

2026 Amendment to the Land Use Regulatory Code

Planning and Development Services
City Council Study Session
May 19, 2026
Item 3

Overview of Planning and Development

Planning

Establishing Community Vision and Priorities

Outcome:
Plans, Policies, Goals

Key Participants:
Council, Advisory Commissions, Community, Staff

01

Outcome:
Codes addressing Building, Zoning, Infrastructure, Environment, etc.

Key Participants:
Council, Advisory Commissions, Community, Staff

02

Code Development

Establishing community standards

Permit Review

Ensuring a proposal's consistency with community standards

Outcome:
Development Permits

Key Participants:
Applicant, Staff, Community (as appropriate)

03

Outcome:
Completed Project

Key Participants:
Builder, Staff

04

Construction

Inspecting to ensure a project's consistency with approved permits

2026 Amendments

- To maintain consistency with the goals and policies in the One Tacoma Comprehensive Plan.
- To comply with the Washington State Growth Management Act.
- To incorporate any new laws, requirements or guidelines that were adopted in the previous year.

1. McKinley Pre-Annexation Zoning and Land Use Designations

2. Special Needs Housing and Shelters

3. Minor Code Amendments

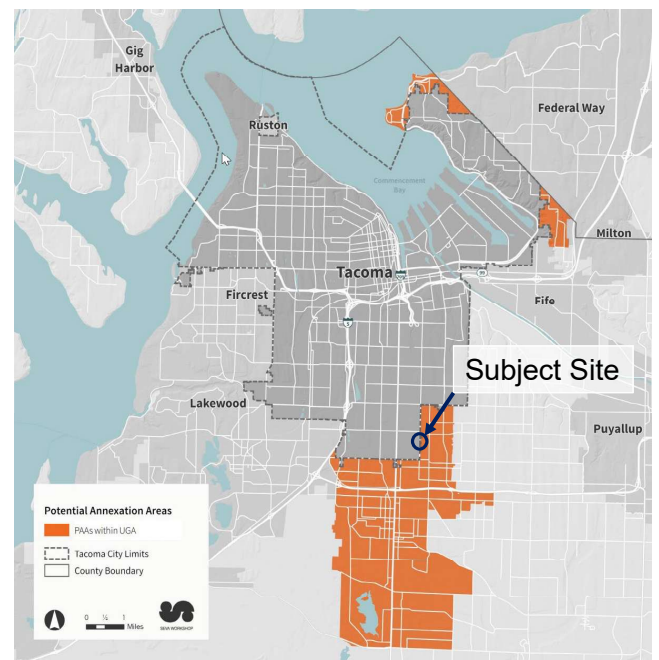
4. State Legislative Amendments – Daycare Facilities and Binding Site Plans

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1. McKinley Pre-Annexation and Zoning

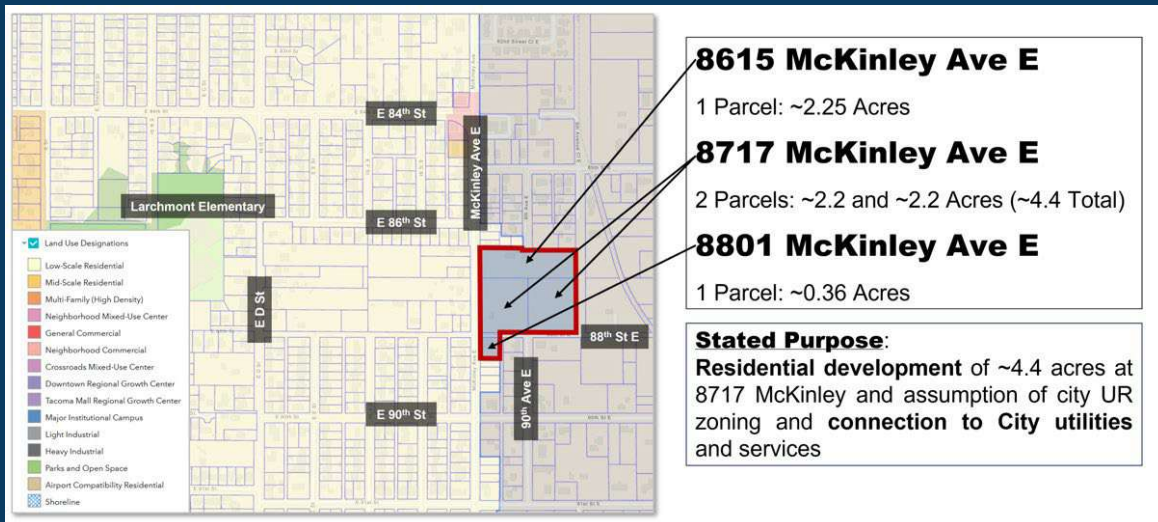
Why is this under consideration?

