



## Attachment A: Comparison of Interim Ordinance and Planning Commission Recommendation

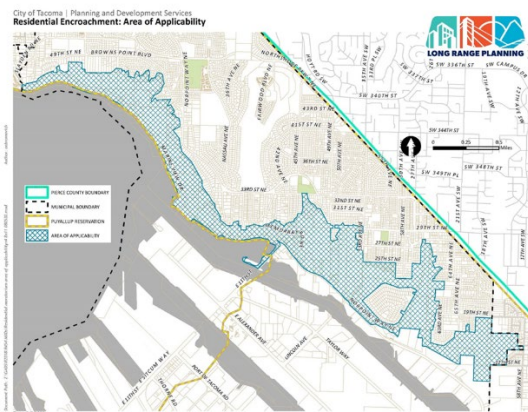
<b>Current Interim Regulations</b>	<b>Planning Commission Recommendation</b>
<b>Permit Notification</b>	
<ol style="list-style-type: none"> <li>1. Use Applicability – Heavy Industrial Uses</li> <li>2. Permit Type – Shoreline permits, conditional use permits, variances, SEPA</li> <li>3. Notification distance - 2500’ from project site or MIC boundary.</li> <li>4. Who receives notice - Taxpayers of Record</li> <li>5. Public Meeting - Required</li> </ol>	<ol style="list-style-type: none"> <li>1. Use Applicability – Same</li> <li>2. Permit Type – Same</li> <li>3. Notification Distance – Same</li> <li>4. Who Receives Notice – Same + occupants</li> <li>5. Public Meeting – Required</li> <li>6. *New* Applies notification distance to area-wide rezones, Comprehensive Plan Future Land Use Map Amendments</li> </ol>
<b>Conversion of Industrial Lands</b>	
<ol style="list-style-type: none"> <li>1. Applicability – <ul style="list-style-type: none"> <li>• New uses only, does not apply to existing uses</li> <li>• PMI and M-2 Zones in the Port of Tacoma MIC</li> </ul> </li> <li>2. Affected Uses – Prohibited in PMI and M-2 <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Airport</li> <li>• Commercial Recreation and Entertainment</li> <li>• Cultural Institution</li> <li>• Golf Course</li> <li>• Hospital</li> <li>• Juvenile Community Facility</li> <li>• Marijuana Retailer (PMI Only)</li> <li>• High Intensity/Destination Park and Recreation</li> <li>• School, Public or Private</li> <li>• Work Release Center</li> </ul> </li> <li>3. Size Limitations – <ul style="list-style-type: none"> <li>• Office</li> <li>• Marijuana Retailer</li> <li>• Retail</li> </ul> </li> </ol>	<ol style="list-style-type: none"> <li>1. Applicability – <ul style="list-style-type: none"> <li>• Same + existing uses</li> <li>• Same + M-1 Light Industrial Zone</li> </ul> </li> <li>2. Affected Uses – Prohibited in PMI and M-2 <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Airport</li> <li>• Commercial Recreation and Entertainment – (PMI Only)</li> <li>• Golf Course</li> <li>• Hospital</li> <li>• Juvenile Community Facility</li> <li>• Marijuana Retailer (PMI Only)</li> <li>• High Intensity/Destination Park and Recreation (PMI Only)</li> <li>• School, Public or Private</li> <li>• Work Release Center</li> </ul> </li> <li>3. Size Limitations – Same</li> </ol>



4. \*NEW\* Affected Uses – Conditional Uses in M-2 and M-1 Districts
- Commercial Recreation and Entertainment
  - Cultural Institution
  - Dwellings (M-1 Only)
  - Hospital (M-1 Only)
  - Juvenile Community Facility (M-1 Only)
  - Marijuana Retailer (M-2 Only)
  - High Intensity/Destination Park and Recreation
  - Retail (M-2 Only)
  - School, Public or Private (M-1 Only)

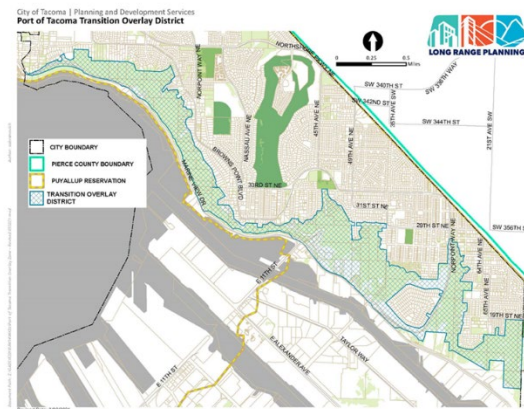
### Residential Encroachment

#### 1. Area of Applicability -



2. Allowed Density – One unit per existing lot
3. Subdivision – Prohibited
4. Notice on Title - Required

1. Area of Applicability - Same, except excludes area east of BPA power lines in the SE portion of the map.



2. Allowed Density – Maximum of one unit per acre, subdivision allowed
3. Subdivision – Permitted
4. Notice on Title - No Change
5. \*New\* Applies building and design standards to limit nuisance impacts from port/industrial uses.

### Siting of Heavy Industrial Uses

1. Applicability - Only applies to new uses
2. Coal Facilities – Prohibited
3. Mining and Quarrying – Prohibited
4. Smelting – Prohibited

1. Applicability – New Uses + Existing Uses
2. Coal Facilities - No change
3. Mining and Quarrying - No change
4. Smelting - No change

