

MOTION FOR CITY COUNCIL CONSIDERATION

May 15, 2018

I move to amend Ordinance No. 28511, Exhibit “B,” by adding the following to the proposed regulatory changes:

Modify TMC 13.06.510 TABLE 2, Exemptions on page 30 of Exhibit B to incorporate the following language:

Affordable housing units required through the Tacoma Mall Center Inclusionary Zoning provisions... “or certified as affordable through the Multifamily Tax Exemption Program, 12-year option,” are exempt from providing vehicular parking.

Current text and proposed changes:

TABLE 2 – Required Off-Street Parking Spaces in Mixed-Use Center Districts	
Quantity	Residential Uses. Minimum 1.0 stall per unit. Commercial or Office Uses. Minimum 2.5 stalls per 1000 square feet of floor area. Other Uses. For uses not specifically listed above, the parking requirement in the Mixed-Use Center Districts shall be 70% of the parking requirement for that use identified in Table 1. See Section 13.06.510.B.2.f for use of compact stalls. For purposes of calculating parking quantity requirements, “floor area,” when used, shall not include space devoted to parking. <u>In the Tacoma Mall Center, the following parking quantities are required:</u> (1) Residential uses. Minimum 0.5 stalls per unit. (2) Non-residential uses. Exempt from vehicular parking requirements, except for loading spaces per TMC 13.06.510.C, and accessible spaces per the provisions of 13.06A.065.B.2

<p>Exemptions</p>	<p>No parking is required for any structure in existence upon the date the Mixed Use Center was created within which it exists (see Section 13.17.020). New development shall provide parking as required.</p> <p>In NCX and CCX Districts, no parking is required for buildings located within 10 feet of the right-of-way of the designated pedestrian streets (see Section 13.06.300.C).</p> <p>In NCX, CCX, and UCX Districts, no parking is required for the first 3,000 square feet of each ground-level retail or eating and drinking establishment.</p> <p>Small, affordable housing types: Group housing; student housing; and, efficiency multi-family dwellings (250-450 sf in size) are exempt from vehicular parking requirements (with the exception of required accessible parking), provided that within a single building, no more than 20 dwelling units, or 50 percent of the total dwelling units (whichever is greater), may utilize this exemption.</p> <p><u>Affordable housing units required through the Tacoma Mall Center Inclusionary Zoning provisions</u> or certified as affordable through the Multifamily Tax Exemption Program, 12-year units <u>are exempt from providing vehicular parking.</u></p>
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