



ORDINANCE NO. 29042

1 AN ORDINANCE relating to land use; amending Title 13 of the Municipal Code,
2 relating to the Land Use Regulatory Code, by amending various chapters
3 and sections to adopt minor code amendments as part of the 2025 Annual
4 Amendment to the Comprehensive Plan and Land Use Regulatory Code, as
recommended by the Planning Commission; and a perimeter fence code
amendment as recommended by the City Council.

5 WHEREAS Washington State's Growth Management Act ("GMA"),
6 RCW 36.70A, requires that any amendments to the City's Comprehensive Plan
7 and/or development regulations conform to the requirements of the GMA, and
8 that all proposed amendments, with certain limited exceptions, be considered
9 concurrently so the cumulative effect of the various changes can be
10 ascertained, and
11

12 WHEREAS the 2025 Annual Amendment to the Land Use Regulatory
13 Code ("2025 Minor Amendments"), as recommended by the Planning
14 Commission ("Commission") and revised by City Council, includes 23
15 amendments that are intended to maintain consistency with state and local
16 laws, correct minor errors, address inconsistencies, keep information current,
17 and clarify and improve provisions that, through implementation of the One
18 Tacoma Comprehensive Plan and the Land Use Regulatory Code, are found to
19 be unclear or not fully meeting their intent, and
20
21

22 WHEREAS the 2025 Minor Amendments include those that standardize
23 Code enforcement, update Pedestrian Street designations, expand split zoning
24 applicability, add and amend definitions, clarify applicability of regulations,
25
26



address inconsistencies with Washington State law, and modify electrified fence standards, and

WHEREAS the Commission completed its review of the 2025 Amendment through an extensive and inclusive public engagement process, including a public hearing conducted on March 5, 2025, and

WHEREAS the Commission forwarded to the City Council, and filed with the City Clerk's Office, its Findings of Fact and Recommendations Report for the 2025 Amendment, along with a Letter of Recommendation, both dated April 23, 2025, which document the public review and community engagement process and the Commission's deliberations and decision-making concerning 24 minor amendment items, and

WHEREAS the Planning Commission is recommending that the City Council adopt 22 of the 24 proposed minor amendments to the Tacoma Municipal Code ("TMC") that were considered, and are consistent with the Growth Management Act, the One Tacoma Plan, Tacoma 2025 strategic plan, and the City's health, equity, and sustainability policy, and

WHEREAS on May 13, 2025, the City Council scheduled a public hearing concerning the 2025 Minor Amendments, as recommended by the Planning Commission, with the addition of an amendment to electrified fence standards, and

WHEREAS on June 3, 2025, in accordance with TMC 13.02, the City Council conducted a public hearing to receive public comments on the proposed recommendations; Now, Therefore,



BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That the City Council hereby adopts the Recitals of this Ordinance as its formal legislative findings.

Section 2. That Title 13 of the Municipal Code, relating to the Land Use Regulatory Code, is hereby amended by amending various chapters and sections to adopt minor code amendments as part of the 2025 Annual Amendment to the Comprehensive Plan and Land Use Regulatory Code, as recommended by the Planning Commission, and a perimeter fence code amendment as recommended by the City Council, as set forth in the attached Exhibit "A."

Section 3. That the City Clerk, in consultation with the City Attorney, is authorized to make necessary corrections to this ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Chief Deputy City Attorney

EXHIBIT “A”
CHAPTER 13.01
DEFINITIONS

* * *

13.01.060 Zoning Definitions.

* * *

13.01.060.B

“Backyard Building.” A Housing Type consisting of a building located behind another structure at the rear of a lot. ~~The building may contain a garage. Pedestrian access may be provided from a shared or private path from the front sidewalk or from a secondary street on a corner lot.~~ This housing type includes any structure in a backyard containing no more than six units, including detached accessory dwelling units (DADU).

* * *

13.01.060.D

* * *

“Development site.” A parcel or parcels of land on which proposed development will occur.

* * *

13.01.060.M

* * *

“Major transit stop.”

- (a) A stop on a high capacity transportation ~~service~~ system funded or expanded under the provisions of chapter 81.104 RCW;
- (b) Commuter rail stops;
- (c) Stops on rail or fixed guideway systems, including transitways;
- (d) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes;
- (e) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays; or
- ~~(f)~~ Stops on Transit Streets designated in TMC 11.05.492.

* * *

“Middle housing.” Buildings that contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing. Within Urban Residential Districts, middle housing types also include houseplexes, backyard buildings, courtyard housing, rowhouses and multiplexes ~~have been further refined~~ – see TMC 13.06.020.F.

* * *

13.01.120 Environmental Code Definitions.

* * *

13.01.120.M

“Major transit stop.”

- (a) A stop on a high capacity transportation system funded or expanded under the provisions of chapter 81.104 RCW;
- (b) Commuter rail stops;
- (c) Stops on rail or fixed guideway systems, including trasitways; ~~or;~~
- (d) Stops on bus rapid transit routes or routes that run on high occupancy vehicle lanes;
- (e) Stops for a bus or other transit mode providing actual fixed route service at intervals of at least fifteen minutes for at least five hours during the peak hours of operation on weekdays; or
- (f) Stops on Transit Streets designated in TMC 11.05.492.

* * *

CHAPTER 13.05
LAND USE PERMITS AND PROCEDURES

13.05.010 Land Use Permits.

A. Conditional Use Permits (CUPs).

3. Conditional uses and height.

a. Since certain conditional uses have intrinsic characteristics related to the function or operation of such uses, which may necessitate buildings or other structures associated with such uses to exceed the height limits of the zoning districts in which the conditional uses may be located, the Director or Hearing Examiner may authorize the height of buildings or other structures associated with the following conditional uses to exceed the height limit set forth in the zoning district in which such uses are located; provided, such height is consistent with the criteria contained in subsection ~~4~~2 of this section:

- (1) Airports;
- (2) Religious assembly;
- (3) Schools, public or private;
- (4) Public service facilities;
- (5) Hospitals;
- (6) Wireless communication towers or wireless facilities;
- (7) Utilities;
- (8) Park and recreation;
- (9) Surface Mining.

* * *

13.05.150 Enforcement.

A. Purpose.

To ensure that the Land Use Regulatory Code, as well as conditions imposed on land use permits granted by the City, are administered, enforced, and upheld to protect the health, safety and welfare of the general public.

B. Applicability.

A person who undertakes a development or use without first obtaining all required land use permits or other required official authorizations or conducts a use or development in a manner that is inconsistent with the provisions of this title, or who fails to conform to the terms of an approved land use permit or other official land use determination or authorization of the Director, Hearing Examiner, City Council or other authorized official, or who fails to comply with a stop work order issued under these regulations shall be considered in violation of this title and be subject to enforcement actions by the City of Tacoma, as outlined herein.

