

POTENTIAL 2021 TIDEFATS NON-INTERIM REGULATIONS AMENDMENTS

MOTION X: NE Tacoma Slope (Port of Tacoma Transition Overlay District)

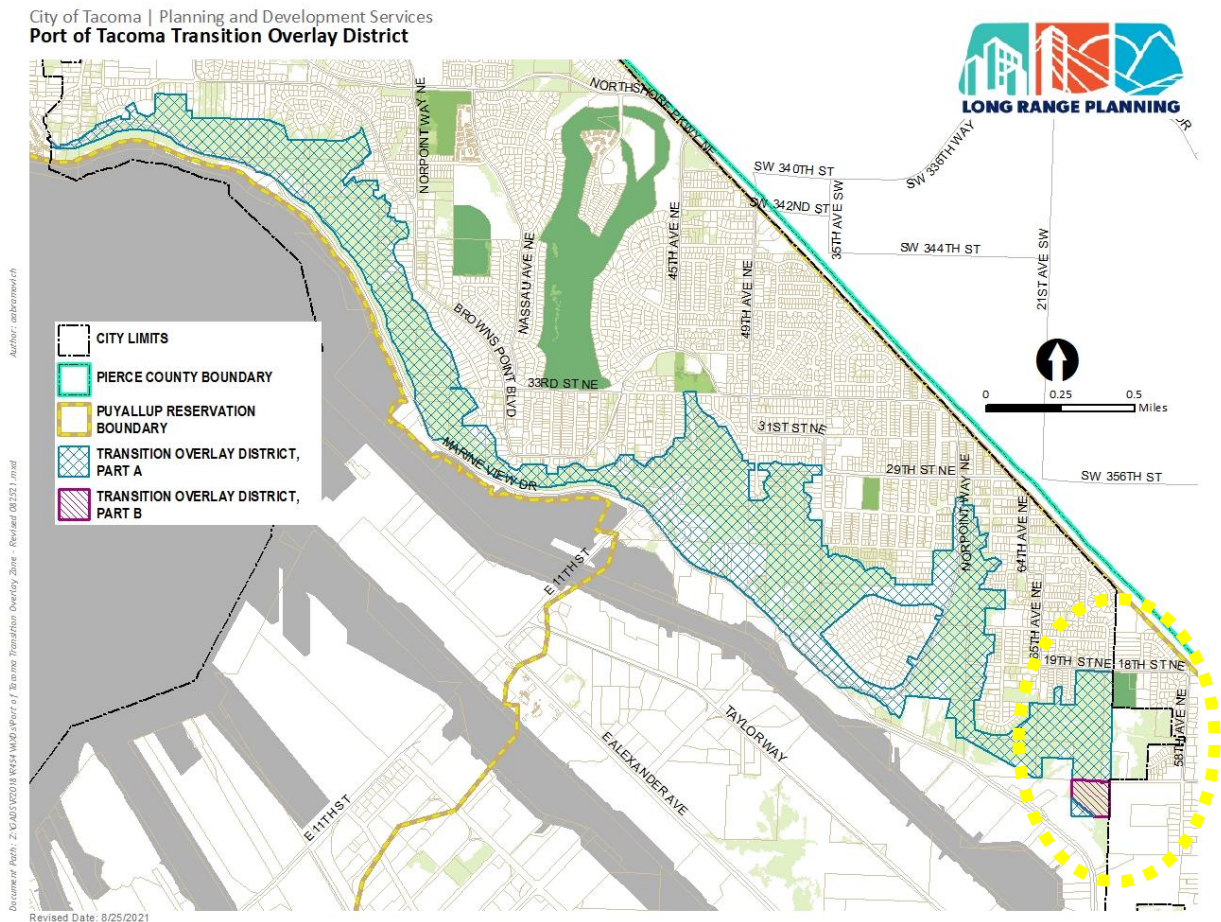
I move to amend the proposed Port of Tacoma Transition Overlay District in the Commission's recommendation to remove the CBRE property from the boundaries of the district, and to exempt the Heiberg property from the overlay's residential density limitations.