- Applicant/property owners filed a notice of intention to commence annexation in January 2025.
- City Council conducted a public meeting and accepted the application.
- Planning Commission role in annexation process is to consider and recommend appropriate zoning and development standards.
- If adopted, the new land use designations and zoning would take effect upon completion of annexation process.



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Planning Commission Recommendation: Low Scale Residential Designation and UR-1 Zoning



2. Special Needs Housing and Shelters

What is Special Needs Housing?

Facilities licensed by the State to provide accessible living for people with disabilities, the elderly, chronic conditions.

Why is this under review?

- Compliance with recent State legislation
- Council direction to address appropriate siting of certain facility types (Resolution No. 41311)

Planning Commission Recommendation – Special Needs Housing

- Simplify use classifications – use one category rather than multiple
- Increase bed capacity limits in UR-1 and UR-2 Zones (12 and 24)
- Simplify conditional use permit process when required

2. Special Needs Housing and Shelters

What are permanent and temporary shelters?

Establishments offering daily meal service and housing to persons in need of shelter.

Permanent and temporary typically refer to the structure, rather than duration of stay.

Why is this under review?

- Compliance with recent State legislation

Planning Commission Recommendation – Shelters

- Permanent Shelter: Allow by-right in zoning districts that permit hotel and motel uses
- Temporary Shelter: Re-organize code to co-locate shelter standards; simplify siting criteria; extend permit timelines.

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3. Minor Code Amendments

What is the intent of this amendment?

- Keep information current
- Address inconsistencies
- Correct minor errors
- Increase clarity
- Improve provisions that, through implementation of the Plan and administration of the Tacoma Municipal Code, are found to be unclear or not fully meet their intent

Planning Commission Recommendation

1. Definitions and terms
2. Permitted uses and standards
3. Urban Residential zoning and design standards
4. Non-urban residential design standards
5. Other corrections and clarifications

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Definitions and Terms

Example: Move definition of “blank wall” from Building Design Standards section to Definitions.

Urban Residential Zoning Design Standards

Example: Address applicability of certain building orientation and parking location standards for pipestem lots.

Permitted Uses and Standards

Example: Adding “personal services” as a permitted use within the T-Transitional Zoning District.

Corrections

Example: Replace outdated references to R-1, R-2, and R-3 zoning districts with references to correct UR zones.

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4. State Legislative Code Amendments

Topic 1: Daycare Facilities

An institution that provides care to a group of children or adults for less than 24 hours per day.

Why is this under review?

- Compliance with [State Bill \(SB\) 5509](#)
- Requires that local jurisdictions allow daycare facilities by-right in all non-industrial districts.
- Must allow as conditional use in industrial zones, with some exceptions.

Planning Commission Recommendation

- Allow in UR zones without a conditional use or limit on enrollment.
 - Current code requires a conditional use in UR 1 and UR 2 if more than 12 enrollees
- Allow as a conditional use in the M-1 Light Industrial Zone and prohibit in M-2 Heavy Industrial

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4. State Legislative Code Amendments

Topic 2: Binding Site Plans

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.

Why is this under review?

- Compliance with [SB 5611](#)
- Addresses clarification of what constitutes commercial land

Planning Commission Recommendation

1. Allow the use of binding site plans for the subdivision of multi-dwelling residential development and mixed use.
2. Allow in UR-1 and UR-2 for larger development sites, but otherwise rely on Unit Lot Subdivision

Next Steps and Schedule

Date	Meeting	Purpose
May 19, 2026	City Council Public Hearing	Consider Public Comments
June 2, 2026	City Council Meeting	First Reading of Ordinance
June 9, 2026	City Council Meeting	Final Reading and Adoption



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