1. The Director, and/or their authorized representative, shall have the authority to enforce the land use regulations of the City of Tacoma.
2. The Land Use Regulatory Code shall be enforced for the benefit of the health, safety and welfare of the general public, and not for the benefit of any particular person or class of persons.
3. It is the intent of this Land Use Regulatory Code to place the obligation of complying with its requirements upon the owner, occupier, or other person responsible for the condition of the land and buildings within the scope of this title.
4. No provision of, or term used in, this code is intended to impose upon the City, or any of its officers or employees, any duty which would subject them to damages in a civil action.
5. Any violation of this title is a detriment to the health, safety, and welfare of the public, and is therefore declared to be a public nuisance.

6. The enforcement provisions outlined in this chapter shall apply to all sections of Title 13 of the Tacoma Municipal Code. However, if a specific chapter or section contains its own set of enforcement provisions, then such provisions shall be used for enforcement of that chapter and are exempt from the enforcement provisions outlined herein.

C. Enforcement Process.

Any person or entity violating any of the provisions hereof shall be subject to all penalties and enforcement processes defined in the Uniform Enforcement Code, set forth at Chapter 1.82 of the Tacoma Municipal Code.

~~1. Violation Review Criteria:~~

~~Each violation requires a review of all relevant facts in order to determine the appropriate enforcement response. When enforcing the provisions of this Chapter, the Director and/or their authorized representative should, as practical, seek to resolve violations without resorting to formal enforcement measures. When formal enforcement measures are necessary, the Director and/or their authorized representative should seek to resolve violations administratively prior to imposing civil penalties or seeking other remedies. The Director and/or their authorized representative should generally seek to gain compliance via civil penalties prior to pursuing abatement or criminal penalties. The Director may consider a variety of factors when determining the appropriate enforcement response, including but not limited to:~~

- ~~a. Severity, duration, and impact of the violation(s), including whether the violation has a probability of placing a person or persons in danger of death or bodily harm, causing significant environmental harm, or causing significant physical damage to the property of another;~~
- ~~b. Compliance history, including any identical or similar violations or notice of violation at the same site or on a different site but caused by the same party;~~
- ~~c. Economic benefit gained by the violation(s);~~
- ~~d. Intent or negligence demonstrated by the person(s) responsible for the violation(s);~~
- ~~e. Responsiveness in correcting the violation(s); and,~~
- ~~f. Other circumstances, including any mitigating factors.~~

~~2. Stop Work Order:~~

~~a. The Building Official and/or their authorized representative shall have the authority to issue a Stop Work Order whenever any use, activity, work or development is being done without a permit, review or authorization required by this title or is being done contrary to any permit, required review, or authorization which may result in violation of this title. The Stop Work Order shall be posted on the site of the violation and contain the following information:~~

- ~~(1) The street address or a description of the building, structure, premises, or land where the violation has occurred, in terms reasonably sufficient to identify its location;~~
- ~~(2) A description of the potential violation and a reference to the provisions of the Tacoma Municipal Code which may have been violated;~~
- ~~(3) A description of the action required to remedy the potential violation, which may include corrections, repairs, demolition, removal, restoration, or any other appropriate action as determined by the Director and/or their authorized representative;~~
- ~~(4) The appropriate department and/or division investigating the case and the contact person.~~

~~b. With the exception of emergency work determined by the Director and/or their authorized representative to be necessary to prevent immediate threats to the public health, safety and welfare or stabilize a site or prevent further property or environmental damage, it is unlawful for any work to be done after the posting or service of a Stop-Work Order until authorization to proceed is provided by the Director and/or their authorized representative~~

~~3. Voluntary Compliance:~~

The Director and/or their authorized representative may pursue a reasonable attempt to secure voluntary compliance by contacting the owner or other person responsible for any violation of this title, explaining the violation and requesting compliance. This contact may be in person or in writing or both.

4. Investigation and Notice of Violation

a. The Director and/or their authorized representative, if they have a reasonable belief that a violation of this title exists and the voluntary compliance measures outlined above have already been sought and have been unsuccessful, or are determined to not be appropriate, may issue a Notice of Violation to the owner of the property where the violation has occurred, the person in control of the property, if different, or the person committing the violation, if different, containing the following:

(1) The street address or a description of the building, structure, premises, or land where the violation has occurred, in terms reasonably sufficient to identify its location;

(2) A description of the violation and a reference to the provisions of the Tacoma Municipal Code which have been violated;

(3) A description of the action required to remedy the violation, which may include corrections, repairs, demolition, removal, restoration, submittal of a work plan or any other appropriate action as determined by the Director and/or their authorized representative;

(4) A statement that the required action must be taken or work plan submitted within 18 days of receipt of the Notice of Violation, after which the City may impose monetary civil penalties and/or abate the violation in accordance with the provisions of this chapter;

(5) The appropriate department and/or division investigating the case and the contact person;

(6) A statement that the person to whom a Notice of Violation is directed may appeal the Notice of Violation to the Hearing Examiner, or designee, including the deadline for filing such an appeal.

(7) A statement that if the person to whom the Notice of Violation is issued fails to submit a Notice of Appeal within 10 calendar days of issuance or fails to voluntarily abate the violation within 18 calendar days of issuance, the City may assess monetary penalties, as outlined in the Civil Penalties section below, against the owner of the property, and/or the person in control of the property, if different, and/or the person committing the violation, if different and readily identifiable.

b. The Notice of Violation shall be served by any one or any combination of the following methods:

(1) By first-class mail to the last known address of the owner of the property and to the person in control of the property, if different, and/or to the person committing the violation, if different and readily identifiable; or

(2) By posting the Notice of Violation in a prominent location on the premises in a conspicuous manner which is reasonably likely to be discovered; or

(3) By personal service upon the owner of the property and/or the person in control of the property, if different, and/or the person committing the violation, if different and readily identifiable.

e. The Director and/or their authorized representative may, with the consent of the owner or occupier of a building or premises, or pursuant to a lawfully issued inspection warrant, enter at reasonable times any building or premises subject to the consent or warrant to perform the duties imposed by the Land Use Regulatory Code.

d. At the end of the specified timeframe, the site will be re-inspected to see if the condition has been corrected. If the condition has been corrected, the case will be closed. If the condition has not been corrected, Civil Penalties, Abatement, or Criminal Penalties may be imposed against the person and/or persons named in the Notice of Violation, to the discretion of the Director or designee, in accordance with TMC 13.05.150.C.5 through 13.05.150.C.10, below.