MOTION X: DRAFT CODE

Port of Tacoma Transition Overlay District

1. Applicability.

- a. The Port of Tacoma Transition Overlay District applies to all residential platting, subdivision, and land uses within the district boundaries established herein:



b. Standards established through the overlay district are in addition to the requirements of the underlying zoning. In all cases, where the overlay district imposes more restrictive standards than the underlying zoning, these shall apply. **Unless specifically noted otherwise, all of the standards herein apply within both Parts A and B of the overlay district, as identified on the map above.**

2. Purpose. The purpose of the Port of Tacoma Transition Overlay District is to maintain an appropriate separation between port/industrial activity in the Port of Tacoma Manufacturing and Industrial Center and residential neighborhoods, to avoid and minimize off-site impacts on residential areas, and to minimize disruption to port operations and associated industrial activity resulting from residential encroachment, consistent with the Container Port Element of the One Tacoma Plan and the Growth Management Act.

3. District Development Standards

a. Prohibited uses. Multifamily dwelling units, including duplex, triplex, cottage housing, and fourplex, are prohibited as stand-alone primary uses or as part of a mixed-use development.

b. Minimum lot size. Minimum residential lot sizes in the district shall be no less than 43,560 square feet. **This increased minimum lot size shall not apply within Part B of the Port of Tacoma Transition Overlay District, as shown on the map above.**

c. Location. Residential development shall be located the greatest distance from the boundaries of the Port of Tacoma Manufacturing and Industrial Center as is feasible.

d. Design. Residential development shall be designed to minimize disruptions to Port/industrial operations, including minimizing clearing and grading, driveways, and vegetation removal.

e. Accessory uses and structures. Uses and structures accessory to a single dwelling unit are permitted in the overlay district consistent with established development standards for accessory uses in the base zone.

f. Notice on Title. As a condition of residential development, developers shall record a notice on title prior to initial sale which attests that the property is within proximity of the Port of Tacoma Manufacturing and Industrial Center, in which industrial activities, including container terminal facilities, are operating and will continue to operate and expand in the future. The distance of the unit from the Port of Tacoma Manufacturing and Industrial Center shall be recorded.

MOTION X: Residential Uses in the M-1 District

I move to correct the identified scrivener’s error in the Commission’s recommendation regarding residential uses in the M-1 District, so that we retain the prohibition on small-scale residential uses in the M-1 District within the Port of Tacoma M/IC.

MOTION X: DRAFT CODE

Industrial Districts – Use Table

Residential Uses					
Dwelling Types					
	Dwelling, accessory (ADU)	P/N~	N	N	Subject to additional requirements contained in 13.06.150. ~Not permitted within the South Tacoma M/IC Overlay District or the Port of Tacoma M/IC.
	Dwelling, single-family detached	P/N*~	N*	N*	In M-1 districts, single-, two- and three-family and townhouse dwellings are prohibited, except for residential uses in existence on December 31, 2008, the effective date of adoption of this provision.
	Dwelling, two-family	P/N*~	N*	N*	In M-1 districts, new multi-family 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.
	Dwelling, three-family	P/N*~	N*	N*	*In all districts, quarters for caretakers and watchpersons are permitted as is temporary worker housing to support uses located in these districts.
	Dwelling, multiple-family	P/ N*~	N*	N*	~Not permitted within the South Tacoma M/IC Overlay District or the Port of Tacoma M/IC, except for quarters for caretakers and watchpersons and temporary worker housing, as noted above.
	Dwelling, townhouse	P/ N*~	N*	N*	

MOTION X: High-Impact Uses

I move to eliminate the proposed “High Impact Use” use category from the Planning Commission’s recommendation.

MOTION X: DRAFT CODE

Definitions

“High Impact Use.” Means any use where the business activity will result in the manufacturing, processing, storage, transshipment, or disposal of hazardous materials, as defined in the UN Hazard Classification System, when hazardous materials are present in quantities greater than 2,500 pounds of solids, 275 gallons of liquids, or 1,000 cubic feet of gas at any time.

Conditional Use Permits

24. High Impact Uses

In addition to the general conditional use criteria, the following apply:

- a. The lot is located so that large concentrations of people, particularly in residential and commercial areas, are not exposed to unreasonable adverse impacts;
- b. A management plan may be required. The Hearings Examiner may determine the level of detail to be disclosed in the plan based on the probable impacts and/or the scale of the effects. Discussion of materials handling and storage, odor control, transportation, and other factors may be required;
- c. The finished product as packaged for sale or distribution shall be in such a form that product handling and shipment does not constitute a significant public health risk; and
- d. The nature of the materials produced and/or the scale of manufacturing operations may be limited in order to minimize the degree and severity of risks to public health and safety.

Industrial Districts – Use Table

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High Impact Uses				
High Impact Uses	CU	CU	P	See conditional use criteria in Section 13.05.010.
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