square feet or canopies in excess of 400 square feet.

(b) Provide fire extinguishers in quantity and locations as specified by TFD.

(c) Adequate access for fire and emergency services, with a minimum of two access points, shall be maintained.

(d) No smoking or open flames shall be allowed in sleeping or food prep structures. Smoking within the shelter site will be within designated smoking areas only.

(e) Electrical inspections, in coordination with a Planning and Development Services electrical inspector, shall occur to ensure safe installation of power, if provided, including to support facilities (administration, security, kitchen, dining, shower, hygiene, and latrine facilities) and any sleeping structures.

(f) Security Plan. The security plan shall:

i. List the contact name and phone number of the on-site manager;

ii. Contain an evacuation plan for the temporary shelter;

iii. Contain a controlled access plan for residents; and

iv. Contain a fire suppression and emergency access plan.

~~(16) Parking standards.~~

~~(a) Parking spaces, layouts, and configuration shall be designed in accordance with TMC 13.06.090.C.~~

~~(b) A minimum of two off-street parking spaces per 25 residents are required for all temporary shelters.~~

~~(c) Any required parking for the principal/existing use on-site shall not be displaced as a result of the temporary shelter.~~

(~~17~~13) Refuse and recycling containers shall be provided on-site, with service provided by Solid Waste Management and paid for by the applicant.

2026 AMENDMENT
TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Minor Code Amendments – Issues and Proposed Amendments

January 21, 2026

No.	Title of Issue and Code Section	Description of Issue	Proposed Amendments
Definitions and Terms			
1.	**Alteration Definition** TMC 13.01.060.A	Over time the alteration definition was modified. It is recommended that the definition be restored back to the definition from Ord. 27995 Ex. D; (6/14/2011) or Ord. 28009 Ex. A (passed Aug. 9, 2011)	**13.01.060 Zoning Definitions** 13.01.060.A "Alteration." A physical change to a structure or a site. Alterations do not include normal maintenance and repair. Alteration includes ~~or any of~~ the following: 1. Changes to the façade of a building; 2. Changes to the interior of a building; 3. Increases or decreases in floor area of a building; 4. Changes to other structures, including parking garages, on the site or the development of new structures; 5. Changes to landscaping, off-street parking spaces, and other improvements to a site; and/or ~~6. Demolition~~
2.	**Blank Wall definition** TMC 13.01.060.B	Recommend adding a generalized definition of "Blank wall" to the Definitions section and establishing consistent organization across zoning district types. See also item #11 for related amendments.	**13.01.060 Zoning Definitions** 13.01.060.B "Blank wall." A continuous, uninterrupted area of wall without a window, door (including garage), or other opening.
3.	**Primary Entrance definition** TMC 13.01.060.P	Recommend adding a generalized definition of "Primary entrance" to the Definitions section and adding language clarifying specific site and development conditions. See also item #12 for related amendments.	**13.01.060 Zoning Definitions** 13.01.060.P "Primary entrance." An entrance that provides direct pedestrian access to residential units, non-residential use(s), or a shared entrance of multiple users/uses and is oriented to and directly accessible from a street. This can include entrances into an interior

No.	Title of Issue and Code Section	Description of Issue	Proposed Amendments
			space as well as exterior spaces such as courtyards, plazas, patios, or other similar spaces that may be covered, uncovered, unenclosed, or partially enclosed.
4.	**Rowhouse Definition** TMC 13.01.060.R	The "Rowhouse" definition and description state that a rowhouse is always attached to two to five other Rowhouse buildings. To clarify the definition, staff recommends changing "Rowhouse buildings" to "Rowhouses." Also, private yards are not required for roadhouses, so this statement is removed. See also item #10 related amendment.	**13.01.060 Zoning Definitions** 13.01.060.R "Rowhouse." A Housing Type consisting of a building with access to the street from its front door ~~and a private yard~~. Each Rowhouse may contain more than one unit accessed from the same sidewalk and front door. A Rowhouse is always attached to two to five other Rowhouses ~~buildings~~, which together create a "Rowhouse Cluster" of three to six Rowhouses. These are sometimes, but not always, located on individual lots.
5.	**Transportation/Freight Terminal definition** TMC 13.01.060.T	Clarify the difference between "Transportation/Freight Terminals" and "Passenger Terminal" definitions. As of now, a passenger terminal (like a bus station, train station, ferry terminal) could fit in both/either. Recommend amendment to distinguish Transportation/Freight Terminals (generally an industrial use, where goods are transferred between modes) from Passenger Terminals (generally a public facility, where people are transferred between modes) by striking the "transfer of people" from the "Transportation/Freight Terminal" definition.	**13.01.060 Zoning Definitions** 13.01.060.T "Transportation/freight terminals." A place where transfer of goods ~~and/or people~~ takes place between modes of transportation. This classification includes marine terminals, freight terminals and transfer yards, container marshalling yards, intermodal rail yards, general rail yards, train and bus stations, and ferry terminals.

No.	Title of Issue and Code Section	Description of Issue	Proposed Amendments
6.	**Fueling Stations and Gas Stations terms inconsistency** TMC 13.06.030.F, TMC 13.06.040.C	The code uses the terms “fueling stations” and “gas stations” interchangeably. Fueling stations is the defined term. Recommend changing references to “gas stations” to “fueling stations” for consistency.	**13.06.030 Commercial Districts** F. District development standards. 8. Maximum setback standards on designated streets. d. Exceptions (3) The primary building of a ~~gas~~ fueling station, where ~~gas~~ fueling stations are allowed, is subject to the maximum setback on only one side of the building on corner parcels. Kiosks without retail and intended for fuel payment only are exempt. **13.06.040 Mixed-use Center Districts** C. Districts established. 2. CCX Community Commercial Mixed-Use District. To provide for commercial and retail businesses intended to serve many nearby neighborhoods and draw people from throughout the City. These areas are envisioned as evolving from traditional suburban development to higher density urban districts. Walking and transit use are facilitated through designs which decrease walking distances and increase pedestrian safety. Uses include shopping centers with a wide variety of commercial establishments; commercial recreation; ~~gas~~ fueling stations; and business, personal, and financial services. Residential uses are encouraged in CCX Districts as integrated development components.

Permitted Uses and Standards			
7.	**Transitional zoning district permitted uses** TMC 13.06.030.E.4	Personal services are a prohibited (N) use in the Transitional (T) zoning district. T districts are adjacent to commercial zoning districts that allow retail and fueling station uses. Office uses are permitted in the T District. Examples of personal service uses include barbershops, beauty salons, tailors, self-service laundries, and dance studios. Considering relative impacts of other uses permitted within the Transitional zoning district, permitting ("P") Personal Services is recommended.	See **Exhibit C-1**.
8.	**Live/Work and Work/Live Special Use Standards** TMC 13.06.080.I	The live/work and work/live special use standards allow the residential portion of the unit to be inhabited by the business owner and prohibits the working or living space from being leased separately. Staff recommends allowing an employee to reside in the residential portion while retaining other limitations.	**13.06.080 Special Use Standards.** I. Live/Work and Work/Live. 3. Live/Work use standards. a. The commercial or manufacturing activity taking place is subject to a valid business license associated with the premises; b. The residential portion of the unit shall be inhabited by the business owner or employee of the commercial or manufacturing activities performed in the unit. The work space shall not be leased separately from the living space; conversely, the living space shall not be leased separately from the work space; *** 4. Work/Live use standards. a. The commercial or manufacturing activity taking place is subject to a valid business license associated with the premises; b. The residential portion of the unit shall be inhabited by the business owner or employee of the commercial or manufacturing activities performed in the unit. The work space shall not be leased separately from the living space; conversely, the living space shall not be leased separately from the work space;

Urban Residential Zoning Development and Design Standards			
9.	**UR Development Standards:** • **Minimum Density for Existing Lots** • **Front Setback Averaging** • **Pipestem Standards** TMC 13.06.020.F.1	Minimum Density for Existing Lots It is recommended that the statement "which do not meet the minimum area, setbacks, and/or frontage requirements" be stricken. Front Setback Averaging The Urban Residential development standards pertaining to "Front Setback Averaging" only includes a reference to associated diagrams, but not the standard language. Recommend adding the Front Yard Averaging standards and additional language explaining how it works. Pipestem Standards The code allows pipestem lots in UR districts. It would be impractical to require pipestem lots to meet building orientation, habitable space, or parking design standards. Recommend adding a statement exempting pipestem lots from building orientation, parking locational requirements, and habitable space requirements.	**13.06.020 Residential Districts** F. Urban Residential Districts (UR-1, 2 and 3) Development Standards. 1. Housing types, densities, scale, and lot standards Density Notes All units on the lot count toward the maximum density or maximum bonus density, including those in separate buildings or in any combination of housing types. In no case shall the total number of units on a lot exceed the maximums in this table. Legal lots of record as of February 1, 2025 ~~which do not meet the minimum area, setbacks and/or frontage requirements~~ are allowed a minimum of 4 dwellings in the UR-1, 6 dwelling units in the UR-2, and 8 dwelling units in the UR-3, along with the ability to provide 2 additional dwellings through use of the Bonus 1 program. Front Setback Averaging ~~Refer to Diagrams G.1 and G.2.~~ For residential uses, the minimum front yard setback shall be either the minimum front setback required for the zoning district in which it is located (as noted above) or the average of the front yard setbacks provided by the structures on either side, whichever is less. Refer to Diagram G.1. (1) Where a side property line abuts the rear property line of an adjacent corner lot (see example below), the front yard setback for the main building shall be either the average of the adjacent side and front setbacks provided by the structures on either side, or the minimum front yard setback required for the zoning district in which it is located, whichever is less. Refer to Diagram G.2.

			(2) For properties where one side abuts an undeveloped lot, a street or an alley, the setback shall be equal to that provided by the one abutting house. (3) In no case shall averaging be construed to require a greater setback than the standard minimum setback required by the regulations of the district. Pipestem Lots ~~Setbacks~~ Pipestem lots shall provide a minimum of 5 feet on all sides; and shall provide a front and rear setback on two opposite sides. Pipestem lots are not subject to UR building design standards for building orientation, parking, and habitable space.
10.	**Urban Residential Building Design Standards:** • **General Applicability** • **Houseplex building depth** • **Rowhouse description, building depth** • **Alley access exceptions** • **Habitable Space** • **Non-Residential Uses** TMC 13.06.100.F	General Applicability Across the various design standards (Commercial, Mixed-Use, Multi-unit Residential, etc.), the General Applicability section consists of two main items: a general applicability statement followed by a list of exceptions. However, the Urban Residential design standards section includes a number of items that are presented as if they are exceptions but are not. It also does not include a number of exceptions that are typical of other design standard sections and ought to be included. Recommend reorganizing these items and adding missing exemptions for clarity. Housing Type Standards: Maximum building depth Recommend adding the word "max" (maximum) to Houseplex and Rowhouse Building Depth standards. Housing Type Standards: Exceptions to alley access requirements exceptions	See **Exhibit C-2**. The proposed amendments would make the following changes: • List exceptions to standards as subsections below "General applicability" (13.06.100.F.1) consisting of Alterations (currently 13.06.100.F.1.f), Temporary (new), Historic (currently 13.06.100.F.1.c), Religious (new), and Adaptive reuse of heritage building (new). • Create a new "Relationship to other standards" (new 13.06.100.F.2) for items currently described in 13.06.100.F.1.b. • Create a new "Determining applicable housing type building design standards" (new 13.06.100.F.3) for items currently described in 13.06.100.F.1.d and "e" and creating a new provision pertaining to "Limited mixed-use residential" uses. • Adjust numbering of sections 13.06.100.F.2 – 4. • Distinguish uses ancillary to residential uses from the term "non-residential uses" in the

		UR design standards require access from an alley if exists. TMC 13.06.090.C.14 allows exceptions to this requirement if the alley access is not practically available, as determined by the City Engineer, such as if the alley is within a wetland. Recommend adding a reference to applicable code sections to TMC 13.06.090.C.14. <u>Additional Standards: Habitable space</u> The code describes spaces associated with residential uses, such as lobbies and mailrooms, as "non-residential" along with commercial use. This presents some confusion with how the term "non-residential" is used elsewhere in the code. Distinguishing the ancillary residential spaces from active commercial spaces would provide clarity. Recommend adding language that distinguishes spaces ancillary to residential uses from the active portions of non-residential uses. <u>Additional Standards: Non-residential uses</u> 13.06.020.E lists a number of non-residential uses that are permitted outright or conditionally permitted within Urban Residential zones. These include religious assembly, adaptive reuse of existing "heritage" buildings, limited mixed-use residential, along with others. The Urban Residential non-residential use design standards include those that are sufficiently addressed elsewhere in the specific non-residential use sections (e.g., Limited Mixed-Use Residential size limitation) as well as those that may be inconsistent or conflict with	area currently described in 13.06.100.F.4.b(2) (new 13.06.100.F.6.b(2)). • Eliminate "Non-Residential Uses" section 13.06.100.F.4.g and add transparency standards for non-residential uses.

		a range of aspects associated with these non-residential use provisions (e.g., corner requirement). The only standard that is not found elsewhere and does not present a conflict pertains to transparency, which could be added to the housing type standards. Recommend eliminating Non-Residential Use Additional Building Design Standards to remove duplicative and conflicting language, and adding non-residential transparency standards to each of the housing type standards.	
Non-Urban Residential Zoning Design Standards			
11.	**Blank Walls Building Design Standards** TMC 13.06.100.A.6.a, TMC 13.06.100.B.3.f, TMC 13.06.100.C.8.c, TMC 13.06.100.D.3.f	The building design standards for Commercial, Mixed-use, Downtown, and Multi-unit Residential development all have blank wall standards, but they are not consistent in terms of content and organization, which can cause confusion. Recommend moving the definition of "Blank Wall" to the Definitions section (see also item #2) and establishing consistent organization across zoning district types.	See **Exhibit C-3**. The proposed amendments would make the following changes: • Eliminate "Blank wall" definition within Mixed-use and Downtown design standards in favor of a generalized definition – see **item #2**. • Reorganize all sections content with Applicability and Requirements subsections. None of the current standards are substantively changed.
12.	**Mixed-use and Downtown Building Design Standards:** • **Building Orientation & Entrances** • **Building Transitions** • **Mass Reduction**	Building Orientation & Entrances The building design standards for Mixed-use and Downtown districts have similar Building Orientation and Entrances standards. These include a definition of "Primary Entrance" and requirements for all entrances, including Primary Entrances, for residential and non-residential buildings and uses. There are certain conditions, such as and ground-	See **Exhibit C-4**. The proposed amendments would make the following changes: • Eliminate "Primary entrance" definition in favor of a generalized definition – see **item #3**. • Clarify requirements for mixed-use buildings, buildings with more than one entrance, right-