5. Civil Penalty:

a. Any person who fails to remedy a violation or take the corrective action described by the Director and/or their authorized representative in a Notice of Violation within the time period specified in the Notice of Violation may be subject to monetary civil penalties. The Civil Penalty will be either:

(1) Prepared and sent by first-class mail to the owner of the property and/or the person in control of the property, if different, and/or the person committing the violation, if different and readily identifiable; or

(2) Personally served upon the owner of the property, and/or the person in control of the property, if different, and/or the person committing the violation, if different and readily identifiable; or

(3) Posted on the property or premises in a prominent location and in a conspicuous manner which is reasonably likely to be discovered.

b. The Civil Penalty shall contain the following:

(1) A statement indicating that the action outlined by the City in the Notice of Violation must be taken, or further civil penalties may be imposed to the discretion of the Director or designee;

(2) The address of the site and specific details of the violation which is to be corrected;

(3) The appropriate department and/or division investigating the case and the contact person;

(4) A statement that the person to whom the Civil Penalty is directed may appeal the Civil Penalty to the Hearing Examiner, or designee, including the deadline for filing such an appeal. Such Notice of Appeal must be in writing and must be received by the City Clerk's Office, no later than ten days after the Civil Penalty has been issued.

(5) A statement that if the person to whom the Civil Penalty is issued fails to submit a Notice of Appeal within ten calendar days of issuance or fails to voluntarily abate the violation indicated in the Notice of Violation, the City may remedy the violation through abatement, as outlined below, and bill such costs against the person in control of the property, if different, and/or the person committing the violation, if different and readily identifiable.

e. The site will be re-inspected to see if the condition has been corrected. If the condition has been corrected, the case will be closed. If the condition has not been corrected, a second Civil Penalty may be sent or delivered in accordance with subsection 13.05.150.C.5 above. The monetary civil penalties for violations of this chapter shall be as follows:

(1) First, second, and subsequent civil penalties, \$250;

(2) Each day that a property or person is not in compliance with the provisions of this title may constitute a separate violation of this title and be subject to a separate civil penalty.

d. Civil penalties will continue to accumulate until the violation is corrected.

e. At such time that the assessed civil penalties associated with a violation exceeds \$1,000, a Certificate of Complaint may be filed with the Pierce County Auditor to be attached to the title of the property. A copy of the Certificate of Complaint shall be sent to the property owner and any other identified parties of interest, if different from the property owner.

f. Any person to whom a civil penalty is issued may appeal the civil penalty, as outlined in Section 13.05.150.C.7

6. Abatement.

a. In the event that compliance is not achieved through the measures outlined in 13.05.150.C.1 through 13.05.150.C.5, above, or that said measures are not an appropriate means to remedy a violation, in the discretion of the Director or designee, the City may, in addition to collecting monetary civil penalties, remove or correct the violation through abatement.

b. Using any lawful means, the City may enter unsecured property and may remove or correct a violation which is subject to abatement. If the person in control of the premises does not consent to entry, the City may seek such judicial process in Pierce County Superior Court as it deems necessary to effect the removal or correction of such condition.

c. Abatement undertaken on properties regulated under Chapter 13.07 shall be reviewed and approved by the Tacoma Landmarks Preservation Commission, in accordance with the provisions contained in TMC 13.07, prior to abatement.

d. Recovery of Costs

(1) An invoice for abatement costs shall be mailed to the owner of the property over which a Notice of Violation has been directed and/or the party identified in the Notice of Violation, and shall become due and payable to the City of Tacoma within 30 calendar days from the date of said invoice. Provisions for appealing an invoice for abatement costs shall be included on said invoice, as specified in Section 13.05.150.C.8.

(2) Any debt shall be collectible in the same manner as any other civil debt owed to the City, and the City may pursue collection of the costs of any abatement proceedings under this Chapter by any other lawful means, including, but not limited to, referral to a collection agency.

~~7. Appeals of a Notice of Violation or Civil Penalty.~~

a. A person to whom a Notice of Violation or Civil Penalty is issued may appeal the City's notice or order by filing a request with the City Clerk no later than 10 calendar days after said Notice of Violation or Civil Penalty is issued. Each request for appeal shall contain the address and telephone number of the person requesting the hearing and the name and address of any person who may represent him or her. Each request for appeal shall set out the basis for the appeal.

b. If an appeal is submitted, the Hearing Examiner, or designee, will conduct a hearing, as required by this Chapter, no more than 18 calendar days after the Hearing Examiner or designee issues a Notice of Hearing.

e. If an appeal is submitted, the Hearing Examiner or designee shall mail a Hearing Notice giving the time, location, and date of the hearing, by first class mail to person or persons to whom the Notice of Violation or Civil Penalty was directed and any other parties identified in the appeal request.

d. The Hearing Examiner, or designee, shall conduct a hearing on the violation. The Director and/or their authorized representative, as well as the person to whom the Notice of Violation or Civil Penalty was directed, may participate as parties in the hearing and each party may call witnesses. The City shall have the burden of proof to establish, by a preponderance of the evidence, that a violation has occurred and that the required corrective action is reasonable, or that the Civil Penalty was appropriately assessed for noncompliance with this Title.

e. The Hearing Examiner shall determine whether the City has established, by a preponderance of the evidence, that a violation has occurred and that the required corrective action is reasonable, or that the Civil Penalty was appropriate and reasonable, and, based on that determination, shall issue a Final Order that affirms, modifies, or vacates the Director's decisions regarding the alleged violation, the required corrective action, and/or Civil Penalty. The Hearing Examiner's Final Order shall contain the following information:

(1) The decision regarding the alleged violation including findings of facts and conclusion based thereon;

(2) The required corrective action, if any;

(3) The date and time by which the correction must be completed;

(4) Any additional conditions imposed by the Hearing Examiner regarding the violation and any corrective action;

(5) The date and time after which the City may proceed with abatement, as outlined in TMC 13.05.150.C.6, if the required corrective action is not completed;

(6) A statement that any associated civil penalties are affirmed, modified, or waived;

(7) A statement of any appeal remedies;

(8) A notice that if the City proceeds with abatement, the costs of said abatement may be assessed against the property owner, person in control of the property, or person committing the violation, if the costs of abatement are not paid in accordance with the provisions of this Chapter.

f. If the person to whom the Notice of Violation or Civil Penalty was directed fails to appear at the scheduled hearing, the Hearing Examiner will enter a Final Order finding that the violation has occurred, or the Civil Penalty Order was appropriate and reasonable, and that abatement may proceed.

g. The Final Order shall be served on the person by one of the methods stated in Section 13.05.150.C.4 of this Chapter.

