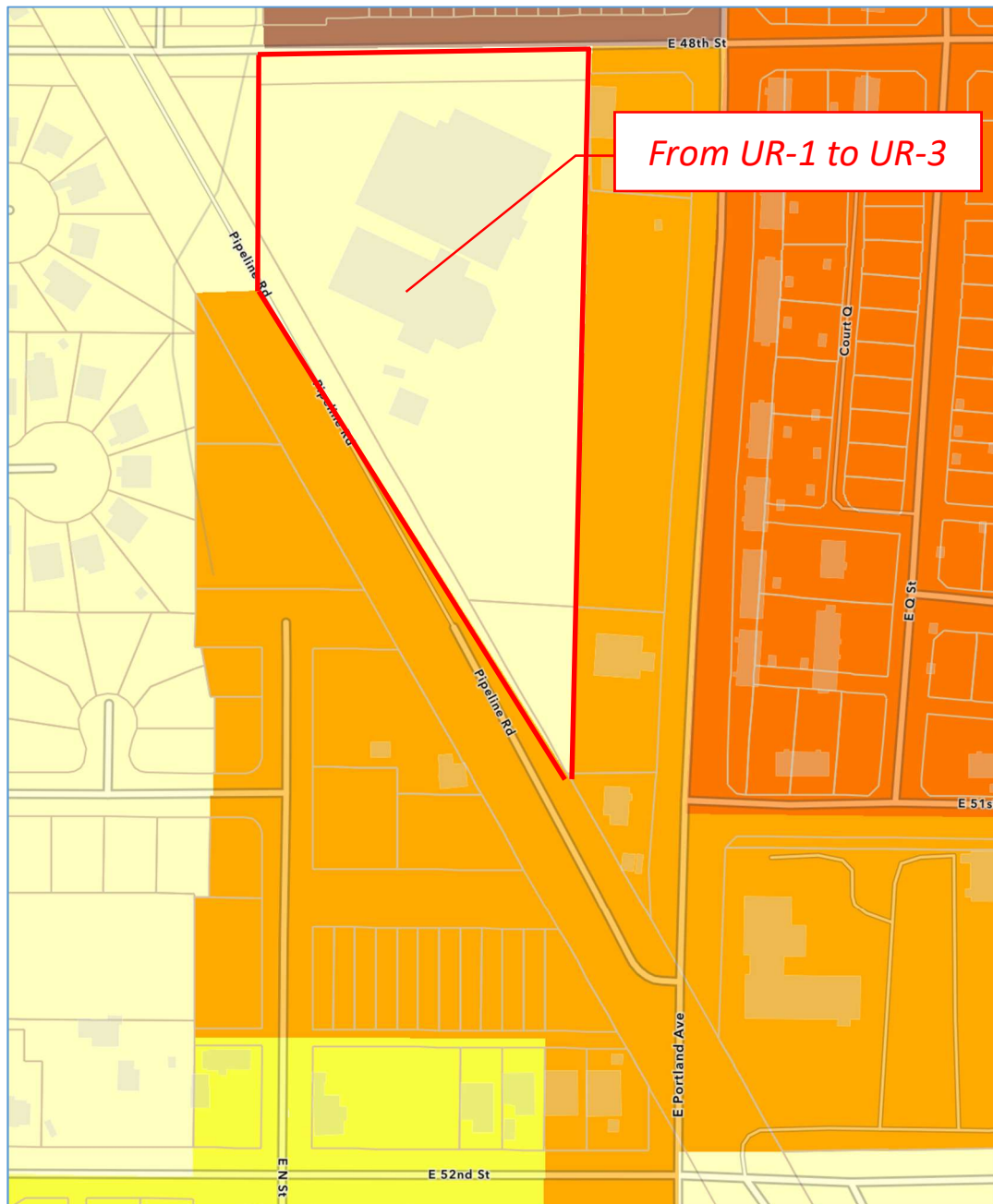


**MOTION FOR CITY COUNCIL CONSIDERATION
NOVEMBER 19, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING
EXHIBIT A AND NEW TMC 13.06.010.C “ZONING”.**

This Amendment would: Change proposed zoning near 48th and Portland Ave from current proposed Urban Residential 1 (UR-1) to Urban Residential 3 (UR-3) to be consistent with surrounding zoning and allow more density.