	TMC 13.06.100.B.3.c - d, TMC 13.06.100.B.4.b, TMC 13.06.100.D.3.c – d, TMC 13.06.100.D.4.b	related units, that are not sufficiently addressed and can cause confusion. Additionally, the term “Primary Entrance” is used for other zoning districts, but they are not clearly defined. Recommend moving the definition of “Primary Entrance” to the Definitions section (see also item #3) and adding language clarifying specific site and development conditions. <u>Building Transitions</u> The Building Transitions standards for shared residential primary entrances for Mixed-use and Downtown districts list two building transition features that must be incorporated. Staff believes this requirement is an error and that the listed features should be options where at least one must be employed, which would be consistent with other similar standards. Additionally, one of the listed features refers to a somewhat vague amenity standard. Recommend adding language correcting building transition requirements for shared residential entrances and replacing the amenity standard reference with a clear description of the requirements. <u>Mass Reduction</u> Mass reduction requirements apply to building façades that meet a specific frontage length threshold. Where applicable, mass reduction standards include a choice of three design options: horizontal modulation (aka upper story stepback), vertical modulation, and exterior amenity space (aka plaza,	of-way encroachments, and building transition area requirements. • Other corrections and clarifications. The proposed amendments would make the following changes: • Revise encroachment note for clarity. • Add clarifying note addressing horizontal modulation compliance. • Add “façade articulation” mass reduction option based on some of those listed in TMC 13.06.100.B.4.a/13.06.100.D.4.a. • Move “light and air access for residential units” up a level to no longer be limited to developments that meet façade width threshold in TMC 13.06.100.B.4.b/13.06.100.D.4.b. • Other corrections and clarifications.

		courtyard) in addition to light and air access for residential units. Staff have identified the following issues: • The "common exterior amenity space" option is not viable for most developments and ineffective. • Other issues include missing standards for non-street-facing façades, a code reference error, inconsistent word choice, use of vague terms, and unclear horizontal modulation and light and air access standards applicability. Recommend basing the "Common exterior amenity space" requirement on site area instead of building floor area, adding another mass reduction option, and correcting other errors identified.	
Corrections			
13.	**UR zoning references** TMC 13.04.230.D, TMC 13.06.040.F, TMC 13.06.080.H, TMC 13.06.080.Q, TMC 13.06.090.J, TMC 13.06.100.A	Replace "R-1, R-2, and R-3" district notations with "UR districts" in multiple sections of the Code related to the following: • Platting and subdivisions: Pipestem lots • Mixed use district Development Standards • Special use standards: Juvenile community facilities • Special use standards: Wireless communication facilities • Site development standards: Zoning transition standards: Mobile home/trailer courts • Building design standards: Commercial districts	See **Exhibit C-5**.

14.	**Wireless Facilities** TMC 13.05.020.K	Wireless facilities application submittal requirements are in the Land Use amendments code section. For consistency, this section is recommended to be moved to Special Use Standards for Wireless communication facilities (TMC 13.06.080.Q.) code section.	See **Exhibit C-6**.
15.	**Outdated Comprehensive Plan References** TMC 13.05.050.A, TMC 13.05.050.D	Current development agreement provisions reference the Downtown Comprehensive Plan element that is not included in the recently updated Comprehensive Plan. Additionally, the Tacoma Mall subarea plan is referenced, but the North Downtown and South Downtown subarea plans are not. Recommend revising these sections with updated Comprehensive Plan language and applicable subarea plans.	**13.05.050 Development Regulation Agreements** A. Purpose. Pursuant to RCW 36.70B.170-210, the purpose of this section is to create an optional application procedure that could authorize certain major projects in key locations to be reviewed, rated, approved, and conditioned according to the extent to which they advance the Comprehensive Plan's goals and policies. In addition to demonstrating precisely how it significantly advances the goals and policies of the Comprehensive Plan by achieving the threshold set forth in subsection 13.05.050.D, a threshold established based on the Comprehensive Plan goals and policies, a project located within the areas described in subsection 13.05.050.B must document specific compliance with the policies and standards set forth in the ~~Downtown Element,~~ Growth Strategy, Housing Element, and Subarea Plans for North Downtown, South Downtown, or Tacoma Mall Neighborhood ~~Subarea Plan~~, as applicable, as well as with other pertinent Comprehensive Plan goals and policies. *** D. Review criteria. The City Manager, and such designee or designees as may be appointed for the purpose, shall negotiate acceptable terms and conditions of the proposed

			Development Regulation Agreement based on the following criteria: 1. The Development Regulation Agreement conforms to the existing Comprehensive Plan. Except for projects on a public facility site of at least five acres in size, conformance must be demonstrated by the project, as described in the Development Regulation Agreement, scoring 800 points out of a possible 1,050 points, according to the following scoring system ~~(based on the Downtown Element, the Housing Element, or on the Tacoma Mall Neighborhood Subarea Plan, as applicable)~~:
16.	**Noticing Requirements for Conditional Use, Master Plan** TMC 13.05.070.H	Table H establishes notice, comment, and expiration requirements for land use permits. The "Conditional Use, Master Plan" application permit type states "Yes" under the hearing required column. This permit type is under Process II. The Director issues the decision and no hearing is required. Recommend changing "Hearing Required" to "No" for the Conditional Use, Master Plan application type.	See **Exhibit C-7**.
17.	**Compact Parking Space Allowances** TMC 13.06.090.C.15	TMC 13.06.090.C.8.a was amended (Ordinance 28986) to increase the compact stall allowance from 30 percent to 50 percent of the parking spaces provided. TMC 13.06.090.C.15.b.6.b indicates the compact stall allowance at 30 percent and needs to be updated.	**13.06.090 Site Development Standards** C. Off-street parking areas. 15. Off-street parking area development standards. b. Minimum standards. (6) Parking space standards. (a) Standard parking spaces shall have a minimum width of eight feet, a minimum length of 16.5 feet. The minimum clearance above the parking space shall be consistent with the applicable Building Code. (b) Compact parking spaces shall have a minimum width of seven and one-half feet

			and a minimum length of 15 feet. The minimum clearance above the parking space shall be consistent with the applicable Building Code. A maximum ~~30~~ 50 percent of the total parking spaces provided may be composed of compact stalls. The parking area shall be arranged such that a row of compact stalls has an exclusive aisleway or shares an aisleway with full size stalls. In no case shall two rows of compact stalls share the same aisleway. Aisleway widths shall conform to the requirements of full size parking. All compact stalls shall be clearly marked "COMPACT."
18.	**Downtown Utility Standards** TMC 13.06.090.L.4	Utility standards include sections for "Mixed-use and Downtown" and "Downtown" zoning districts. Recommend amendments clarifying applicability along alleys and courts and for substantial alterations to existing structures for "Mixed-use and Downtown" standards and eliminate the duplicative Downtown district standards.	**13.06.090 Site Development Standards** L. Utilities. 4. Standards in Mixed-use Districts and Downtown Districts. a. Utility meters, electrical conduit, and other service utility apparatus. (1) Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street and other pedestrian areas. (2) If such elements are mounted in a location visible from the street, common open space or pedestrian plaza, internal pedestrian pathway, customer parking lots ~~(alleys are excluded)~~, or shared internal access roads for residential uses, they shall be screened with vegetation or by architectural features. Alleys and courts are exempt from these requirements. (3) All landscape screening shall provide 50 percent screening at the time of planting and 100 percent screening within 3 years of planting.

			(4) Items that exceed 4 feet in height must use an opaque fence or structure to screen the element. b. Service, loading, and garbage areas. (1) Developments shall provide a designated area for service elements (refuse and disposal). (2) Such elements shall be sited along the alley, where available. (3) Where there is no alley available, service elements shall be located and/or screened to minimize the negative visual, noise, odor, and physical impacts. c. Rooftop utility screening. (1) All rooftop mechanical for new construction shall be screened with an architectural element such as a high parapet, a stepped or sloped roof form or an equivalent architectural feature which is at least as high as the equipment being screened. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. In those instances where the rights-of-way within 125 feet of the building are above the roof level of the building, the mechanical equipment should be the same color as the roof to make the equipment less visible. Flexibility in this standard is allowed to ensure that the function of the HVAC equipment or the building's overall energy performance is not compromised by these requirements. This standard shall not apply to existing buildings undergoing substantial alteration. ~~6. Standards in Downtown Districts~~

Clarifications			
19.	**Limited Mixed-Use Residential Development and Design Standards** TMC 13.05.010.A.26, TMC 13.06.080.U	The Limited Mixed-Use Residential use is permitted as a "Special Use" or conditionally permitted within UR-3, R-4, and R-5 zoning districts. These uses are subject to the applicable development and building design standards of their respective zones. However, this is not explicitly addressed in the Limited Mixed-Use Residential use sections, and adding such language would provide greater clarity. Recommend adding language listing the applicable development and design standards for Limited Mixed-Use Residential uses for each of the zones.	**Conditional Use Permit** **13.05.010 Land Use Permits.** A. Conditional Use Permits (CUPs). 26. Mixed-use residential development, limited. a. Applicability. b. Purpose. c. General standards d. Use standards. e. Development and design standards. (1) All development must conform to the development standards for the site's zoning in TMC 13.060.020.F and 13.060.020.G, as applicable. Where there are conflicting requirements, those set forth in this section shall prevail. (2) Development is subject to building design standards in TMC 13.06.100 as follows: (a) UR3 zone: Buildings shall conform to the housing type design standards in TMC 13.06.100.F most similar to the proposed development based on the housing types' distinguishing factors such as dwelling unit number, arrangement, and relationship to the street. (b) R-4 and R-5 zones: Buildings shall conform to the design standards in TMC 13.06.100.C. ~~e~~f. Criteria. ~~f~~g. Permitted Special Use and conditional use standards comparison. **Special Use** **13.06.080 Special Use Standards** U. Mixed-use residential development, limited 1. Applicability. 2. Purpose. 3. General standards.

			4. Use standards. 5. Development and design standards. a. All development must conform to the development standards for the site's zoning in TMC 13.060.020.F and 13.060.020.G, as applicable. Where there are conflicting requirements, those set forth in this section shall prevail. b. Development is subject to building design standards in TMC 13.06.100 as follows: (1) UR3 zone: Buildings shall conform to the housing type design standards in TMC 13.06.100.F most similar to the proposed development based on the housing types' distinguishing factors such as dwelling unit number, arrangement, and relationship to the street. (2) R-4 and R-5 zones: Buildings shall conform to the design standards in TMC 13.06.100.C. ~~5~~6. Permitted Special Use and conditional use standards comparison.
20.	**Port of Tacoma Transition Overlay District Maximum Density** TMC 13.06.070.G.3.b	The Port of Tacoma Transition Overlay District establishes a maximum density for existing lots of "at least one acre per lot." For clarification, staff recommends changing this to "one unit per acre."	**13.06.070 Overlay Districts.** G. Port of Tacoma Transition Overlay District (PTD) 3. District Development Standards. a. Prohibited uses. Multi-unit dwellings, duplex, triplex, cottage housing, townhouse, houseplexes with more than one unit (except an ADU), rowhouses, courtyard housing, and multiplexes are prohibited as stand-alone primary uses or as part of a mixed-use development. b. Maximum density. Subdivision of existing lots shall average ~~at least one acre per lot~~ one unit per acre. This maximum density shall not apply within Part B of the Port of Tacoma Transition Overlay District, as shown on the map above.

21.	**Urban Design Project Review** TMC 13.19.040.C	Add language related to reconsideration for UDB decisions and notification requirements for UDB decisions.	See **Exhibit C-8**.
22.	**Term Limits for CBCs** TMC 1.42.050, TMC 13.02.010, TMC 13.19.030.D	Codify term limits for Landmarks Preservation Commission, Planning Commission, LPC, and Urban Design Board per Resolution No. 38668 (5/07/2013).	See **Exhibit C-9**.
23.	**UR-3 Zoning District within the Joint Base Lewis McChord Airport Compatibility Overlay District (ACD)** TMC 13.06.020.E.4	At the time of adoption, the Airport Compatibility Overlay District (ACD) effectively restricted density within the overlay to two units per 4,500 square feet of lot area. TMC 13 at that time allowed standard R-1 and R-2 zoned lots to be subdivided to a minimum "small lot" size of 4,500 SF. At the time of adoption, a single-family dwelling and a single accessory dwelling unit were allowed. Without amending the overlay zone to specifically enable increased density the original density restriction, as well as use restrictions, remain in place. This amendment adds a footnote in the Urban Residential use tables that restricts the allowed residential density on any lot within the ACD to no more than 2 units per 4,500 SF of lot area.	See **Exhibit C-10**.
24.	**STGPD Prohibited Uses** TMC 13.06.020.E, TMC 13.06.030.E, TMC 13.06.040.E, TMC 13.06.050.E, TMC 13.06.060.E	Recommend integrating STGPD prohibited uses into use tables with the addition of a footnote referring to TMC 13.06.070.D(5)(b).	See **Exhibit C-10**.

25.	**Annual amendment timing** TMC 13.02.070.C	Clarify the "annual amendment" process with greater flexibility about the exact timing while maintaining frequency limitations consistent with State law.	**Chapter 13.02 Planning Commission** 13.02.070 Comprehensive Plan amendment procedures. C. Timing for proposed amendments. 1. Amendments to the Comprehensive Plan shall be considered no more frequently than once each calendar year except that amendments may be considered more frequently under the following circumstances: a. An emergency exists; b. The initial adoption of a sub-area plan; c. The adoption or amendment of a shoreline master program under the procedures set forth in RCW 90.58; d. The amendment of the Public Facilities and Services element and Capital Facilities Program of the Comprehensive Plan that occurs concurrently with the adoption or amendment of the City's biennial budget; or e. To resolve an appeal of the Comprehensive Plan decided by the Growth Management Hearings Board or a decision of the state or federal courts. 2. All proposed plan amendments shall be considered concurrently and, as appropriate, along with proposed amendments to development regulations, so that the cumulative effect of the various proposals can be ascertained. Proposed amendments may be considered annually~~, for which the amendment process shall begin in July of any given year and be completed,~~ with appropriate actions taken by the City Council in accordance with Sections 13.02.070.G and H, by the end of ~~June of~~ the ~~following~~ year.