~~h. A Final Order of the Hearing Examiner shall be considered the final administrative decision and may be appealed to a court of competent jurisdiction within 21 calendar days of its issuance.~~

~~8. Appeals of Abatement Invoice.~~

~~a. Any person sent an invoice regarding the costs due for the abatement of a violation may appeal the invoice and request a hearing to determine if the costs should be assessed, reduced, or waived.~~

~~b. A request for appeal shall be made in writing and filed with the City Clerk no later than ten calendar days from the date of the invoice specifying the costs due for the abatement.~~

~~c. Each request for hearing shall contain the address and telephone number of the person requesting the hearing and the name and/ address of any person who will be present to represent him or her.~~

~~d. Each request for hearing shall set out the basis for the appeal.~~

~~e. Failure to appeal an abatement invoice within ten days from the date of the invoice shall be a waiver of the right to contest the validity of the costs incurred in abatement of the violation. The costs will be deemed to be valid and the City may pursue collection of the costs by any lawful means, including, but not limited to, referral to a collection agency.~~

~~f. The hearing:~~

~~(1) Shall be scheduled no more than 18 calendar days after the Hearing Examiner or designee issues the Notice of Hearing. The Hearing Examiner or designee shall mail a notice giving the time, location, and date of the hearing by first class mail to person or persons to whom the notice of the costs due for the abatement was directed.~~

~~(2) Shall be held before the Hearing Examiner informally. The department and the person requesting the hearing may be represented by counsel, examine witnesses, and present evidence.~~

~~(3) The Hearing Examiner may uphold the amount billed for the cost of abatement, reduce the amount billed, or waive the costs. Costs shall be collected by any lawful means, including, but not limited to, referral to a collection agency.~~

~~g. The determination of the Hearing Examiner is the final administrative decision and may be appealed to a court of competent jurisdiction within 21 calendar days of its issuance.~~

~~9. Emergency Abatement.~~

~~In certain instances, such as an unanticipated and imminent threat to the health, safety, or general welfare of the public or the environment which requires immediate action within a time too short to allow full compliance with the standard procedures outlined in this chapter, the City may seek emergency abatement in order to gain compliance with this title, in the discretion of the Director or designee. Using any lawful means, the City may enter unsecured property and may remove or correct a violation which is subject to abatement. If the person in control of the premises does not consent to entry, the City may seek such judicial process in Pierce County Superior Court as it deems necessary to effect the removal or correction of such condition.~~

~~10. Criminal Penalty.~~

~~In certain instances, where the aforementioned enforcement and penalty provisions outlined in this Chapter do not result in compliance or are not an appropriate means for achieving compliance, the Director and/or their authorized representative may refer the matter to the City Attorney for criminal prosecution. Upon conviction, the owner of the property upon which the violation has occurred, and/or the person in control of the property where the violation has occurred, if different, and/or the person committing the violation, if different, may be subject to a fine of up to \$1,000, or imprisonment for not more than 90 days in jail, or by both such fine and imprisonment. Upon conviction and pursuant to a prosecution motion, the court shall also order immediate action by the property owner or person in control of the property to correct the condition constituting the violation and to maintain the corrected condition in compliance with this Title. The mandatory minimum fines shall include statutory costs and assessments.~~

~~11. Additional Relief.~~

Nothing in this chapter shall preclude the City from seeking any other relief, as authorized in other provisions of the Tacoma Municipal Code. Enforcement of this Chapter is supplemental to all other laws adopted by the City.

~~12. Revocation of Permits.~~

~~Any person, firm, corporation, or other legal entity found to have violated the terms and conditions of a discretionary land use permit within the purview of the Director, Hearing Examiner, City Council, or other authorized official, pursuant to this Title, shall be subject to revocation of that permit upon failure to correct the violation. Permits found to have been authorized based on a misrepresentation of the facts that the permit authorization was based upon shall also be subject to revocation. Should a discretionary land use permit be revoked, the use rights attached to the site and/or structure in question shall revert to uses permitted outright in the underlying zoning district, subject to all development standards contained therein. Revocation of a permit does not preclude the assessment of penalties outlined in Section 13.05.150.C, above. Appeals of the revocation order shall be in accordance with Section 13.05.100.~~

* * *

CHAPTER 13.06 ZONING

13.06.010 General Provisions

D. Pedestrian streets designated.

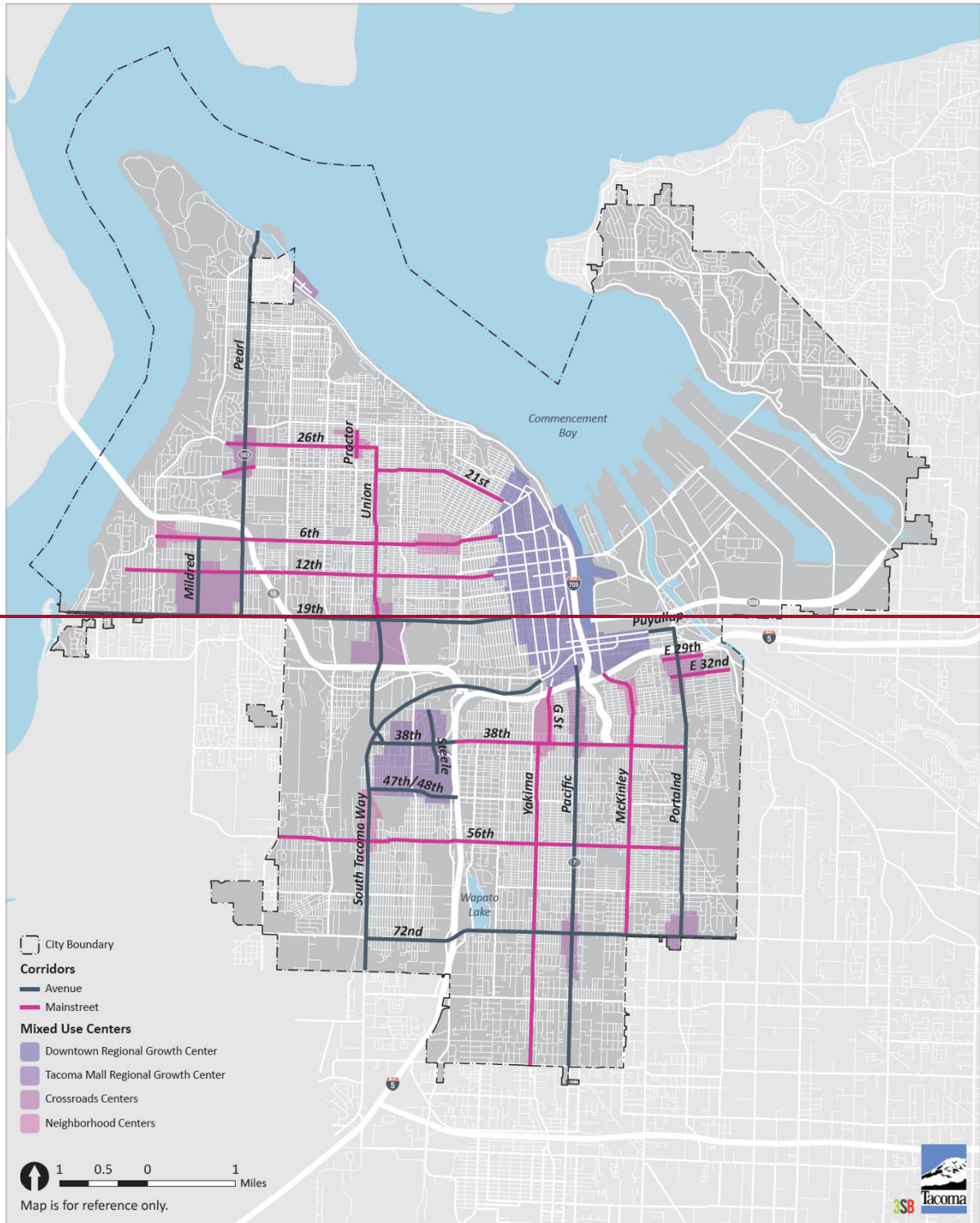
1. Pedestrian streets designated.

