



City of Tacoma  
Planning and Development Services

**Tideflats and Industrial Land Use Regulations**  
**Tuesday, April 27, 2021, no earlier than 5:15 p.m.**  
**Virtual City Council Meeting**

**Summary**

The City Council will conduct a public hearing on the proposed Tideflats and Industrial Land Use Regulations. The City Council, on November 21, 2017, passed Amended Ordinance No. 28470, establishing interim regulations for the Tideflats and other heavy industrial zoning districts. On October 20, 2020, Amended Ordinance No. 28696 directed the Planning Commission to review the Interim Regulations and to recommend a non-interim ordinance to replace the Interim Regulations, in advance of the completion of the Tideflats Subarea Plan. The Planning Commission's recommendations include the following amendments to Title 13 and 19 of the Municipal Code, entitled Land Use Regulatory Code and Shoreline Master Program:

1. Expand public notification for heavy industrial uses Citywide that require a SEPA determination or discretionary permit;
2. Expand public notification for Comprehensive Plan map amendments or area-wide zoning reclassifications for Manufacturing and Industrial Centers (MIC) and Regional Growth Centers;
3. Prohibit certain non-industrial uses in the Port of Tacoma MIC, including airports, agriculture, and destination park and recreation facilities such as ballfields and stadiums;
4. Require conditional use permits for dwellings, care facilities, and other cultural uses in the Light Industrial zone;
5. Establish a new Overlay District to limit residential encroachment on the Port of Tacoma MIC. Residential development would be limited to one unit per acre maximum density;
6. Prohibit the following uses Citywide: mining and quarrying, petrochemical manufacturing, fertilizer manufacturing, explosives manufacturing, coal facilities, and smelting;
7. Allow renewable fuel facilities and chemical manufacturing as a conditional use; and
8. Prohibit new fossil fuel facilities and limit the expansion of existing facilities.

The current interim ordinance will expire on June 2, 2021.

**Additional Information**

Amended Ordinance No. 28470, as well as the Planning Commission's Findings and Recommendations Report, are available at the Planning and Development Services Department and on the Planning Services Division's website at: [www.cityoftacoma.org/tideflatsinterim](http://www.cityoftacoma.org/tideflatsinterim).

For more information or questions about the proposed Interim Regulations, please contact Mr. Stephen Atkinson, Principal Planner, at [satkinson@cityoftacoma.org](mailto:satkinson@cityoftacoma.org).