Exhibits

C-1 Transitional zoning permitted uses code
C-2 Urban Residential Building Design Standards code
C-3 Blank Walls Building Design Standards code
C-4 Mixed-use and Downtown Building Design Standards code
C-5 Outdated R-1, R-2, and R-3 zoning references code
C-6 Wireless Facilities code
C-7 Conditional Use Permit hearing requirements code
C-8 Urban Design Project Review code
C-9 CBC term limits code
C-10 UR-3 within ACD and STGPD code

Exhibit C-1: Transitional zoning district, Personal Service uses

13.06.030 Commercial Districts.

E. District use restrictions.

1. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in this section are prohibited, unless permitted via Section 13.05.080.

2. Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict.

3. Use table abbreviations.

P	=	Permitted use in this district.
CU	=	Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.05.010.A.
TU	=	Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.080.P.
N	=	Prohibited use in this district.

4. District use table – Commercial Districts (13.06.030).

Uses (Table Footnote 3)	**T**	**C-1**	**C-2**[1]	**PDB**	**Additional Regulations** (See Footnotes 2 and 3 at bottom of table)
***					
Services					
Ambulance services	N	P	P	P	
Animal sales and service	N	P	P	N	Must be conducted entirely within an enclosed building.
Building material and services	N	N	P	N	
Business support services	N	P	P	P	
Day care center	P	P	P	P	Subject to development standards contained in Section 13.06.080.E.
Funeral home	P	P	P	N	
Personal services	~~N~~P	P	P	P*	*Limited to 7,000 square feet of floor area, per business, in the HM and PDB Districts.
Repair services	N	P	P	N	Must be contained within a building with no outdoor storage. Engine repair, see Vehicle Repair.

Exhibit C-2: Urban Residential Building Design Standards

13.06.100 Building design standards

F. Urban Residential (UR) Minimum Design Standards.

1. General applicability.

The Housing Type Standards and Additional Standards (together called design standards) of this section are required to implement the urban design goals of the Comprehensive Plan of the City of Tacoma. The design standards apply to all new development in the Urban Residential (UR) districts as outlined below~~,~~ except as follows:

a. Standards.

Each item of this section shall be addressed individually. Exceptions and exemptions noted for specific development situations apply only to the item noted.

b. Alterations.

(1) Three thresholds are used to gauge the extent of design standard compliance on alterations to existing development:

Level I alterations include all remodels and/or additions within a two year period whose cumulative value is less than 50% of the value of existing development or structures, as determined by the applicable Building Code. The requirement for such alterations is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material standards, but elements such as building modulation would not be required.

Level II alterations include all remodels and/or additions within a two year period whose cumulative value ranges from 50% to 200% of the value of the existing development or structure, as determined by the applicable Building Code. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II alterations.

Level III alterations include all remodels and/or additions within a two year period whose cumulative value exceeds 200% of the value of the existing development or structure, as determined by the applicable Building Code. Such alterations shall conform to ALL standards.

(2) The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

(3) No addition or remodel shall increase the level of nonconformity or create new nonconformities to the development or design standards.

c. Temporary. Temporary structures are exempt from the design standards of this section.

d. Historic. Refer to TMC 13.07 (Landmarks and Historic Special Review Districts) for applicable standards for entries and other building elements in Historic Districts. When conflicts in the code exist, Historic Standards take priority over Building Design Standards.

e. Religious assembly facilities which can demonstrate that the design standards impose a substantial burden, administratively or financially, on their free exercise of religion, shall be exempt from compliance.

f. Adaptive reuse of heritage building. Refer to TMC 13.05.010.A.6 & 13.06.080.T.3, as applicable, for standards for adaptive reuse of heritage buildings.

2.~~b~~ Relationship to other standards. These Design Standards work together with the other code sections to regulate buildings, open space, trees, parking and other elements on a site. Standards in one section are not repeated in another section. Refer to the following sections for other standards applicable to lots within the Urban Residential (UR) Districts:

~~(1)~~a. TMC 13.06.020.F District Development Standards and Table: Housing types allowed, Uses permitted, Lot area & measurements, Density, Floor Area Ratio, Maximum height, Number of stories, Setbacks, Building separation, Floor area ratio, Amenity space.

~~(2)~~b. TMC 13.06.090 Site Development Standards: Landscaping standards, Off-street parking areas, Pedestrian and bicycle support standards, Fences and retaining walls, Utilities, Street level building transitions.

~~c. Refer to TMC 13.07 (Landmarks and Historic Special Review Districts) for applicable standards for entries and other building elements in Historic Districts. When conflicts in the code exist, Historic Standards take priority over Building Design Standards.~~

~~d. When applying for a permit, the applicant must indicate which Housing Type is being proposed, and must comply with Building Design Standards for that type.~~

~~e. Multiple buildings and different housing types may be combined on a site, especially on large sites. These are often, but not always, platted for separate ownership. Backyard Buildings, by definition, are anticipated behind many of the other housing types. When combining housing types on a site, the applicable Housing Standards will be applied individually to each portion of the site as appropriate and indicated on the permit application. In no case shall the maximum density standards for a site be exceeded.~~

~~f. Alterations.~~

~~(1) Three thresholds are used to gauge the extent of design standard compliance on alterations to existing development:~~

~~Level I alterations include all remodels and/or additions within a two year period whose cumulative value is less than 50% of the value of existing development or structures, as determined by the applicable Building Code. The requirement for such alterations is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material standards, but elements such as building modulation would not be required.~~

~~Level II alterations include all remodels and/or additions within a two year period whose cumulative value ranges from 50% to 200% of the value of the existing development or structure, as determined by the applicable Building Code. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II alterations.~~

~~Level III alterations include all remodels and/or additions within a two year period whose cumulative value exceeds 200% of the value of the existing development or structure, as determined by the applicable Building Code. Such alterations shall conform to ALL standards.~~

~~(2) The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.~~

~~(3) No addition or remodel shall increase the level of nonconformity or create new nonconformities to the development or design standards.~~

3. Determining applicable housing type building design standards.

a. When applying for a permit, the applicant must indicate which Housing Type is being proposed, and must comply with Building Design Standards for that type.

b. Multiple buildings and different housing types may be combined on a site, especially on large sites. These are often, but not always, platted for separate ownership. Backyard Buildings, by definition, are anticipated behind many of the other housing types. When combining housing types on a site, the applicable Housing Standards will be applied individually to each portion of the site as appropriate and indicated on the permit application. In no case shall the maximum density standards for a site be exceeded.

c. Limited mixed-use residential. Buildings shall conform to the housing type design standards most similar to the proposed development based on the housing types' distinguishing factors such as dwelling unit number, arrangement, and relationship to the street.

~~2~~4. Overview.

***

~~3~~5. Housing Type Standards.

a. Houseplex – House, Duplex, Triplex, 4-plex, 5-plex, 6-plex.

***

(5) Access and Parking.

(D) Pedestrian Access: Primary Entry:

- One entry required at primary street.
- Additional Entries: Allowed from street, side yard, or rear yard. Sidewalk or pedestrian path required from the street.

(E) Parking:

- Required access from an alley if exists unless the alley is not practically available (TMC 13.06.090.C.14) or the site meets the Incentives for Ownership Opportunities (TMC 13.06.020.F.4) or Incentives for Accessory Dwelling Units (TMC 13.06.020.F.5).
- Prohibited between building and street.
- Prohibited within front setback (except in front of garages). Garages must be setback 20' from lot line.

- Refer to Site Development Standards (TMC 13.06.090.C for vehicle, and 13.06.090.G for bike parking ratios).

(F) Driveway:

- Max number: 1 per 12,000 SF of lot area.
- Limited to access from alley if exists unless the alley is not practically available (TMC 13.06.090.C.14) or the site meets the Incentives for Ownership Opportunities (TMC 13.06.020.F.4) or Incentives for Accessory Dwelling Units (TMC 13.06.020.F.5).
- Refer to Site Development standards TMC 13.06.090.C

***

(6) Building Size.

(I) Building Depth.

- UR-1 and UR-2: 75' max
- UR-3: 90' max

(7) Building Articulation.

(L) Transparency/Windows and Openings*:

- 15% transparent to street
- 10% transparent to alleys, shared open space, and surface parking courts
- Non-residential uses: 25% transparency between 2-10' above sidewalk grade.

***

b. Backyard Building.

(5) Access and Parking.

(D) Pedestrian Access: Sidewalk or pedestrian path required from street.

(E) Parking: Limited to access from an alley or existing driveway if exists. Prohibited between building and street. Prohibited within front setback. Garage doors must be setback 20' from lot lines abutting streets. Refer to Site Development Standards (TMC 13.06.090.C for vehicle and TMC 13.06.090.G for bike parking ratios).

(F) Driveway: Max number: 1 per 12,000 SF of lot area shared with street-facing buildings. Required to be shared with driveways serving street-facing buildings, or must occur from alley if one exists unless the alley is not practically available (TMC 13.06.090.C.14) or the site meets the Incentives for Ownership Opportunities (TMC 13.06.020.F.4) or Incentives for Accessory Dwelling Units (TMC 13.06.020.F.5). Refer to Site Development Standards TMC 13.06.090.C.

***

(7) Building Articulation.

(L) Transparency/Windows and Openings*:

- 15% transparent to street if one exists

- 10% transparent to alleys. Placement should endeavor to provide privacy from adjacent units.
- Non-residential uses: 25% transparency between 2-10' above sidewalk grade.

***

c. Courtyard Housing.

(5) Access and Parking.

(D) Pedestrian Access. Entry from common courtyard to each building and/or unit; entry from street ok at front units.

(E) Parking. Required access from an alley if exists unless the alley is not practically available (TMC 13.06.090.C.14) or the site meets the Incentives for Ownership Opportunities (TMC 13.06.020.F.4) or Incentives for Accessory Dwelling Units (TMC 13.06.020.F.5). Prohibited between building and street. Prohibited within front setback. Garages must be setback 20' from lot line. Refer to Site Development Standards, TMC 13.06.090.C for vehicle and TMC 13.06.090.G for bike parking ratios.

(F) Driveway. Max number: 1 per 12,000 SF of lot area. Limited to access from alley if exists unless the alley is not practically available (TMC 13.06.090.C.14) or the site meets the Incentives for Ownership Opportunities (TMC 13.06.020.F.4) or Incentives for Accessory Dwelling Units (TMC 13.06.020.F.5). Refer to Site Development Standards, TMC 13.06.090.C.

***

(7) Building Articulation.

(L) Transparency/Windows and Openings*:

- 15% transparent to street and courtyard
- 10% transparent to alleys and surface parking lots
- Non-residential uses: 25% transparency between 2-10' above sidewalk grade.

***

d. Rowhouse.

(1) Description.

Typically a multi-story building with access to the street from its front door ~~and a private yard~~. Each Rowhouse may contain more than one unit accessed from the same sidewalk and front door. A Rowhouse is always attached to two to five other Rowhouses ~~buildings~~, which together create a "Rowhouse Cluster" of 3 to 6 Rowhouses.

***

(3) Purpose.

Rowhouses are intended to provide housing at a scale between detached housing and multiplexes. With immediate street access to the units ~~and to private backyards~~, this housing type can work well for families. Often provided for sale, they can create

home ownership opportunities, and usually at a lower cost than detached houses because the buildings are connected and on smaller lots.

***

(5) Access and Parking.

(D) Pedestrian Access: Individual access via a sidewalk or pedestrian path is required to each Rowhouse from the street. Rowhouses on corner lots may select which street to orient to.

(E) Parking: Required access from an alley if exists unless the alley is not practically available (TMC 13.06.090.C.14) or the site meets the Incentives for Ownership Opportunities (TMC 13.06.020.F.4) or Incentives for Accessory Dwelling Units (TMC 13.06.020.F.5). Prohibited between building and street. Prohibited within front setback. Garages prohibited on front facades. Garages must be setback 20' from lot line. Refer to Site Development Standards, TMC 13.06.090.C for vehicle and TMC 13.06.090.G for bike parking ratios.

(F) Driveway: Max number: 1 per 12,000 SF of lot area. Rowhouse Clusters must share a driveway if parking from alley is not available. Limited to access from alley if exists unless the alley is not practically available (TMC 13.06.090.C.14) or the site meets the Incentives for Ownership Opportunities (TMC 13.06.020.F.4) or Incentives for Accessory Dwelling Units (TMC 13.06.020.F.5). Refer to Site Development Standards, TMC 13.06.090.C.

***

(6) Building Size.

(I) Building Depth: UR-1 and UR-2: 60' max. UR-3: 80' max.

***

(7) Building Articulation.

(L) Transparency/Windows and Openings*:

- 15% transparent to streets,
- 10% transparent to alleys, shared open space, and parking drives or lots
- Non-residential uses: 25% transparency between 2-10' above sidewalk grade.

***

d. Multiplex

(5) Access and Parking:

(D) Pedestrian Access: At least one shared entry to the building is required from the street within 15' of the sidewalk. Individual entries to ground floor units are permitted.

(E) Parking: Required access from an alley if exists unless the alley is not practically available (TMC 13.06.090.C.14) or the site meets the Incentives for Ownership Opportunities (TMC 13.06.020.F.4) or Incentives for Accessory Dwelling Units (TMC 13.06.020.F.5). Prohibited between building and street. Prohibited within front setback. Garages must be setback 20' from lot line. Refer

to Site Development Standards, TMC 13.06.090.C for vehicle and TMC 13.06.090.G for bike parking ratios.

(F) Driveway: Max number: 1 per 12,000 SF of lot area. Limited to access from alley if exists unless the alley is not practically available (TMC 13.06.090.C.14) or the site meets the Incentives for Ownership Opportunities (TMC 13.06.020.F.4) or Incentives for Accessory Dwelling Units (TMC 13.06.020.F.5). Refer to Site Development Standards, TMC 13.06.090.C.

***

(7) Building Articulation.

(L) Transparency/Windows and Openings*:

- 15% transparent to street,
- 10% transparent to alleys, shared open space, and surface parking lots
- Non-residential uses: 25% transparency between 2-10' above sidewalk grade.

***

46. Additional Building Design Standards.

b. Habitable Space.

(1) Purpose: To promote active, welcoming, neighborly activities along streets and sidewalks.