Figure 7 of the Comprehensive Plan Urban Form Chapter designates Corridors that are considered key streets for integrating land use and transportation and achieving the goals of the Urban Form and Design and Development Elements. These Corridors 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		
Street	From	To
6 th Avenue	North Jackson	South L Street
South 12th Street	South Loeust Lane Jackson Avenue	South Cushman Ave
19 th Street	91 st Avenue West	Downtown Regional Growth Center
North 21 st Street	North Vassault Street North Proctor Street	North Highland Street North Steele Street
North 26 th Street	North Vassault Street North Highland Street	North Union Avenue North Madison St
East 29 th	Crossroads Mixed Use Center	East T Street
East 32 nd	East N Street	East Grandview Avenue
South 38 th Street	South Tacoma Way	East Portland Avenue
South 47 th /48 th Street	South Tacoma Way	Interstate 5
South 56 th Street	South Orchard Street	East Portland Avenue
East 72 nd Avenue	South Tacoma Way	City Limits
South G Street/Delin Street	Downtown Regional Growth Center	South 38 th Street
North I Street	North Steele Street	North 3 rd Street
McKinley Avenue	Wiley Avenue	East 72 nd Street
North Mildred Street	North 9 th Street	South 19 th Street
Pacific Avenue	South 27 th Street	99 th Street South
North Pearl Street	North Terminus of Pearl Street	South 19 th Street
North Proctor Street	North 28th -24th Street	North 24th -21st Street
East Portland Avenue	Puyallup Avenue	East 72 nd Street
Puyallup Avenue	East L Street	East Portland Avenue
South Tacoma Way	Thompson Avenue	City Limits
South Thompson/ Yakima Avenue Corridor (South Thompson Avenue from South 39th Street to South 46th Street, Thompson-Yakima transition from South 46th Street to South 48th -Street, South Yakima Avenue from South 48th Street to city limits)	South 39th Street	City Limits
North Union Avenue	North 26th -21st Street	South 38 th Street

Comprehensive Plan Figure 7

[Updated Figure to be added reflecting Pedestrian Street table above, as amended]



2. Downtown primary streets designated.

Within the Downtown, the “primary pedestrian streets” are considered key streets in the intended development and utilization of the area due to pedestrian use, traffic volumes, transit connections, and/or visibility. The streetscape and adjacent development on these streets should be designed to support pedestrian activity

throughout the day. They are designated for use with certain provisions in the Downtown zoning regulations, including setbacks and design requirements. Within the Downtown, the primary pedestrian streets are:

- a. Pacific Avenue between S. 7th and S. ~~25th~~ 27th Streets.
 - b. Broadway between S. 7th and S. 15th Streets.
 - c. Commerce Street between S. 7th and S. 15th Streets.
 - d. “A” Street between S. 7th and S. 12th Streets.
 - e. Tacoma Avenue between S. 7th and S. 15th Streets.
 - f. South Jefferson between South 21st Street and South 25th Street.
 - g. South 25th Street between I-705 and South Fawcett Avenue.
 - h. South ‘C’ Street.
 - i. Puyallup Avenue.
 - j. East 25th Street.
 - k. East 26th Street.
 - l. East ‘D’ Street.
3. Tacoma Mall Regional Growth Center.

The following pedestrian streets are considered key streets in the development and utilization of Tacoma’s mixed-use centers, due to pedestrian use, traffic volumes, transit connections, and/or visibility. They are designated for use with certain provisions in the mixed-use zoning regulations, including use restrictions and design requirements, such as increased transparency, weather protection and street furniture standards. In some centers, these “pedestrian streets” and/or portions thereof are further designated as “core pedestrian streets” for use with certain additional provisions. The “core pedestrian streets” are a subset of the “pedestrian streets,” and thus, those provisions that apply to designated “pedestrian streets” also apply to designated “core pedestrian streets.”

In centers where multiple streets are designated, one street is designated the Primary Pedestrian Street. This is used when applying certain provisions, such as the maximum setback requirements for projects that abut more than one pedestrian street. Primary Pedestrian Streets are denoted with an asterisk*.

<u>Mixed-Use Center</u>	<u>Designated Pedestrian Streets</u> <u>(All portions of the streets within Mixed-Use Centers, unless otherwise noted.)</u>	<u>Designated Core Pedestrian Streets</u> <u>(All portions of the streets within Mixed-Use Centers, unless otherwise noted)</u>
Tacoma Mall Neighborhood Regional Growth Center	South 35th Street between Pine Street and Sprague Avenue; South 36th/South California Streets between Lawrence and Steele Streets; South 38th Street between South Tacoma Way and South Lawrence Street; South 45th Street/future Loop Road between South Lawrence and South Steele Streets; South 47th/48th Street; South Lawrence Street between South 36th and South 45th Streets; South Pine Street between South Tacoma Way and South 47th/48th Streets	South 38th Street between South Lawrence and South Steele Streets*; South Steele Street*

4. Mixed-Use Centers.

The following pedestrian streets are considered key streets in the development and utilization of Tacoma’s mixed-use centers, due to pedestrian use, traffic volumes, transit connections, and/or visibility. They are designated for use with certain provisions in the mixed-use zoning regulations, including use restrictions and design requirements, such as increased transparency, weather protection and street furniture standards. In some centers, these “pedestrian streets” and/or portions thereof are further designated as “core pedestrian streets” for use with certain additional provisions. The “core pedestrian streets” are a subset of the “pedestrian streets,” and thus, those provisions that apply to designated “pedestrian streets” also apply to designated “core pedestrian streets.”