**MOTION FOR CITY COUNCIL CONSIDERATION
NOVEMBER 19, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING
NEW TMC 13.06.090.B “LANDSCAPING STANDARDS**

This Amendment would: Add further protections for very large trees (24” DBH or larger) as part of development, while retaining existing incentives and fees

New TMC 13.06.090.B.3.e.(3)(f) – Special Protections for Very Large Trees

Within Urban Residential (UR) Districts, existing trees that are 24” DBH or larger shall not be removed unless preserving the tree(s) would, despite exploring reasonable site layout alternatives, significantly limit the reasonable development of the site, as follows:

- Avoiding development in the critical root zone or drip line, or otherwise approved tree protection area, would result in a portion of a dwelling unit being less than 15 feet in width; or
- Tree removal is needed for the construction or installation of necessary pedestrian access, utilities, retaining walls, or other similar improvements associated with development.

MOTION FOR CITY COUNCIL CONSIDERATION
NOVEMBER 19, 2024

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY ADDING A
NEW SECTION TO TITLE 13 PROVIDING INCENTIVES FOR THE
DEVELOPMENT OF OWNERSHIP UNITS**

This Amendment would: Provide incentives for the development of housing units that will be sold to individual owners, with specific bonuses limited to moderate-income housing units. These incentives apply to all housing types, including single-family homes, duplexes, townhomes, and condos. Moderate income is defined as 115% of Area Median Income (AMI), matching the MFTE program definition.

NEW TMC 13.06.020.F.4 – Incentives for Ownership Opportunities

Flexibilities to certain development standards is provided in order to incentivize developments that create new homeownership opportunities.

- a. Incentives. The following development standards are modified as provided herein for qualifying homeownership projects:
 - (1) The rear yard height limit in the UR-1 and UR-2 districts is raised to 35-feet
 - (2) No alley access is required if the alley is not currently developed
 - (3) The on-site tree credit requirements is reduced to the minimum “floor” level without requiring Tree Credit Fees or Canopy Loss Fees

- b. Qualification. In order to qualify for these incentives, a project must meet one of the following:
 - (1) A current owner of a unit adding up to 2 Accessory Dwelling Units (ADUs) on their own property would receive incentives (1), (2) and (3).
 - (2) A development designed for individual ownership and restricted to be sold to owner-occupants for at least the first 5-years from certification of occupancy would receive incentive (1). To ensure compliance, a binding title restriction conforming to City requirements shall be recorded on the property.
 - (3) A development designed for individual ownership, restricted to be sold to owner-occupants for at least the first 5-years from certification of occupancy, and including unit(s) restricted to individual owners at prices affordable to persons whose income is 115-percent or less of the Pierce County Area Median Income (AMI), with an appropriate binding title restriction, may utilize the incentives as follows. If at least one-unit is provided meeting the AMI limitations, the project receives incentives (1) and (2), and also receives incentive (3) at a level proportional to the percentage of units in the project that meet the AMI limitation (i.e. if 2 of the 4 units are restricted to 115% or below, then a 50% Tree Credit and Canopy Loss Fee discount is provided).

By Request of CM Daniels

**MOTION FOR CITY COUNCIL CONSIDERATION
NOVEMBER 19, 2024**

**I MOVE TO AMEND THE AMENDMENT INTRODUCED BY COUNCIL
MEMBER SADALGE REGARDING INCENTIVES FOR OWNERSHIP UNITS**

This Amendment would: Modify the Incentives for Ownership Units to be limited to projects in which all of the units are restricted to individual owners at prices affordable to persons whose income is 115-percent or less of the Pierce County Area Median Income (AMI), with an appropriate binding title restriction