(2) Spaces include: residential spaces such as foyers, entries, living rooms, dining rooms, kitchens, bedrooms, dens, lofts, home offices, common amenity spaces, playrooms, and mudrooms as well as shared ancillary~~. Also includes non-residential~~ spaces such as lobbies, mailrooms, and bicycle storage rooms. Also includes the active portions of permitted or conditionally permitted non-residential uses per TMC 13.06.020.E~~cafes, or commercial spaces~~. Excludes spaces such as garages, storage spaces, loading, mechanical, electrical, or other utility rooms.

(3) Location: The floor of a Habitable Space must be within 5 feet of sidewalk grade elevation, unless site conditions prohibit such a relationship. This is to allow garages or other utility spaces to be located partially underground along the street-frontage without counting against the Habitable Space requirements.

***

~~g. Non-Residential Use.~~

~~(1) Applicability: Refer to District Standards TMC 13.06.020.F. for uses allowed per zone. Non-residential uses except garages, loading and utility spaces count towards "Habitable Space Requirements".~~

~~(2) Location:~~

~~(a) Must be on ground level, and include a front entry within 2' of sidewalk grade elevation.~~

~~(b) Commercial uses must be on a corner lot~~

~~(c) Must be in street-facing building and in a street-facing space within the building.~~

~~(3) Area and number:~~

~~(a) Maximum area of 3,000 SF.~~

~~(b) No limit to number of businesses.~~

~~(4) Setbacks: Comply with District Standards, except commercial uses have 0' front setback min, and 10' front setback max.~~

~~(5) Transparency: 25% min transparent facade between 2-10' above sidewalk grade.~~

Exhibit C-3: Blank Wall Standards

Commercial Building Design Standards

13.06.100 Building design standards.

A. Commercial District Minimum Design Standards

6. Façade Surface Standards.

a. Blank walls ~~limitation~~.

~~Unscreened, flat, blank walls on the first story more than 25 feet in width are prohibited facing a public street and/or highway right-of-way, residential zone, or customer parking lot. These walls shall use modulation, windows, openings, landscaping, or architectural relief such as visibly different textured material to achieve the required visual break. The visual break shall be at least 1 foot in width. Items provided for other requirements may satisfy this requirement as appropriate. Stored or displayed merchandise, pipes, conduit, utility boxes, air vents, and/or similar equipment do not count toward this requirement.~~

(1) Applicability.

A blank wall on the first story that is more than 25 feet in length and faces a public street and/or highway right-of-way, residential zone, or customer parking lot is subject to these requirements.

(2) Requirements.

These blank wall areas must employ at least one of the following treatments to create a visual break between blank wall segments. The visual break treatment must be at least 1 foot in width and employed at least every 25 ft. Stored or displayed merchandise, pipes, conduit, utility boxes, air vents, and/or similar equipment do not count toward this requirement.

- Building modulation
- Windows
- Openings
- Landscaping
- Architectural relief, such as visibly different textured material

Mixed-Use Design Standards

13.06.100 Building design standards.

B. Mixed-Use District Minimum Design Standards

3. Ground Level Design.

f. Blank walls.

(1) ~~Definition.~~ Applicability.

~~"Blank wall." A ground floor wall or portion of a ground floor wall that is over 4 feet in height and has a horizontal length greater than 15 feet without a transparent window or door.~~

An area of a ground floor wall measured 4 feet above the adjacent finished grade that is 15 feet or more in length and faces a street, residential zone not separated by an alley, internal pathway, courtyard, plaza, or an associated surface parking lot of 20 stalls or greater that meets the definition of blank wall is subject to these requirements.

(2) Requirements.

These ~~Blank~~ blank wall~~s~~ areas ~~facing a street, internal pathway, courtyard, plaza, or an associated surface parking lot of 20 stalls or greater~~ must ~~be treated in~~employ at least one ~~or more~~ of the following ~~ways~~ treatments occupying at least 60 percent of the wall surface area and ~~and must be~~ accompanied by lighting that enhances the selected treatment. More than one treatment may be used to achieve the minimum surface area coverage.~~:~~

- Window display(s) ~~must be~~ at least 2 feet in depth and recessed into the building. Display cases attached to the exterior wall do not qualify.
- Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Such planting areas shall include planting materials that are sufficient ~~to obscure or screen at least 60 percent of the wall's surface~~achieve the minimum coverage area within 3 years.
- Installing a vertical trellis in front of the wall with climbing vines or plant materials sufficient to ~~obscure or screen at least 60 percent of the wall's surface~~achieve the minimum coverage area within 3 years. ~~For large areas, trellises should be used in conjunction with other blank wall treatments.~~
- Artwork. Review of any proposed public art shall be coordinated with the City's Arts Administrator and/or approved by the Arts Commission, as determined by the Arts Administrator.

Multi-unit Residential Design Standards

13.06.100 Building design standards.

C. Multi-unit Residential Minimum Design Standards

8. Façade Surface Standards.

c. Blank walls ~~limitation~~

(1) Applicability.

A blank wall on the first story that is more than 25 feet in length and faces a public street and/or highway right-of-way, residential zone, or customer parking lot is subject to these requirements.

~~Unscreened, flat, blank walls on the first story more than 25 feet in width are prohibited facing a public street and/or highway right-of-way, residential zone, or parking lot. These walls shall use modulation, windows, openings, landscaping, or architectural relief such as visibly different textured material to achieve the required visual break. The visual break shall be at least 1 foot in width. Items provided for other requirements may satisfy this requirement as appropriate. Stored or displayed merchandise, pipes, conduit, utility boxes, air vents, and/or similar equipment do not count toward this requirement.~~

(2) Requirements.

These blank wall areas must employ at least one of the following treatments to create a visual break between blank wall segments. The visual break treatment must be at least 1 foot in width and employed at least every 25 ft. Stored or displayed merchandise, pipes, conduit, utility boxes, air vents, and/or similar equipment do not count toward this requirement.

- Building modulation
- Windows
- Openings
- Landscaping
- Architectural relief, such as visibly different textured material

Downtown Design Standards

13.06.100 Building design standards.

D. Downtown District Minimum Design Standards

3. Ground Level Design.

f. Blank walls.

(1) Applicability.~~Definition.~~

~~"Blank wall." A ground floor wall or portion of a ground floor wall that is over 4 feet in height and has a horizontal length greater than 15 feet without a transparent window or door.~~ An area of a ground floor wall measured 4 feet above the adjacent finished grade that is 15 feet or more in length and faces a street, residential zone not separated by an alley, internal pathway, courtyard, plaza, or an associated surface parking lot of 20 stalls or greater that meets the definition of blank wall is subject to these requirements.

(2) Requirements.

These ~~Blank~~ blank wall~~s~~ areas ~~facing a street, internal pathway, courtyard, plaza, or an associated surface parking lot of 20 stalls or greater~~ must ~~be treated in~~employ at least one ~~or more~~ of the following ~~ways and must be~~treatments occupying at least 60 percent of the wall surface area and accompanied by lighting that enhances the selected treatment. More than one treatment may be used to achieve the minimum surface area coverage.~~:~~

- Window display(s) ~~must be~~ at least 2 feet in depth and recessed into the building. Display cases attached to the exterior wall do not qualify.
- Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Such planting areas shall include planting materials that are sufficient to ~~obscure or screen at least 60 percent of the wall's surface~~achieve the minimum coverage area within 3 years.
- Installing a vertical trellis in front of the wall with climbing vines or plant materials sufficient to ~~obscure or screen at least 60 percent of the wall's surface~~achieve the minimum coverage area within 3 years. ~~For large areas, trellises should be used in conjunction with other blank wall treatments.~~
- Artwork. Review of any proposed public art shall be coordinated with the City's Arts Administrator and/or approved by the Arts Commission, as determined by the Arts Administrator.

Exhibit C-4: Mixed-Use and Downtown Districts Building Design:
Building Orientation & Entrances, Building Transitions, and Mass Reduction

13.06.100 Building design standards.

B. Mixed-Use District Minimum Design Standards.

3. Ground Level Design.

c. Building Orientation & Entrances.

~~(1) Definitions.~~

~~"Primary entrance." An entrance that provides direct pedestrian access to all or a plurality of residential units, non-residential building main lobby, or a shared entrance of multiple users/uses. For the purposes of applying associated provisions, this can include entrances into an enclosed interior space as well as covered and uncovered, unenclosed or partially enclosed spaces such as shared walkways, gates, or other similar features.~~

(~~2~~1) Residential buildings/uses.

(a) Location. Primary entrances must be oriented to the abutting street and must include features that visually communicate its prominence and function such as signage, weather protection, wayfinding, pedestrian lighting, landscaping, walls/fences, etc. If the building has more than one street frontage where one is a designated Pedestrian Street, the primary entrance must be oriented to the Pedestrian Street except that the primary entrance for residential units within a mixed-use building may be located on non-Pedestrian Street so long as a Primary Entrance for the non-residential uses are provided along the Pedestrian Street~~for buildings with more than one street frontage~~. If no entrance clearly meets the definition of a Primary ~~entrance~~Entrance, at least one entrance must be designated as such and designed according to these standards.

(b) Dimensions.

Each Primary ~~residential and shared entries~~Entrance must include a covered space that is at least 4 feet wide and 6 feet deep except for developments that only include individual, ground-related unit entrances (see below)~~ located on the development site~~. For shared entrances that are not a Primary Entrance, the required covered space must be at least 4 feet wide and 5 feet deep. For entries to individual ground-related units, the covered space must be at least 4 feet wide and 3 feet deep. This space may either be recessed or projecting from the front building wall and may encroach into the right-of-way. The weather protection cover may not be more than 12 feet above grade.

(~~3~~2) Non-residential buildings/uses.

(a) Location. A publicly-accessible Primary Entrance must be oriented to the abutting street, located within 20 feet of the street, and must include features that visually communicate its prominence and function such as signage, weather protection, wayfinding, pedestrian lighting, landscaping, walls/fences, etc. If the building has more than one street frontage where one is a designated Pedestrian Street, the primary entrance must be oriented to the Pedestrian Street. If no entrance clearly meets the definition of a Primary entrance, at least one entrance must be designated and designed according to these standards.

(b) Customer entrances. Additional publicly-accessible entrances shall be provided along building elevations containing a publicly-accessible entrance at a minimum interval of 250 feet.

d. Building transitions.

Applicability: The following standards apply to the area located between street right-of-way and the building.

***

(3) Residential entrances: Shared multi-unit entrances.

~~Each shared~~The primary entrance shall provide a transition area between the right-of-way and entrance.

Transitions can be accomplished by employing at least one of the following options:

- Grade changes that elevate the entrance at least 2 feet above adjacent grade.
- An ~~common exterior amenity space meeting the requirements of 13.06.040.I.3.a~~ exterior area that is at least 64 square feet with no dimension less than eight feet.

***

4. Building Form and Expression

b. Mass reduction.

Purpose: The following standards are intended to reduce the appearance of bulk.

- Applicability: ~~Buildings~~ Building facades that have more than 60 feet of frontage along a public or private street, public open space, or on-site parking area (45 feet or greater average width) must conform to these standards, except where exempted.

(1) Building modulation choices: Buildings fronting a designated Pedestrian Street must employ two of the following modulation approaches. Buildings fronting a street not designated as Pedestrian Street must employ one.

(a) Horizontal modulation: Upper floor streetfront stepback (choose one as applicable)

Pedestrian Street Facades:

- 8’ minimum stepback along the streetfront façade for 4th floor and above in RCX Districts.

- 8’ minimum horizontal stepback along ~~for~~ the 5th floor and above in X Districts other than RCX, where the ROW width is less than 100’.
- 8’ minimum horizon stepback ~~for~~ along the 6th floor and above in X zones other than RCX, where the ROW width is 100’ or greater.
- Proportional Stepback option for any district other than RCX: A 8’ stepback ~~from~~ along the building face above the level which corresponds to a 1:2 proportional relationship to the street

Other ~~street~~ facades:

- 5’ minimum stepback along the ~~streetfront façade for~~ 4th floor and above in RCX Districts.
- 5’ minimum horizontal stepback along the ~~for~~ 5th floor and above in X Districts other than RCX, where the ROW width is less than 100’.
- 5’ minimum horizon stepback ~~for~~ along the 6th floor and above in X zones other than RCX, where the ROW width is 100’ or greater.
- Proportional Stepback option for any district other than RCX: A 5’ stepback ~~from~~ along the building face above the level which corresponds to a 1:2 proportional relationship to the street

Notes:

- Encroachments: ~~One distinct design element of no more than 25 feet in width is allowed to~~Portions of the building may encroach vertically into these stepbacks up to 25 feet in cumulative width for each façade.
- Buildings that do not exceed the floor at which a stepback would apply are considered to satisfy horizontal modulation requirements for purposes of meeting mass reduction requirements.
- Portions of the building located 8’ or further from a designated Pedestrian Street or 5’ or further from other facades are considered to satisfy horizontal modulation requirements for purposes of meeting mass reduction requirements. For facades that face qualifying parking lots, this is measured from the improvement associated with the parking lot such as a curb or pedestrian walkway nearest the building face.

(b) Vertical modulation: Façade Wall Width Options (choose one)

- Provide vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings the modulation must extend through more than one-half of the building floors.
- Façade employs building walls with contrasting articulation that make it appear like two or more distinct buildings. To qualify for this option, these contrasting façades must employ the following:
  - Different building materials and/or configuration of building materials.
  - Contrasting window design (sizes or configurations).

- Off-set front walls – Front facing facades are off-set from the property line by a minimum 8 foot difference.

(c) Common exterior amenity space. A common exterior amenity space, such as a courtyard or public plaza, of at least 800 square feet or 5 percent of ~~building floor~~site area, whichever is greater. The amenity space shall be located within 50 feet of and visible to the primary entrance; accessible to the residents and/or customers; and contain a minimum of a bench or other seating, tree, planter, fountain, kiosk, bike rack, or artwork for each 200 square feet of ~~plaza~~ area.

(d) Façade articulation. Employ at least two (2) of the following select optional articulation features from TMC 13.06.100.B.4.a(2) as listed below. These features may be different or repeated to meet this requirement.

- Minor vertical building modulation. Minimum depth and width of modulation is 2 feet and 4 feet, respectively, if tied to a change in building material/siding style and/or roofline modulation.
- Major vertical building modulation. Minimum depth and width of modulation is 10 and 15 feet, respectively.
- Horizontal modulation (upper level step-backs). Provide a minimum horizontal modulation of 5 feet from the building face for at least 75 percent of the facade.
- Roofline modulation consistent with TMC 13.06.100.B.4.c(3).
- Balconies. To qualify, balconies must be recessed at least 18 inches from the primary building face.