In centers where multiple streets are designated, one street is designated the Primary Pedestrian Street. This is used when applying certain provisions, such as the maximum setback requirements for projects that abut more than one pedestrian street. Primary Pedestrian Streets are denoted with an asterisk*.

Mixed-Use Center	Designated Pedestrian Streets (All portions of the streets within Mixed-Use Centers, unless otherwise noted.)	Designated Core Pedestrian Streets (All portions of the streets within Mixed-Use Centers, unless otherwise noted)
6 th Avenue Neighborhood Center	6 th Avenue	6 th Avenue
Narrows Neighborhood Center	6 th Avenue	6 th Avenue
McKinley Neighborhood Center	McKinley Avenue from Wright Avenue to East 39 th Street*	McKinley Avenue from Wright Avenue to East 36 th Street
Lower Portland Crossroads Center	Portland Avenue*, East 32 nd Street, East 29 th Street	Portland Avenue
Proctor Neighborhood Center	North 26 th Street; North Proctor Street*	North 26 th Street; North Proctor Street
Stadium District – Downtown Regional Growth Center (DRGC)	Division Avenue from North 2 nd Street to Tacoma Avenue; Tacoma Avenue*; North 1 st Street; North I Street	Division Avenue from North 2 nd Street to Tacoma Avenue; Tacoma Avenue; North 1 st Street
Hilltop Neighborhood – Downtown Regional Growth Center (DRGC)	Martin Luther King Jr. Way*; South 11 th Street; Earnest S. Brazill Street; 6 th Avenue, South 19 th Street	Martin Luther King Jr. Way from South 9 th to South 15 th , South 11 th Street; Earnest S. Brazill Street
Lincoln Neighborhood Center	South 38 th Street*; Yakima South Thompson Avenue from South 37 th Street to South 39 th Street; and South G Street south of 36 th Street	South 38 th Street
Lower Pacific Crossroads Center	Pacific Avenue	Pacific Avenue
South Tacoma Way	South Tacoma Way*; South 56 th Street	South Tacoma Way
Upper Portland Crossroads Center	East 72 nd Street*; Portland Avenue	East 72 nd Street, Portland Avenue
Upper Pacific Crossroads Center	South 72 nd Street; Pacific Avenue*	Pacific Avenue
Tacoma Central Crossroads Center	Union Avenue*; South 19 th Street between South Lawrence Street and South Union Avenue	Union Avenue south of South 18 th Street; South 19 th Street between South Lawrence Street and South Union Avenue
James Center Crossroads Center	Mildred Street*; South 19 th Street	Mildred Street south of South 12 th Street; South 19 th Street
Westgate Crossroads Center	Pearl Street*; North 21st Street ; North 26 th Street	Pearl Street

J. Split zoning.

1. Whenever a zone boundary line passes through a single unified parcel of land as indicated by record of the Pierce County Auditor as of May 18, 1953, and such parcel is of an area equal to the minimum requirements of either zone, the entire parcel may be used in accordance with the provisions of the least restrictive of the two zones; provided, more than 50 percent of the parcel is located within the least restrictive of the two zones.

2. Whenever a zone boundary line passes through a development site, irrespective of the number of parcels, and such site is of an area equal to the minimum requirements of either zone, the entire site may be used in accordance with the provisions of the least restrictive of the two zones; provided following conditions are met:

- more than 60 percent of the site is located within the least restrictive of the two zones,
- the least restrictive zone is not an Industrial district (see TMC 13.06.060), and
- all parcels are contiguous and not separated by a public street or alley.

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

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)
* * *						
Commercial Uses						
Services						
Day care center	CU	CU	P/CU	P/CU	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.
* * *						
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.						

F. Urban Residential Districts (UR-1, 2 and 3) Development Standards

1. Housing types, densities, scale, and lot standards.¹

ZONE NAME	Urban Residential 1 (UR-1)	Urban Residential 2 (UR-2)	Urban Residential 3 (UR-3)
* * *			
Density, maximum units per site area	1/1500 SF	1/1000 SF	1/750 SF
Density with Bonus, maximum units per site area	Bonus 1: 1/1000 SF Bonus 2: 1/750 SF	Bonus 1: 1/750 SF Bonus 2: 1/500 SF	Bonus 1: 1/500 SF Bonus 2: 1/375 SF
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 and 2 additional dwellings through use of the Bonus 1 program.		
* * *			
Footnotes: 1. Within the JBLM Airport Compatibility Overlay District (ACD), 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. Bonuses are not available in the ACD.			

* * *

13.06.030 Commercial Districts.

* * *

F. District development standards.

	T	C-1	C-2	PDB
* * *				
8. Maximum setback standards on designated streets.				
a. Applicability.	Pedestrian streets as defined in TMC 13.06.010.D.1.			
b. Purpose.	To achieve a pedestrian supportive environment, where buildings are located in close proximity to the street and designed with areas free of pedestrian and vehicle movement conflicts, maximum building setbacks are required as follows:			
c. Maximum Setback Applied	(1) 10 feet maximum front and/or corner side setback from property lines at the public right-of-way shall be provided for at least 75 percent of building facing the designated street frontage. (2) When the site is adjacent to a designated pedestrian street, that street frontage shall be utilized to meet the maximum setback requirement with the front, side, and/or corner side of the façade as indicated above. (3) This requirement supersedes any stated minimum setback. (4) Maximum setback areas shall be designed to be sidewalk, pedestrian plaza, public open space, landscaping, and/or courtyard and to be free of motor vehicles at all times.			
d. Exceptions	(1) Additions to legal, nonconforming buildings are exempt from maximum setbacks, provided the addition does not increase the level of nonconformity as to maximum setback. (2) Buildings that are 100 percent residential, or that have any portion of the ground floor as a residential use, do not have a maximum setback and instead shall meet the Build-to Area standard in 13.06.020.F.6. (3) The primary building of a gas station, where gas 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. (4) Within parks, recreation and open space uses, accessory or ancillary structures, such as restroom buildings, playground equipment and picnic shelters, are exempt from the maximum setback standards. (5) When a public easement precludes compliance with this standard, the setback requirement shall be measured from the back edge of the easement.			

* * *

13.06.040 Mixed-Use Center Districts.

E. District use restrictions.

1. Use requirements.

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.

2. 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 use consistent with Section 13.06.080.P.
N = Prohibited use in this district.

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)
* * *									
Residential Uses									
Dwelling Types/Housing Types									
Houseplex	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Dwelling, accessory (ADU)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Dwelling, accessory (ADU)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Dwelling, accessory (ADU)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Dwelling, accessory (ADU)	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. in Commercial-only area of the UCX District.
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. in Commercial-only area of the UCX District. 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, 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. in Commercial-only area of the UCX District. 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. in Commercial-only area of the UCX District. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.H.
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. in Commercial-only area of the UCX District.
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. in Commercial-only area of the UCX District.
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. in Commercial-only area of the UCX District.
Day care, family	P	P	P	P	N	P	P	P	

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
Emergency shelter	CU	P	P	CU	N	CU	CU	CU	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 in Commercial-only area of the UCX District.
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 in Commercial-only area of the UCX District.
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 in Commercial-only area of the UCX District.
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 in Commercial-only area of the UCX District.
Mobile home/ trailer court	N	N	N	N	N	N	N	N	
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 in Commercial-only area of the UCX District.

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
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 13.06.13.06.080.M and 13.06.080.A. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.in Commercial only area of the UCX District.
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 13.06.13.06.080.M and 13.06.080.A. Prohibited within the area indicated in Figure 4 in Section 13.06.040.J.6.in Commercial only area of the UCX District.
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.in Commercial only area of the UCX District.
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.in Commercial only area of the UCX District.
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.in Commercial only area of the UCX District.
Hospital	N	CU	CU	N	P	P	N	N	

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations (see footnotes 3, 4, 5 at bottom of table)
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 in Commercial-only area of the UCX District.
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.
* * *									
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.									

* * *

H. Maximum setback standards.

To achieve a pedestrian serviceable environment, where buildings are located in close proximity to the street and designed with areas free of pedestrian and vehicle movement conflicts, maximum building setbacks are required as follows:

	Residential or mixed use buildings that contain a majority of residential uses	Non-residential buildings and/or shopping centers of 30,000 square feet or less floor area	Non-residential buildings greater than 30,000 square feet floor area	Shopping centers greater than 30,000 square feet floor area
1. NCX and RCX Districts	Occupied At least 50% of an occupied structure's building face must be located between 5 feet and 20 feet from the front lot line abutting a	<ul style="list-style-type: none"> • 5 feet maximum front and corner side setback from the property lines at the public right-of-way for 75 percent of front and corner side façade. 	<ul style="list-style-type: none"> • 5 feet maximum setback from property lines at the public right-of-way for 75 percent of front and corner side façade. 	<ul style="list-style-type: none"> • 5 feet maximum setback from property lines at the public right-of-way for at least 75 percent of the front and corner side street frontage of the shopping center.
2. CCX Districts	Pedestrian Street must be located within 20 feet of the property line bordering the Pedestrian Street right-of-way for a minimum of 50% of the Pedestrian Street frontage.	<ul style="list-style-type: none"> • 10 feet maximum front and corner side setback from the property lines at the public right-of-way for 50 percent of front and corner side façade. 	<ul style="list-style-type: none"> • 10 feet maximum setback from the property line at the public right-of-way for 50 percent of the front or side of the façade. 	<ul style="list-style-type: none"> • 10 feet maximum setback from the property lines at the public right-of-way for at least 25 percent of the front and corner side street frontage of the shopping center.
3. UCX, HMX and CIX Districts		<ul style="list-style-type: none"> • 20 feet maximum front and corner side setback from the property lines at the public right-of-way for 50 percent of front and corner side façade. 	<ul style="list-style-type: none"> • 20 feet maximum setback from the property line at the public right-of-way on either 50 percent of the front or side of the façade. 	<ul style="list-style-type: none"> • 20 feet maximum setback from the property lines at the public right-of-way for at least 25 percent of the front and corner side street frontage of the shopping center.

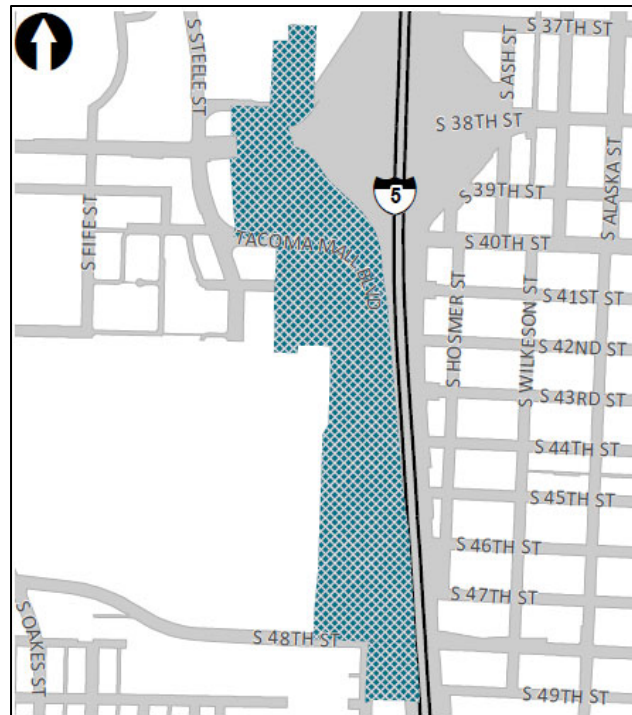
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J. Tacoma Mall Neighborhood Regional Growth Center.

* * *

6. Residential uses prohibited.

Figure 4: Tacoma Mall Neighborhood RGC – No Residential Uses



* * *

13.06.070 Overlay Districts.

* * *

F. Joint Base Lewis McChord Airport Compatibility Overlay District (ACD).

* * *

4. District development standards.

a. The following characteristics, when proposed as part of any development, are not allowed in the Overlay District:

- (1) Generation of air pollution, electronic interference, or glare that could negatively affect pilots or aircraft.
- (2) Structures taller than permitted outright in the base zoning districts (i.e., no height variances).
- (3) Manufacturing or processing of apparel, chemicals, petroleum, rubber, or plastic.

b. The following standards apply to residential development within the Overlay District:

(1) Density, maximum units per site area, is limited to one dwelling unit per 5,000 square feet of lot area, regardless of zoning district. For purposes of this provision, accessory dwelling units are not counted toward this density limit.

G. Port of Tacoma Transition Overlay District (PTD).

* * *

3. District Development Standards.

a. Prohibited uses.

Multi-unit dwellings ~~units, including~~ duplex, triplex, cottage housing, ~~and fourplex~~, 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.

* * *

13.06.080 Special Use Standards

A. Accessory dwelling units.

* * *

4. Use standards, not be subject to variance.

* * *

i. Conversion of existing accessory structures to residential use.

Permitted or legally nonconforming accessory structures, existing as of February 1, 2025, in a UR or an R district may be converted to a dwelling unit regardless of conformance to setback, location, maximum height, or other development regulation. The building must be brought into compliance with current Building Code requirements and required pedestrian access shall be provided.