~~(2)~~c. Light and air access for residential units.

Every residential unit shall have access to a minimum amount of light, direct or indirect, and air per these requirements.

Units that face a side or rear property line or an internal exterior space shall provide sufficient separation as follows. Units that directly face a street, alley, other public rights-of-way, or land determined to be undevelopable are exempt.

(~~a~~1) Units that only face a side or rear property line shall be set back from the property line at least 8 feet for a ~~horizontal dimension~~ width of at least 10 feet.

(~~b~~2) Units that only face an internal exterior space, such as a courtyard or light well, shall be no closer than 15 feet from any parallel wall.

(~~c~~3) Units that face a side or rear property line and an internal exterior space is required to only meet (a) or (b) above.

(~~d~~4) Every unit shall be afforded at least 10 feet of total exterior wall width and each shall include at least one operable window.

~~(e) This standard shall not apply in cases where the rear or side property line abuts a street or alley.~~

(~~f~~5) Private amenity spaces, such as balconies, may encroach up to 5 feet into this space.

~~c~~d. Roofline design.

***

~~d~~e. Historic resources.

D. Downtown District Minimum Design Standards.

3. Ground Level Design

c. Building Orientation & Entrances.

~~(1) Definitions.~~

~~"Primary entrance." An entrance that provides direct pedestrian access to all or a plurality of residential units, non-residential building main lobby, or a shared entrance of multiple users/uses. For the purposes of applying associated provisions, this can include entrances into an enclosed interior space as well as covered and uncovered, unenclosed or partially enclosed spaces such as shared walkways, gates, or other similar features.~~

(~~2~~1) Residential buildings/uses.

(a) Location.

Primary entrances must be oriented to the abutting street and must include features that visually communicate its prominence and function such as signage, weather protection, wayfinding, pedestrian lighting, landscaping, walls/fences, etc. If the building has more than one street frontage where one is a designated Pedestrian Street, the ~~primary~~ Primary ~~entrance~~ Entrance must be oriented to the Pedestrian Street except that the ~~primary~~ Primary ~~entrance~~ Entrance for residential units within a mixed-use building may be located on non-Pedestrian Street for buildings ~~with more than one street frontage~~so long as a Primary Entrance for the non-residential uses are provided along the Pedestrian Street. If no entrance clearly meets the definition of a Primary ~~entrance~~Entrance, at least one entrance must be designated as such and designed according to these standards.

(b) Dimensions.

A covered space of weather protection is required for all building/use entries. Each Primary ~~residential and shared entries~~Entrance must include a covered space that is at least 4 feet wide and 6 feet deep except for developments that only include individual, ground-related unit entrances (see below) ~~located on the development site~~. For shared entrances that are not a Primary Entrance, the required covered space must be at least 4 feet wide and 5 feet deep. For entries to individual units, the covered space must be at least 4 feet wide and 3 feet deep. This space may either be recessed or projecting from the front building wall and may encroach into the right-of-way. The weather protection cover may not be more than 12 feet above grade.

(~~3~~2) Non-residential buildings/uses.

(a) Location.

A publicly-accessible Primary Entrance must be oriented to the abutting street, located within 20 feet of the street, and must include features that visually communicate its prominence and function such as signage, weather protection, wayfinding, pedestrian lighting, landscaping, walls/fences, etc. If the building has more than one street frontage where one is a designated Pedestrian Street, the primary entrance must be oriented to the Pedestrian Street. If no entrance clearly meets the definition of a Primary Entrance, at least one entrance must be designated as such and designed according to these standards.

(b) Customer entrances.

Additional publicly-accessible entrances shall be provided along building elevations containing a publicly-accessible entrance at a minimum interval of 250 feet.

d. Building transitions.

Applicability: The following standards apply to the area located between street right-of-way and the building.

***

(3) Residential entrances: Shared multi-unit entrances.

~~Each shared~~The primary entrance shall provide a transition area including one of the following features between the right-of-way and entrance.

~~Transitions can be accomplished by the following:~~

- Grade changes that elevate the entrance at least 2 feet above adjacent grade.
- An exterior area that is at least 64 square feet with no dimension less than eight feet.
- ~~A common exterior amenity space meeting the requirements of 13.06.040.I.3.a.~~

***

4. Building Form and Expression

b. Mass reduction.

Purpose: The following standards are intended to reduce the appearance of bulk.

Applicability: ~~Buildings~~ Building facades that have more than 60 feet of frontage along a public or private street, public open space, or on-site parking area (45 feet or greater average width) must conform to these standards, except where exempted.

(1) Building modulation choices: Buildings fronting a designated Pedestrian Street must employ two of the following modulation approaches. Buildings fronting a street not designated as Pedestrian Street must employ one.

This requirement applies to buildings 4 to 10 stories in height in all districts.

Buildings greater than 10 stories in height are exempt from these requirements.

For the purposes of applying this requirement, floor heights are counted from the street-facing façade containing the Primary Entrance.

(a) Horizontal modulation: Upper floor streetfront stepback measured from the building face closest to street (choose one as applicable)
Pedestrian Street Facades:

- 8' minimum horizontal stepback along ~~for~~ the 5th floor and above where the ROW width is less than 100'.
- 8' minimum horizon stepback ~~for~~ along the 6th floor and above where the ROW width is 100' or greater.
- Proportional Stepback option: A 8' stepback ~~from~~ along the building face above the level which corresponds to a 1:2 proportional relationship to the street.

Other ~~street~~ facades:

- 5' minimum horizontal stepback along ~~for~~ the 5th floor and above where the ROW width is less than 100'.
- 5' minimum horizon stepback ~~for~~ along the 6th floor and above ~~in X zones other than RCX,~~ where the ROW width is 100' or greater.
- Proportional Stepback option: A 5' stepback ~~from~~ along the building face above the level which corresponds to a 1:2 proportional relationship to the street.

Notes:

- Encroachments: ~~One distinct design element of no more than 25 feet in width is allowed to~~Portions of the building may encroach vertically into these stepbacks up to 25 feet in cumulative width for each façade.
- Buildings that do not exceed the floor at which a stepback would apply are considered to satisfy horizontal modulation requirements for purposes of meeting mass reduction requirements.
- Portions of the building located 8' or further from a designated Pedestrian Street or 5' or further from other facades are considered to satisfy horizontal modulation requirements for purposes of meeting mass reduction requirements. For facades that face qualifying parking lots, this is measured from the improvement associated with the parking lot such as a curb or pedestrian walkway nearest the building face.

(b) Vertical modulation: Façade Wall Width Options (choose one)

- Provide vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings the modulation must extend through more than one-half of the building floors.
- Façade employs building walls with contrasting articulation that make it appear like two or more distinct buildings. To qualify for this option, these contrasting façades must employ the following:
  - Different building materials and/or configuration of building materials.
  - Contrasting window design (sizes or configurations).
  - Off-set front walls – Front facing facades are off-set from the property line by a minimum 8 foot difference.

(c) Common exterior amenity space. A common exterior amenity space, such as a courtyard or public plaza, of at least 800 square feet or 5 percent of ~~building floor~~site

area, whichever is greater. The amenity space shall be located within 50 feet of and visible to the primary entrance; accessible to the residents and/or customers; and contain a minimum of a bench or other seating, tree, planter, fountain, kiosk, bike rack, or artwork for each 200 square feet of ~~plaza~~ area.

(d) Façade articulation. Employ at least two (2) of the following select optional articulation features from TMC 13.06.100.D.4.a(2) as listed below. These features may be different or repeated to meet this requirement.

- Minor vertical building modulation. Minimum depth and width of modulation is 2 feet and 4 feet, respectively, if tied to a change in building material/siding style and/or roofline modulation.
- Major vertical building modulation. Minimum depth and width of modulation is 10 and 15 feet, respectively.
- Horizontal modulation (upper level step-backs). Provide a minimum horizontal modulation of 5 feet from the building face for at least 75 percent of the facade.
- Roofline modulation consistent with TMC 13.06.100.D.4.c(3).
- Balconies. To qualify, balconies must be recessed at least 18 inches beyond the primary building face.

~~(2)~~c. Light and air access for residential units.
Every residential unit shall have access to a minimum amount of light, direct or indirect, and air per these requirements.

This requirement applies to the lower 10 stories of buildings in all districts.
Floors over ten are exempt from these requirements. For the purposes of applying this requirement, floor heights are counted from the street-facing façade containing the Primary Entrance.

Units that face a side or rear property line or an internal exterior space shall provide sufficient separation as follows. Units that directly face a street, ~~or~~ alley, other public rights-of-way, or land determined to be undevelopable are exempt.

(~~a~~1) Units that only face a side or rear property line shall be set back from the property line at least 8 feet for a horizontal dimension of at least 10 feet.
(~~b~~2) Units that only face an internal exterior space, such as a courtyard or light well, shall be no closer than 15 feet from any parallel wall.
(~~c~~3) Units that face a side or rear property line and an internal exterior space is required to only meet (a) or (b) above.
(~~d~~4) Every unit shall be afforded at least 10 feet of total exterior wall width and each shall include at least one operable window.
~~(e) This standard shall not apply in cases where the rear or side property line abuts a street or alley.~~

(~~f~~5) Private amenity spaces, such as balconies, may encroach up to 5 feet into this space.

***

~~c~~d. Roofline design.

***

~~d~~e. Historic resources.

Exhibit C-5: Outdated R-1, R-2, R-3 Zoning District References

13.04 PLATTING AND SUBDIVISIONS

230 Lots.

D. Pipestem Lots.

The creation of pipestem lots shall be allowed in certain circumstances. The intent of these limitations is to minimize negative impacts of inconsistent development patterns while allowing land to be divided when more traditional layouts are not achievable. The creation of pipestem lots is not allowed when a lot configuration can be provided that is consistent with the established pattern on the block without significantly reducing the number of allowed lots (see examples provided below). Pipestem lots shall provide a lot extension or primary accessway which connects to a public or private street. The creation of a pipestem lot is allowed under the following circumstances:

1. No more than one out of every three proposed lots is a pipestem lot; and
2. One of the following are met:

    a. An existing dwelling which has been on the site for at least five years precludes a land division that is consistent with Section 13.04.230.A and would otherwise not meet the lot width, frontage, or setback requirements without a pipestem configuration (see examples ~~for R-2 District~~ below); or

    b. The site has dimensions which preclude a land division that is consistent with Section 13.04.230.A and would otherwise not meet the lot width, frontage, or setback requirements without a pipestem configuration.

13.06.040 Mixed-Use Center Districts.

F. District development standards.

1. Lot area and setbacks.

    e. Minimum setbacks.

    For X District property abutting a residentially zoned property, equal to the residential zoning district for the first 100 feet from that side.

    For X District property across a non-designated Pedestrian Street from ~~R-1, R-2 or R-2SRD~~ UR-1, UR-2, or UR-3 District property, the following front yard setback shall be provided:

    - Minimum 10-foot front yard setbacks are required along non-designated Pedestrian Streets.
    - Limited exception: For corner lots that also front on a designated Pedestrian Street, this setback shall not apply for the first 130 feet from the corner, as measured along the edge of the right-of-way.
    - Covered porches and entry features may project up to 6 feet into the setback.

      The setback area may include landscaping, walkways, pedestrian plazas, private patios, porches, or vehicular access crossings (where allowed), but not include parking.

13.06.080 Special Use Standards

H. Juvenile community facilities.

1. Applicability.

2. Purpose.

It is found and declared that juvenile community facilities are essential public facilities which provide a needed community service. However, the public interest dictates that they shall be subject to special regulations. The intent of these regulations is to reduce incompatible uses within established neighborhoods, to encourage equitable regional and statewide distribution of such essential public facilities, and to promote the public health, safety, and general welfare.

3. Use restrictions.

A conditional use permit shall be required for juvenile community facilities in the following instances: a juvenile community facility for no more than eight residents in the ~~R-1, R-2, R-2SRD~~ UR-1, UR-2, HMR-SRD, NRX, ~~R-3~~ UR-3, R-4-L, and C-1 Districts. A juvenile community facility for greater than eight residents, but no more than 16 residents, in the R-4, R-5, URX and RCX Districts. The Director, in reviewing a request for a conditional use permit for juvenile community facilities, shall use the criteria found in subsection 4 below, as well as the conditional use permit criteria found in Section 13.05.010.A.

4. Use standards.

a. Maximum number of residents.

No juvenile community facility shall house more than eight residents in the UR-1, UR-2~~R-1, R-2, R-2SRD~~, HMR-SRD, NRX, UR-3~~R-3~~, R-4-L, and C-1 Districts. No juvenile community facility shall house more than 16 residents in the R-4, R-5, URX, RCX, NCX, CCX, UCX, CIX, C-2, M-1, M-2, and PMI Districts.

13.06.080 Special Use Standards

Q. Wireless communication facilities.

5. Use restrictions.

Wireless Facility Use Category	Zoning District Classifications			
	~~R-1~~UR-1; ~~R-2~~UR-2; ~~R-2SRD; R-3~~UR-3; R-4; R-4-L; R-5; T; HMX; DR; NRX	PDB; C-1; C-2, NCX; CCX; RCX; URX; UCX; DCC; DMU; WR	CIX; M-1	M-2; PMI
Level 1	A [1, 3]	A	A	A
Level 2	C[3]	C[2]	A	A
Level 3	C[3]	C	C	A
Level 4	C[3]	C	C	C

Symbols:

A - Allowed with administrative review

C - Allowed only with approval of a Conditional Use Permit

Footnotes:

1 - Permitted on public facility sites, subject to administrative review and building permit.

2 - Allowed 16 feet above underlying zoning district height limit, except in the C-1, C-2, and NCX Districts.

3 - New wireless communication towers and antennas prohibited in ~~R-1, R-2, R-2SRD, and R-3~~ UR-3 Districts, except on public or quasi-public property developed with existing public or quasi-public facilities and properties developed with existing wireless communication facilities.

6. Priority for siting and type of facility.

The order of priority for the siting of new wireless communication towers and facilities is intended as guidance to applicants for the development of sites with wireless communication towers, antennas, and associated facilities. The priority for the type of facility shall be subject to the provisions set forth in Section 13.06.080.Q.8.

***

h. Place antennas and any necessary support structures on public property developed with existing public facilities and properties developed with existing wireless communication facilities in UR-1, UR-2~~R-1, R-2, R-2SRD~~, NRX, and UR-3 ~~R-3~~ Districts.

i. New antennas and necessary support structures shall be prohibited in UR-1, UR-2~~R-1, R-2, R-2SRD~~, NRX, and UR-3 ~~R-3~~ Districts, except as noted above.

***

9. Use standards.

***

b. Setbacks.

***

(5) Equipment structures shall comply with the setback requirements of the underlying zone, except in the UR-1, UR-2~~R-1, R-2, R-2SRD~~, NRX, and UR-3 ~~R-3~~

Districts, in which case a minimum setback of 20 feet from all property lines shall be provided, or the minimum setback of the underlying zone, whichever is greater.

13.06.090 Site Development Standards.

J. Zoning transition standards.

4. Landscaping Buffers:

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f. Mobile home/trailer courts abutting Residential districts (where permitted).

- A wall, fence, vegetated wall, evergreen hedge, or other suitable enclosure of minimum height four and one half feet and maximum height of seven feet placed at least five feet from the side and rear lot lines. The area between such enclosures and the property lines shall be landscaped to form a permanent screening area.
- A landscaped screening area at least five feet in depth must be provided along the street frontage on a non-arterial street forming a boundary between a mobile home park site and a~~n~~ UR-1, UR-2, or UR-3 ~~R-1, R-2, or R-3~~ District.
- No signs shall be permitted on any part of a screening enclosure or within a screening area.

13.06.100 Building design standards.

A. Commercial District Minimum Design Standards.

5. Windows and Openings.

c. Exemptions.

(1) Residential privacy. On sides where C, T, or PDB District boundaries adjoin UR-1, UR-2, or UR-3 ~~R-1, R-2, R-2SRD or R-3~~ District boundaries, structures within the C, T, or PDB District that are set back at least 7 feet from the property line and screened by landscaping to a minimum height of 6 feet are exempt from the window and opening requirements on the effected side.

Exhibit C-6: Wireless Communication Towers Application Requirements

13.05.020 Application requirements for land use permits.

K. Required submittals.[1]

1. Administrative review-building permit.

Application for administrative review and building permit shall include the following:

a. A site elevation and landscaping plan indicating the specific placement of the facility on the site, the location of existing structures, trees, and other significant site features, the type and location of plant materials used to screen the facility, including the related equipment facilities, and the proposed color(s) of the facility. The landscape plan shall address the required method of fencing, finished color, and, if applicable, the method of camouflage and illumination.

b. A signed statement indicating that:

(1) the applicant for a new tower has provided notice to all other area wireless service providers of its application to encourage the collocation of additional antennas on the structure. Notice shall be published in a newspaper of general circulation once per week, for a minimum period of 30 days, and an affidavit of publication shall be provided at the time of application as proof that the required notice has occurred. This requirement shall not apply to the development of concealed or camouflaged towers; and

(2) the applicant and/or landlord agree to remove the facility within one year after abandonment.

c. Copies of any environmental documents required, pursuant to the State Environmental Policy Act ("SEPA") (WAC 197-11). Project actions which are categorically exempt from SEPA shall also be exempt from this requirement. Copies of any environmental documents required by a federal agency. These shall include the environmental assessment required by FCC Para. 1.1307, or, in the event that a FCC environmental assessment is not required, a statement that describes the specific factors that obviate the requirement for an environmental assessment.

d. An engineered and stamped site plan clearly indicating the location, type, and height of the proposed tower and antenna, the anticipated antenna capacity of the tower, on-site land uses and zoning, adjacent land uses and zoning, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower, and any other proposed structures.

e. Legal description of the parcel and Pierce County Assessor's Parcel Number.

f. A letter signed by the applicant stating the tower will comply with all FAA regulations and applicable standards, and all other applicable federal, state, and local laws and regulations.

g. A signed statement indicating that such installation, repair, operation, upgrading, maintenance, and removal of antenna(s) by the wireless communication provider shall be lawful and in compliance with all applicable laws, orders, ordinances, and regulations of federal, state, and local authorities having jurisdiction.

[1] Code Reviser's note: Relocated from Subsection 13.06.545.D. per Ord. 28613 Ex. G.

~~h. Where applicable, proof that the applicant is an FCC-licensed wireless communication provider or that it has agreements with an FCC-licensed wireless communication provider for use or lease of the proposed facility.~~

13.06.080 Special Use Standards.

Q. Wireless communication facilities.

***

3. Permits required.

a. Where a transmission tower or antenna support structure is located in a zoning district, which allows such use as a permitted use activity, administrative review, and a building permit shall be required, subject to the project's consistency with the development standards set forth in Section 13.06.080.Q.9. In instances where the antenna height exceeds the height limit of the zoning district or is not allowed as a permitted use activity, a conditional use permit and building permit shall be required in addition to a demonstration of consistency with all required development standards. The table in Section 13.06.080.Q.5 specifies the permits required for the various types of wireless service facilities that meet the standards of this ordinance.

***

10. Required submittals for Administrative review-building permit.

Application for administrative review and building permit shall include the following:

a. A site elevation and landscaping plan indicating the specific placement of the facility on the site, the location of existing structures, trees, and other significant site features, the type and location of plant materials used to screen the facility, including the related equipment facilities, and the proposed color(s) of the facility. The landscape plan shall address the required method of fencing, finished color, and, if applicable, the method of camouflage and illumination.

b. A signed statement indicating that:

(1) the applicant for a new tower has provided notice to all other area wireless service providers of its application to encourage the collocation of additional antennas on the structure. Notice shall be published in a newspaper of general circulation once per week, for a minimum period of 30 days, and an affidavit of publication shall be provided at the time of application as proof that the required notice has occurred. This requirement shall not apply to the development of concealed or camouflaged towers; and

(2) the applicant and/or landlord agree to remove the facility within one year after abandonment.

c. Copies of any environmental documents required, pursuant to the State Environmental Policy Act ("SEPA") (WAC 197-11). Project actions which are categorically exempt from SEPA shall also be exempt from this requirement. Copies of any environmental documents required by a federal agency. These shall include the environmental assessment required by FCC Para. 1.1307, or, in the event that a FCC environmental assessment is not required, a statement that describes the specific factors that obviate the requirement for an environmental assessment.

d. An engineered and stamped site plan clearly indicating the location, type, and height of the proposed tower and antenna, the anticipated antenna capacity of the tower, on-site land uses and zoning, adjacent land uses and zoning, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower, and any other proposed structures.

e. Legal description of the parcel and Pierce County Assessor's Parcel Number.

f. A letter signed by the applicant stating the tower will comply with all FAA regulations and applicable standards, and all other applicable federal, state, and local laws and regulations.

g. A signed statement indicating that such installation, repair, operation, upgrading, maintenance, and removal of antenna(s) by the wireless communication provider shall be lawful and in compliance with all applicable laws, orders, ordinances, and regulations of federal, state, and local authorities having jurisdiction.

h. Where applicable, proof that the applicant is an FCC-licensed wireless communication provider or that it has agreements with an FCC-licensed wireless communication provider for use or lease of the proposed facility.

~~10~~11. Non-Use/Abandonment.

Not less than 30 days prior to the date that a wireless communication provider plans to abandon the operation of a facility, the provider must notify the City, by certified mail, of the proposed date of abandonment. In the event that such notice is not provided, the records of the City of Tacoma, Department of Public Utilities, shall be utilized to determine the date of abandonment. Upon such abandonment, the provider shall have one year to reactive the use of the facility or dismantle and remove it. If the tower, antenna, foundation, and/or associated facility are not removed within one year, the City may remove them at the expense of the wireless communication providers.

Nothing in this subsection shall be construed to require the removal of architectural elements, including, but not limited to, false church steeples or flag poles that have been installed, pursuant to a valid building or conditional use permit, to conceal wireless communication facilities.

~~11~~12. Enforcement.

Enforcement of the provisions set forth in this section shall be in accordance with the provisions set forth in Section 13.05.150.

Exhibit C-7: Conditional Use, Master Plan Permit Type Hearing Requirement

Table H - Notice, Comment and Expiration for Land Use Permits

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Conditional use* (see TMC 13.05.070.I)	Required	400 feet; 1000 feet for develop-ment sites over 1 acre in size	No	Yes	30 days[5]	Director	No	No	5 years[4]
Conditional use, correctional facilities (new or major modification)	Required	2,500 feet from the edge of the zone	Yes	Yes	30 days[2]	Hearing Examiner	Yes	No	5 years
Conditional use, detention facilities (new or major modification)	Required	2,500 feet from the edge of the zone	Yes	Yes	30 days[2]	Hearing Examiner	Yes	No	5 years
Conditional use, large-scale retail	Required	1,000 feet	Yes	Yes	30 days[2]	Hearing Examiner	Yes	No	5 years
Conditional use, master plan	Required	1000 feet	Yes	Yes	30 days[2]	Director	~~Yes~~No	No	10 years
Conditional Use, Minor Modification	Optional	No	No	No	No	Director	No	No	5 years
Conditional Use, Major Modification	Required	400 feet; 1000 feet for public facility sites and master plans	No	Yes	14 days[5]	Director	No	No	5 years

Exhibit C-8: Urban Design Project Review Processes

CHAPTER 13.19 URBAN DESIGN BOARD AND PERMIT REVIEW

13.19.040 Urban Design Project Review

F. Permit processes.

This section describes the permit review steps and associated time frames for Director and Urban Design Board decisions.

1. Type I: Director decision.

   a. Concept Design package review.

      (1) Completeness review.

      The initial completeness review of an application shall be conducted consistent with TMC 13.05.020.E.

      (2) Complete application review.

      Once the application is deemed complete, public notice will be made and comment will be received within the specified time. Following the public comment period expiration, a Concept Design review and guidance summary report will be provided to the applicant.

   b. Final Design package review.

      (1) Initial review.

      The application package will be reviewed by staff and the applicant will be informed of the need of additional or missing information or advised of recommended revisions.

      (2) Subsequent review(s).

      Following the initial review, the applicant will either provide the requested information or changes OR inform staff that no additional information or changes will be provided. Once all necessary information is provided, public notice will be made and comment will be received within the specified time. Following the public comment period expiration, the Director will either approve (as submitted or with conditions) or deny the application.

   c. Decisions are subject to all provisions in TMC 13.05.090.

   ~~c~~d. All permit review time frames will be conducted consistent with applicable State law. The Department shall make all attempts to process permits in less time than the maximum allowed by State law.

2. Type II: Urban Design Board decision.

   a. Concept Design package review.

      (1) Completeness review.

      The initial completeness review of an application shall be conducted consistent with TMC 13.05.020.E.

      (2) Complete application review.

Once the application is deemed complete, a public hearing will be scheduled, public notice will be made, and comment will be received within the specified time.

(3) Public hearing.

The Urban Design Board will conduct a public hearing, providing an opportunity for public comment on the proposed development germane to the applicable permit criteria. Following the public hearing, a Concept Design review and guidance summary report will be provided to the applicant.

(4) Allowance for Administrative Final Design review.

The Urban Design Board may authorize the Director to conduct the Final Design review and make the final decision, subject to the requirements of Type I application processes. Applications eligible for this action must demonstrate specific site and/or application qualities established by the Urban Design Board procedures.

b. Final Design package review.

(1) Initial review.

The application package will be reviewed by staff and the applicant will be informed of the need of additional or missing information or advised of recommended revisions.

(2) Subsequent review(s).

Following the initial review, the applicant will either provide the requested information or changes OR inform staff that no additional information or changes will be provided. Once all necessary information is provided, public notice will be made and comment will be received within the specified time. Following the public comment period expiration, the Urban Design Board will either approve (as submitted or with conditions) or deny the application.

c. Notice of decision

(1) A copy of the decision shall be mailed to the applicant and the property owner, if different than the applicant, by first class mail. A copy of the decision shall be provided to those who commented in writing or requested a copy of the decision within the time period specified in Section 13.05.070.

(2) A summary of the decision shall be provided to the Puyallup Indian Tribe for "substantial actions" as defined in the "Agreement Between the Puyallup Tribe of Indians, Local Governments in Pierce County, the State of Washington, the United States of America, and Certain Private Property Owners," dated August 27, 1988; neighborhood councils pursuant to TMC 1.45 or the neighborhood business districts pursuant to TMC 1.47 in the vicinity of the proposal; and qualified neighborhood or community organizations.

(3) A summary of the decision shall also be posted on the property and published in a paper of general circulation. This summary shall state that affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation. Notice of the Director's decision shall also be provided to the Pierce County Assessor/Treasurer's Office.

(4) All notices of decision shall include procedures for appeal.

~~c~~d. All permit review time frames will be conducted consistent with applicable State law. The Department shall make all attempts to process permits in less time than the maximum allowed by State law.

3. Except as specified otherwise in this section, the provisions in TMC 13.05.020 shall apply.

***

I. Reconsideration.

1. Type I: Director decisions.

A request for reconsideration may be made in accordance with the processes and requirements in TMC 13.05.090.G.

2. Type II: Board decisions.

A request for reconsideration may be made on any decision or ruling of the Board by any aggrieved person or entity having standing under this chapter. A request seeking reconsideration shall be in writing and shall set forth the alleged errors of procedure, fact, or law. The request for reconsideration shall be filed with Planning and Development Services within 14 calendar days of the issuance of the Board's decision, not counting the day of issuance of the decision. If the last day for filing the request for reconsideration falls on a weekend day or a holiday, the last day for filing shall be the next working day. Accordingly, motions for reconsideration that are not timely filed with Planning and Development Services or do not set forth the alleged errors shall be dismissed by the Board. Following the timely filing of a request, the Board is to review the reconsideration request at the next regular Board meeting. It shall be within the sole discretion of the Board to determine whether an opportunity shall be given to other parties for response to a motion for reconsideration. After review of the matter, the Board shall take such further action deemed proper, which may include the issuance of a revised decision.

~~I~~J. Appeals.

Exhibit C-9: Term Limits for Landmarks Preservation Commission, Planning Commission, and Urban Design Board

Landmarks Preservation Commission

CHAPTER 1.42 LANDMARKS PRESERVATION COMMISSION

1.42.050 Terms of Commissioners.

Terms of the Commissioners of the Landmarks Preservation Commission shall be three years.

A. Terms of all Commissioners shall begin on January 1 and end on December 31.

B. Each Commissioner may serve ~~until an appointment and qualification of a successor~~up to ten consecutive years, except that one-term exceptions may be granted as needed for institutional knowledge.

C. In the event that a position is vacated before the expiration of the term, the City Council may appoint a successor to serve the remainder of the unexpired term.