* * *

13.06.090 Site Development Standards.

* * *

I. Sign Standards.

1. Applicability.

- a. The provisions and requirements of this section shall apply to signs in all zones as set forth in this chapter. Applicable sign regulations shall be determined by reference to the regulations for the zone in which the sign is to be erected.
- b. The regulations of this section shall regulate and control the type, size, location, and number of signs. No sign shall hereafter be erected or used for any purpose or in any manner, except as permitted by the regulations of this section.
- c. The provisions of this code are specifically not for the purpose of regulating the following: traffic and directional signs installed by a governmental entity; signs not readable from a public right-of-way or adjacent property; merchandise displays; point of purchase advertising displays, such as product dispensers; national flags, flags of a political subdivision, and symbolic flags of an institution or business; legal notices required by law; historic site plaques; gravestones; structures intended for a separate use, such as Goodwill containers and phone booths; scoreboards located on athletic fields; lettering painted on or magnetically flush-mounted onto a motor vehicle operating in the normal course of business; and barber poles.
- d. Additional ~~R~~regulations pertaining to signs in Shoreline Districts are found in Title 19.

* * *

K. Fences and Retaining Walls.

* * *

6. Commercial, MUCs, and Downtown Districts.

* * *

b. Electrified Fence Standards.

* * *

(5) Perimeter Fence.

- (i) An electric fence shall be surrounded by a ~~decorative~~, non-electric, perimeter fence, with a smaller aperture designed to limit the passthrough of hands. This perimeter fence shall be a minimum of 6 feet in height and a maximum of 7 feet in height. This fence may be located on the property line.
- (ii) The required perimeter fence shall be setback a minimum of 1 foot from the electric fence.
- (iii) When the perimeter fence is between the building and the front property line, or otherwise along a public street, sidewalk or trail, ~~T~~the perimeter fence shall be decorative and not be chain link or similar wire fencing.
- (iv) When the perimeter fence is between a public street or sidewalk and the property, the fence must be designed to allow pedestrians and drivers to see onto the property.
- (v) Electric fences adjacent to designated Core Pedestrian Streets or designated Pedestrian Streets shall be required to have a planting strip at least 5 feet wide between the public right-of-way and the perimeter fence, with landscaping pursuant to the requirements of TMC 13.06.090.B, in order to soften the view of the fence and contribute to the pedestrian environment.

* * *

13.06.100 Building design standards.

* * *

B. Mixed-Use District Minimum Design Standards.

* * *

4. Building Form and Expression

* * *

b. Mass reduction.

Purpose: The following standards are intended to reduce the appearance of bulk.	
Applicability: Buildings 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.	
(1) Building modulation choices: Buildings fronting a designated Pedestrian Street must employ two of the following modulation approaches. Building fronting a street not designated as Pedestrian Street must employ one.	<p>(a) Horizontal modulation: Upper floor streetfront stepback (choose one as applicable)</p> <p>Pedestrian Street Facades:</p> <ul style="list-style-type: none">• 8' minimum stepback along the streetfront façade for 4th floor and above in RCX Districts.• 8' minimum horizontal stepback along for 5th floor and above in X Districts other than RCX, where the ROW width is less than 100'.• 8' minimum horizon stepback for 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 the building face above the level which corresponds to a 1:2 proportional relationship to the street <p>• Other street facades:</p> <ul style="list-style-type: none">• 5' minimum stepback along the streetfront façade for 4th floor and above in RCX Districts.• 5' minimum horizontal stepback along for 5th floor and above in X Districts other than RCX, where the ROW width is less than 100'.• 5' minimum horizon stepback for 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 the building face above the level which corresponds to a 1:2 proportional relationship to the street <p>Notes</p> <ul style="list-style-type: none">• Encroachments: One distinct design element of no more than 25 feet in width is allowed to encroach vertically into these stepbacks for each façade.• Buildings that do not exceed the floor at which a stepback would apply are considered to satisfy horizontal modulation for purposes of meeting mass reduction requirements. <p>(b) Vertical modulation: Façade Wall Width Options (choose one)</p> <ul style="list-style-type: none">• 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.

	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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. <p>(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 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.</p>
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D. Downtown District Minimum Design Standards.

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4. Building Form and Expression

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b. Mass reduction.

Purpose: The following standards are intended to reduce the appearance of bulk.	
Applicability: Buildings 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.	
<p>(1) Building modulation choices: Buildings fronting a designated Pedestrian Street must employ two of the following modulation approaches. Building 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.</p>	<p>(a) Horizontal modulation: Upper floor streetfront stepback (choose one as applicable) Pedestrian Street Facades:</p> <ul style="list-style-type: none"> • 8' minimum horizontal stepback along for 5th floor and above where the ROW width is less than 100'. • 8' minimum horizon stepback for 6th floor and above where the ROW width is 100' or greater. • Proportional Stepback option: A 8' stepback from the building face above the level which corresponds to a 1:2 proportional relationship to the street <p>Other street facades:</p> <ul style="list-style-type: none"> • 5' minimum horizontal stepback along for 5th floor and above where the ROW width is less than 100'. • 5' minimum horizon stepback for 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 the building face above the level which corresponds to a 1:2 proportional relationship to the street

	<p><u>Notes</u></p> <ul style="list-style-type: none"> • <u>Encroachments: One distinct design element of no more than 25 feet in width is allowed to encroach vertically into these stepbacks for each façade.</u> • <u>Buildings that do not exceed the floor at which a stepback would apply are considered to satisfy horizontal modulation for purposes of meeting mass reduction requirements.</u> <p>(b) Vertical modulation: Façade Wall Width Options (choose one)</p> <ul style="list-style-type: none"> • 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. <p>(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 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.</p>
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F. Urban Residential (UR) Minimum Design Standards.

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3. Housing Type Standards.

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b. Backyard Building.

(4) Building Placement.

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(B) Setbacks: 0' rear and side setback from alley. Refer to District Standards, TMC 13.06.020.F.

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(5) Access and Parking.

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(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).
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c. Courtyard Housing.

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(5) Access and Parking.

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(G) Habitable Space*: 10' deep along ~~100~~75% of street-facing facades.

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d. Rowhouse.

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(5) Access and Parking.

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(G) Habitable Space*: 10' deep along ~~100~~75% of street-facing facades.

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4. Additional Building Design Standards.

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h. Corner Sites.

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(3) Backyard Buildings and Courtyard Housing on corner lots ~~must~~may have primary or secondary pedestrian entries accessed from the secondary street. Secondary pedestrian entries are also encouraged in other Housing ~~Hypes~~Types.