Planning Commission

CHAPTER 13.02 PLANNING COMMISSION

13.02.010 Creation - Appointment.

Pursuant to the authority conferred by Article II, Section 11, of the Constitution of the State of Washington, and Section 3.8 of the Tacoma City Charter, there is hereby created a City Planning Commission consisting of nine members, who shall be residents of Tacoma. The members shall be appointed and confirmed by a majority of the City Council. One member shall be appointed by the City Council for each of the five council districts. The Council shall appoint to the four remaining positions an individual from each of the following: (a) the development community; (b) the environmental community; (c) public transportation; and (d) a designee with background of involvement in architecture, historic preservation, and/or urban design.

At the expiration of each respective three-year term, a successor shall be appointed by the City Council. Each Commissioner may serve ~~until appointment and qualification of a successor.~~up to ten consecutive years, except that one-term exceptions may be granted as needed for institutional knowledge.

Vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired terms. Members may be removed by a majority of the Council, after public hearing, for inefficiency, neglect of duty, or malfeasance in office. Members are expected to attend Commission meetings and to fully participate in and contribute to the work of the Commission. Any member who is absent from three consecutive meetings without being excused or six meetings in a calendar year, whether excused or unexcused, should be deemed to have forfeited the office and a new member may be appointed to fill the unexpired term. The members shall be selected without respect to political affiliations and they shall serve without compensation. The members shall abide by the City's Code of Ethics as provided in TMC 1.46.

Urban Design Board

CHAPTER 13.19 URBAN DESIGN BOARD AND PERMIT REVIEW

13.19.030 URBAN DESIGN BOARD

D. Terms of Urban Design Board members.

Terms of the Board members of the Urban Design Board shall be three years.

1. Each Board member may serve ~~until an appointment and qualification of a successor~~ up to ten consecutive years, except that one-term exceptions may be granted as needed for institutional knowledge.

2. In the event that a position is vacated before the expiration of the term, the City Council may appoint a successor to serve the remainder of the unexpired term.

3. Initial Board appointments will consist of three 2-year appointments, and four full 3-year appointments. At least three of the initial 3-year appointments shall be for Design and Development Professional Positions 1 through 4.

Exhibit C-10: UR-3 Zoning District within the Joint Base Lewis McChord Airport Compatibility Overlay District (ACD) and STGPD Use Notations in District Use Tables

13.06.020 Residential Districts.
E. District use restrictions.
4. District use table – Residential Districts (13.06.020).

Uses (See Footnote 3)	**UR-1**	**UR-2**	**UR-3**[4]	**R-4**	**R-5**	**Additional Regulations** (See Footnotes 1, 2, 3)
Agriculture and Natural Resources						
Agricultural uses	CU	CU	CU	CU	CU	Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. Buildings shall not be permitted in connection with such use, except greenhouses having total floor area not in excess of 600 square feet. Livestock is not allowed. Agricultural uses and greenhouses are subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b.
***						
Community and Civic Facilities						
Cemetery/Internment services	N/CU	N/CU	N/CU	N/CU	N/CU	New facilities are not permitted. Enlargement of facilities in existence prior to the effective date of this provision (May 27, 1975) may be approved in any zoning district subject to a conditional use permit. See Section 13.05.010.A. Cemetery and funeral facilities are subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b.
***						

Footnotes:
1. For heritage structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.05.010.A for additional details, limitations and requirements.
2. Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict.
3. Within the STGPD overlay district, the land uses of this section are modified as specified in Section 13.06.070.D.5.b
4. Within the ACD overlay district, the maximum density is 2 units per 4,500 square feet.

13.06.030 Commercial Districts
E. District use restrictions.
4. District use table – Commercial Districts (13.06.030).

Uses (Table Footnote 3)	**T**	**C-1**	**C-2**[1]	**PDB**	**Additional Regulations** (See Footnotes 2, ~~and~~ 3, and 4 at bottom of table)
Agriculture and Natural Resources					
Agricultural uses	CU	CU	CU	CU	Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. Livestock is not allowed. Agricultural uses and greenhouses are subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b.
***					
Community and Civic Facilities					
Cemetery/Internment services	N	N	N	N	New facilities are not permitted. Enlargement of facilities in existence prior to the effective date of this provision (May 27, 1975) may be approved in any zoning district subject to a conditional use permit. Cemetery and funeral facilities are subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b.
***					
Footnotes:					
Footnotes: 1. Designated Pedestrian Streets - For segments here noted, additional use limitations apply to areas within C-2 Commercial District zoning to ensure continuation of development patterns in certain areas that enhance opportunities for pedestrian-based commerce. North 30th Street from 200 feet east of the Starr Street centerline to 190 feet west of the Steele Street centerline: street level uses are limited to retail, personal services, eating and drinking, and offices. 2. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.05.010.A for additional details, limitations and requirements. 3. Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict. 4. Within the STGPD overlay district, the land uses of this section are modified as specified in Section 13.06.070.D.5.b.					

13.06.040 Mixed-Use Center Districts.

E. District use restrictions.

3. District use table – Mixed-Use Center Districts (13.06.040).

Uses	**NCX**	**CCX**	**UCX**	**RCX**[1]	**CIX**	**HMX**	**URX**	**NRX**	**Additional Regulations** (see footnotes 3, 4, 5, 6, and 7 at bottom of table)
***									

Footnotes:

1. The floor area of any development in RCX must be at least 75 percent residential, unless otherwise noted.
2. For uses that are restricted from locating at street-level along designated pedestrian or core pedestrian streets, the following limited exception is provided. Entrances, lobbies, management offices, and similar common facilities that provide access to and service a restricted use that is located above and/or behind street-level uses shall be allowed, as long as they occupy no more than 50-percent or 75 feet, whichever is less, of the site's street-level frontage on the designated pedestrian or core pedestrian street. See Section 13.06.010.D. for the list of designated pedestrian and core pedestrian streets.
3. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit.
4. Commercial shipping containers shall not be an allowed type of accessory building in any mixed-use zoning district. Such storage containers may be allowed as a temporary use, subject to the limitations and standards in Section 13.06.080.P.
5. Additional restrictions on the location of parking in mixed-use zoning districts are contained in the parking regulations – see Section 13.06.090.C.
6. See Figure 4: Tacoma Mall Neighborhood RGC – No Residential Uses in Section 13.06.040.J.6.
7. Within the STGPD overlay district, the land uses of this section are modified as specified in Section 13.06.070.D.5.b.

13.06.060 Industrial Districts.

E. District use restrictions.

4. District use table – Industrial Districts (13.06.060).

Uses	**M-1**	**M-2**	**PMI**	**Additional Regulations** (see table Footnote 1 and 2)
***				
Community and Civic Facilities				

Uses	M-1	M-2	PMI	Additional Regulations (see table Footnote 1 and 2)
Cemetery/ Internment services	N	N	N	New facilities are not permitted. Enlargement of facilities in existence prior to the effective date of this provision (May 27, 1975) may be approved in any zoning district subject to a conditional use permit. See Section 13.05.010.A. Cemetery and funeral facilities are subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b.
***				
Commercial Uses				
Storage Uses				
Warehouse/ storage	P	P	P	Storage and treatment facilities for hazardous wastes are subject to the state locational standards adopted pursuant to the requirements of Chapter 70.105 RCW and the provisions of any groundwater protection ordinance of the City of Tacoma, as applicable. Hazardous waste storage is subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b.
***				
Industrial				
Industry, heavy	N	P	P	Animal slaughter, fat rendering, acid manufacture, and blast furnaces allowed in the PMI District only and are subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b.

Uses	M-1	M-2	PMI	Additional Regulations (see table Footnote 1 and 2)
Chemical manufacturing, processing and wholesale distribution	N	CU*/ N~	P/ CU*/ N~	*A conditional use permit is required for the manufacture, processing, and wholesaling of hazardous materials, subject to conditional use criteria in Section 13.05.010.A. ~Explosives, fertilizer, and petrochemical manufacturing prohibited in all districts. Chemical manufacturing and reprocessing are subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b. Hazardous waste treatment, transfer, storage, or disposal facilities are subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b. Manufacturing of Class 1A or 1B flammable liquids as defined in the Fire Code are subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b.
***				
Petroleum Fuel Facility	N	P*/N	P*/N	*Facilities legally permitted at the time of adoption of this ordinance are permitted, subject to special use standards in Section 13.06.080.F. Otherwise prohibited. Petroleum and petroleum products refinery including reprocessing and petroleum fuel facilities are subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b.
***				
Vehicle service and repair, industrial	P	P	P	Subject to development standards contained in Section 13.06.080.S. Vehicle and boat repair/service/garages/body shops are subject to the STGPD high impact use table contained in Section 13.06.070.D.5.b

Footnotes:

1. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.06.640.F for additional details, limitations and requirements.

2. Within the STGPD overlay district, the land uses of this section are modified as specified in Section 13.06.070.D.5.b.

City of Tacoma

Planning and Development Services

Exhibit D

Exhibit D: Legislative Code Amendments

D-1: Daycare Facilities

January 21, 2026

Note: These amendments show all of the changes to existing Land Use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is blue underlined and text that has been deleted is shown as ~~red strikethrough~~.

Chapter 13.01 Definitions

13.01.060.D

~~"Day care center." Any facility which receives 13 or more children or adults for day care.~~

~~"Day care, family." An occupied dwelling in which a person provides day care for children or adults other than their own family and those of close relatives. Such care in a family day care home is limited to 12 or fewer children or adults, including children or adults living in the dwelling and those of close relatives cared for in the dwelling.~~

"Day care facility." An institution that provides care to a group of children or adults for less than 24 hours per day. This use classification is inclusive of both "child care centers" and "family day care homes," terms used for state licensing, but excludes schools, seasonal camps, or facilities for the care of children where the parents remain on premises for purposes other than employment (such as a grocery store, health club, or courthouse).

* * *

13.06.020 Residential Districts

E.4 District use table – Residential Districts

	UR-1	UR-2	UR-3	R-4	R-5	Additional Regulations
Day Care	P*~~CU~~	P*~~CU~~	P*~~/CU~~	P	P	~~Subject to additional requirements contained in Section 13.06.080.E. For UR-3, day care centers with an enrollment limited to 50 or fewer children~~

Facility ~~Center~~						~~or adults are permitted, while day care centers for more than 50 children or adults may be allowed subject to the approval of a conditional use permit.~~ State license required. *In UR districts, day care facilities shall not exceed the maximum floor area ratio. For the purposes of this standard, each building used for day care services will count as a "unit" towards the maximum floor area ratio.
~~Day Care, family~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	

* * *

13.06.030 Commercial Districts

E.4 District use table – Commercial Districts

	T	C-1	C-2	PDB	Additional Regulations
Day Care Facility ~~Center~~	P	P	P	P	State license required
~~Day Care, family~~	~~P~~	~~P~~	~~P~~	~~P~~	

* * *

13.06.040 Mixed-use Center Districts

E.3 District use table – Mixed-use Center Districts

	NCX	CCX	UCX	RCX	CIX	HMX	URX	NRX	Additional Regulations
Day Care Facility ~~Center~~	P	P	P	P	P	P	P	P~~CU~~	State license required
~~Day Care, family~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	

* * *

13.06.060 Industrial Districts

E.5 District use table – Industrial Districts and E.6 Seaport manufacturing and industrial districts (combined).

	SCP	SCM	SCS	ST	STT	SC	M-2	M-1	Additional Regulations
Day Care Facility ~~Center~~	N	N	P *~	P *~	P~	N	~~P~~N	P	~~Subject to development standards in Section 13.06.080.E~~ *Ancillary to a permitted primary use. ~Limited to 10,000 square feet of floor area per development site in the SCS and ST district and 15,000 square feet in the STT and M-1 districts.
~~Day Care, family~~	~~N~~	~~N~~	~~N~~	~~N~~	~~CU~~	~~N~~	~~N~~	~~P/N*~~	~~*Not permitted within the South Tacoma M/IC Overlay District.~~

* * *

13.06.070 Overlay Districts

B. South Tacoma Manufacturing/Industrial Overlay District.

* * *

4. District use restrictions.

a. Prohibited uses.

- Adult family home
- Confidential shelter
- Continuing care retirement community
- ~~Day care, family~~
- Day care facility prohibited in the M-2 District
- Dwellings, not permitted except quarters for caretakers and watchpersons are permitted as is temporary worker housing to support uses located in these districts.
- Emergency and transitional housing
- Extended care facility
- Foster home

- Golf course
- Group Housing
- Hospital uses are prohibited in the M-2 District
- Hotel Motel
- Animal slaughter, fat rendering, smelters, and blast furnaces
- Intermediate care facility
- Juvenile community facility
- Residential care facility for youth
- Residential chemical dependency treatment facility
- Retirement home
- General K through 12 education facilities
- Staffed residential home
- Student housing
- Theater

b. Conditional uses.

- Commercial recreation and entertainment facilities over 10,000 square feet in the M-1 District and 15,000 square feet in the M-2 District.
- Cultural institution.
- Hospital uses in the M-1 District

c. Temporary uses.

- Carnival

5. District Development Standards

- Office: unless an accessory use, limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet of floor area per development site in the M-1 District.
- Marijuana retailer: limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet of floor area per development site in the M-1 District.
- Retail: unless an accessory use, limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet of floor area per development site in the M-1 District.
- Day care facility: Limited to 15,000 square feet of building floor area per development site in the M-1 District.

* * *

13.06.080 Special Use Standards

~~**E. Day care centers.**~~

~~1. Applicability.~~

~~2. Purpose.~~

~~It is found and declared that day care centers are facilities which perform a needed community service. The City of Tacoma recognizes the need for locating day care centers within areas which they service and ensuring, to the extent possible, that day care centers in residential districts will be compatible with the surrounding neighborhood and will not adversely affect adjacent properties.~~

~~3. Use standards.~~

~~The following development standards are hereby established for the location, design, and operation of day care centers in addition to any other requirements of law:~~

~~a. In residential zoning districts, the lot size and setbacks for day care centers shall conform to the requirements for single-unit dwellings in the underlying zoning district. In addition, day care centers with an enrollment of more than 50 children or adults shall provide minimum side yard setbacks of 20 feet in all residential zoning districts, except that on corner lots the side yard facing the street shall provide the same setback as that required for a single-unit dwelling (or houseplex in Urban Residential (UR) Districts).~~

~~b. Day care centers located in Urban Residential (UR-1, UR-2 and UR-3) Districts shall be limited to one building face sign with a maximum area of six square feet. Sign regulations for day care centers located in PRD and multi-unit dwelling districts shall be the same as those specified in the R-4 Multiple-Family Residential District.~~

~~c. No structured area for active play shall be located in a front yard. Play structures shall maintain a minimum ten-foot setback from any side or rear lot line.~~

~~d. In Urban Residential (UR-1, UR-2 and UR-3) Districts, the site shall be landscaped in a manner consistent with adjacent residences. In all zoning districts, day care centers shall be landscaped in a manner approved by the Director prior to the operation of the day care center.~~

~~e. Day care centers in existing structures which are located in residential districts shall maintain a residential appearance. Any new building, building addition, or building exterior which is remodeled shall be designed to be compatible with the residential character of the surrounding neighborhood. Elevations of the proposed structure shall be approved by the Director prior to the issuance of any building permits for the day care center.~~

~~4. Waiver.~~

~~The Director may waive any of the aforementioned development standards where a finding is made that such waiver(s) does not violate the spirit or intent of such development standards or the Comprehensive Plan. Applications for waivers shall be processed in accordance with the provisions of Chapter 13.05.~~

City of Tacoma

Planning and Development Services

Exhibit D

Exhibit D: Legislative Code Amendments

D-2: Binding Site Plans

January 21, 2026

Note: These amendments show all of the changes to existing Land Use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is blue underlined and text that has been deleted is shown as ~~red strikethrough~~.

Tacoma Municipal Code Title 13: Land Use Regulatory Code

TMC 13.01.040 Platting and Subdivisions Definitions

"Binding site plan" is an alternative process for the dividing of commercial and industrial land for sale or lease in accordance with RCW 58.17.035 and for the development of condominium units pursuant to Chapter 64.34 RCW. For the purposes of this definition commercially zoned property includes property that is zoned to permit or conditionally permit any multi-dwelling residential uses. ~~shall mean a drawing to scale showing a plan for the development of a specific parcel of land, which drawing has been approved as applicable by the Building Official or designee and which, at a minimum:~~

~~1. Identifies and shows the areas and locations of all public and private streets and ways, parcel and lot lines, utilities, public and private street improvements, open spaces, and other items specified by the zoning ordinances. In addition, shall show the site development, driveways, parking layout, landscaping, lighting, signs, building perimeters and elevations, or shall carry a condition of general site plan approval that no development or building permit will be granted therefore until additional development plans are submitted to and approved by the body approving the general binding site plan;~~

~~2. Contains inscriptions or attachments setting forth such appropriate limitations and conditions of the use of land as established by the City of Tacoma.~~

~~3. Is filed of record in the Pierce County Auditor's office and is legally enforceable.~~

* * *

TMC 13.04.088 Binding site plan approval.

~~A. Divisions of commercial, mixed use, or industrial zoned land for sale or lease may be permitted by approval of a binding site plan by the Director or designee; provided, that the property to be divided has had land use actions specifying use and building, parking and driveway layouts.~~

~~B. Applications for binding site plans shall be submitted in a manner consistent with applications for short plats.~~

~~C. When considering requests for binding site plan approval, the Director shall utilize the criteria for approving short subdivisions. In addition, the binding site plan shall be consistent with the land use action precedent to the request for binding site plan approval.~~

~~D. After approval of a general binding site plan, subsequent amendments shall be considered by the Director as a modification to the original approval.~~

~~E. The approved binding site plan and any modification approved subsequently shall be recorded with the Pierce County Auditor's office.~~

A. Purpose. The purpose of this chapter is to provide both a method of dividing land for sale or lease into lots zoned for commercial or industrial zoned land in accordance with RCW 58.17.035 and for the development of condominium units pursuant to Chapter 64.34 RCW. For the purposes of this section, commercially zoned property includes property that is zoned to permit or conditionally permit any multi-dwelling residential uses. The binding site plan process merely creates or alters existing lot lines and does not authorize construction, improvements or changes to the property or the uses thereon.

In all cases, the property owners execute written agreements which are recorded against the affected property, ensuring that all lots within the binding site plan will continue to function as one site for any number of purposes, including but not limited to: lot access; interior circulation; common utilities; open space; landscaping and drainage; common facilities maintenance; and coordinated parking.

B. Applicability.

1. Commercial and industrial land uses in all zoning districts where such uses are permitted.
2. Multi-dwelling residential use in all zoning districts where such uses are permitted, with the following exception:
    a. In the UR-1 and UR-2 zones, the binding site plan is only allowed for residential uses on development sites greater than 1 acre in size. In these zoning districts the preferred alternative to traditional platting and subdivision is the Unit Lot Subdivision process as described in TMC 13.04.093.
3. Residential condominiums where such division is the result of subjecting a portion of a parcel or tract of land to either Chapters 64.32 or 64.34 RCW subsequent to the recording of a Binding Site Plan for all such land, and the improvements constructed or to be constructed thereon are required by the provisions of the Binding Site Plan to be included in one or more condominiums or owned by an association or other legal entity in which the owners of units therein or their owners' associations have a membership or other legal or beneficial interest.

C. General Requirements.

1. Applications for binding site plans shall be submitted in a manner consistent with applications for short plats (13.04.090). In addition, the following shall be provided:
    a. Identification of areas and locations of all public and private streets and ways, parcel and lot lines, utilities, public and private street improvements, open spaces, and other items specified by the zoning ordinances. In addition, shall show the site development, driveways, parking layout, landscaping, lighting, signs, building perimeters and elevations, or shall carry a condition of general site plan approval that no development or building permit will be granted therefore until additional development plans are submitted to and approved by the body approving the general binding site plan;
    b. A phasing plan and time schedule, if the site is intended to be developed in phases;
    c. A completed environmental checklist.
2. Recording. The approved binding site plan and any modification approved subsequently shall be recorded with the Pierce County Auditor’s office.
3. Deviation from Dimensional Standards. The overall development on the parent lot proposed for subdivision shall maintain consistency with the site development standards applicable to the zoning district at the time the application is vested, as specified by the applicable code provisions and this section. Subsequent additions or modification to the structure(s) shall not create any nonconformity of the parent lot. Deviation from setback, lot width, and lot area standards in TMC 13.06.020 may be approved for individual lots through the approval of the binding site plan, subject to any limitations in this section.
4. Nonconformities. Legally existing structures shall not be required to correct existing nonconforming setbacks to meet current regulations as a condition of Binding Site Plan approval.
5. The city may authorize sharing of open space, parking, access and other improvements among contiguous properties. Conditions of use, maintenance and restrictions on redevelopment of shared open space, parking, access and other improvements shall be identified on the binding site plan and enforced by covenants, easements or other similar mechanisms. Such agreements and restrictions shall be filed with the Pierce County auditor and run with the property. Such agreements shall be approved as to form by the city attorney prior to the time that a decision is

made on the binding site plan application. The binding site plan shall contain the conditions to which the binding site plan is subject, including any applicable irrevocable dedications of property. The binding site plan shall contain a provision requiring that any development of the site shall be in conformity with the approved site plan and any applicable development regulations.

D. Criteria for Approval. The Director's written decision on the Binding Site Plan shall include findings and conclusions, based on the record, to support the decision. A proposed Binding Site Plan shall only be approved if the Director makes written findings that:

1. The limitations and conditions for the uses depicted on the Binding Site Plan are consistent with the Comprehensive Plan, City codes and standards, and state laws;

2. Specific use types and conditions shall be binding on the property and shall remain in effect for all future owners of the site unless altered in accordance with the procedures of this chapter.

3. The proposed lots will continue to function and operate as one site, for fully developed sites.

D. Approval. The Director may approve, or approve with conditions, the proposed Binding Site Plan if the general requirements contained in this Title have been met.

G. Alteration or vacation of a binding site plan.

1. General Requirements.

a. Any change, other than those authorized by an affidavit of correction or scrivener's rules, to a recorded Binding Site Plan constitutes an alteration.

b. The application for alteration shall be requested by all parties having ownership interest in the affected lots or condominium units within the Binding Site Plan.

c. In the case of a proposed vacation of a Binding Site Plan, the justification for the vacation of affected lots or condominium units shall be provided by the petitioner. The petitioner must demonstrate that property within or adjacent to the boundaries of the Binding Site Plan will not be adversely impacted and the vacation will not have an adverse impact on the provision of utilities in the area. Additionally, the vacation shall not result in a conflict with the Comprehensive Plan or Development Regulations.

d. Legally existing structures and uses shall not be required to correct existing nonconforming features to meet current regulations as a condition of approval of a Binding Site Plan alteration or vacation.

e. Additional lots cannot be created through a Binding Site Plan alteration.

2. Director's Authority. The Director has the authority to approve or deny any proposed Binding Site Plan alteration or vacation and may impose additional or modified conditions and requirements as necessary to assure that the proposal conforms with the intent of the Comprehensive Plan and other applicable City codes and state laws.

3. Required Written Findings and Determinations. The Director's written decision on the Binding Site Plan alteration or vacation shall include findings and conclusions, based on the record, to support the decision. A proposed Binding Site Plan alteration shall not be approved unless the Director makes written findings that:

a. The alteration conforms to the requirements and provisions of this Chapter;

b. The alteration conforms to the goals and policies of the Comprehensive Plan;

c. The public use and interest will be served as a result of the proposed alteration;

4. Approval. The Director may approve, or approve with conditions, the proposed Binding Site Plan alteration/vacation if the criteria contained in this Section have been met.

(Ord. 28511 Ex. B; passed May 15, 2018: Ord. 28157 Ex. D; passed Jun. 25, 2013: Ord. 28109 Ex. O; passed Dec. 4, 2012: Ord. 27017 § 2; passed Dec. 3, 2002: Ord. 25851 § 3; passed Feb. 27, 1996: Ord. 25532 § 1; passed Jun. 28, 1994)

13.05.070 Notice process.

* * *

H. Notice and Comment Period for Specified Permit Applications.
Table H specifies how to notify, the distance required, the comment period allowed, expiration of permits, and who has authority for the decision to be made on the application.

Table H - Notice, Comment and Expiration for Land Use Permits

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Interpretation of code	Recommended	100 feet for site specific	For general application	Yes	14 days	Director	No	No	None
Uses not specifically classified	Recommended	400 feet	Yes	Yes	30 days	Director	No	No	None
Boundary line adjustment	Required	No	No	No	No	Director	No	No	5 years[3]
Binding site plan	Required	~~No~~ 1000 feet	No	No	~~No~~ 30 days	Director	No	No	~~5~~ 10 years[3]
Environmental SEPA DNS* (see TMC 13.05.070.I)	Optional	Same as case type	Yes if no hearing required	No	Same as case type	Director	No	No	None

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Environmental Impact Statement (EIS)* (see TMC 13.05.070.I)	Required for scoping, DEIS and FEIS	1000 feet	Yes	Yes	Minimum 30 days	Director	No, unless part of associated action. Public scoping meeting(s) required	No	None
Variance, height of main structure	Required	400 feet	No	Yes	30 days	Director	No[1]	No	5 years
Open space classification	Required	400 feet	No	Yes	2	Hearing Examiner	Yes	Yes	None
Plats 10+ lots	Required	1000 feet	Yes	Yes	21 days SEPA[2]	Hearing Examiner	Yes	Final Plat	5 years[6]
Rezones	Required	400 feet; 1000 feet for public facility site	No; Yes for public facility site	Yes	21 days SEPA[2]	Hearing Examiner	Yes	Yes	None
Shoreline/CUP/ variance* (see TMC 13.05.070.I)	Required	400 feet	No	Yes	30 days[5]	Director	No[1]	No	2 years/ maximum[6]
Short plat (2-4 lots)	Required	No	No	No	No	Director	No	No	5 years[3]
Short plat (5-9 lots)	Required	400 feet	No	Yes	14 days	Director	No[1]	No	5 years[6]
Site approval	Required	400 feet	No	Yes	30 days[5]	Director	No	No	5 years
Conditional use* (see TMC 13.05.070.I)	Required	400 feet; 1000 feet for develop-ment sites over 1 acre in size	No	Yes	30 days[5]	Director	No	No	5 years[4]
Conditional use, correctional facilities (new or major modification)	Required	2,500 feet from the edge of the zone	Yes	Yes	30 days[2]	Hearing Examiner	Yes	No	5 years
Conditional use, detention facilities (new or major modification)	Required	2,500 feet from the edge of the zone	Yes	Yes	30 days[2]	Hearing Examiner	Yes	No	5 years
Conditional use, large-scale retail	Required	1,000 feet	Yes	Yes	30 days[2]	Hearing Examiner	Yes	No	5 years
Conditional use, master plan	Required	1000 feet	Yes	Yes	30 days[2]	Director	Yes	No	10 years
Conditional Use, Minor Modification	Optional	No	No	No	No	Director	No	No	5 years

Permit Type	Preapplication Meeting	Notice: Distance	Notice: Newspaper	Notice: Post Site	Comment Period	Decision	Hearing Required	City Council	Expiration of Permit
Conditional Use, Major Modification	Required	400 feet; 1000 feet for public facility sites and master plans	No	Yes	14 days[5]	Director	No	No	5 years
Temporary Shelters Permit	Required	400 feet	Yes	Yes	14 days	Director	No	No	1 year
Minor Variance	Optional	100 feet[7]	No	No	14 days	Director	No[1]	No	5 years
Variance	Optional	100 feet	No	Yes	14 days	Director	No[1]	No	5 years
Wetland/Stream/ FWHCA development permits	Required	400 feet	No	Yes	30 days	Director	No[1]	No	5 years*
Wetland/Stream/ FWHCA Minor Development Permits	Required	100 feet	No	Yes	14 days	Director	No[1]	No	5 years*
Wetland/Stream/ FWHCA verification	Required	100 feet	No	Yes	14 days	Director	No[1]	No	5 years
Urban Design Project Review, Type I Concept design; (Final design)	Required; (Required)	400 feet; (400 feet)	No; (No)	Yes; (Yes)	14 days; (14 days)	Director; (Director)	No; (No)	No; (No)	1 year; (5 years)
Urban Design Project Review, Type II Concept design; (Final design)	Required; (Required)	400 feet; (400 feet)	No; (No)	Yes; (Yes)	30 days; (30 days)	Urban Design Board; (Urban Design Board)	Yes; (No)	No; (No)	1 year; (5 years)

INFORMATION IN THIS TABLE IS FOR REFERENCE PURPOSE ONLY.

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