



ORDINANCE NO. 28613

1 AN ORDINANCE relating to the City’s Comprehensive Plan and Tacoma
2 Municipal Code; amending various chapters of Title 1, Title 8, and
3 Title 13 of the Municipal Code, relating to proposed minor plan and
4 code amendments to the Comprehensive Plan and Land Use
5 Regulatory Code for 2019, as recommended by the Planning
6 Commission.

7 WHEREAS the state’s Growth Management Act (“Act”), RCW 36.70A,
8 requires that any amendments to the City’s Comprehensive Plan and/or
9 development regulations conform to the requirements of the Act, and that all
10 proposed amendments, with certain limited exceptions, be considered concurrently
11 so the cumulative effect of the various changes can be ascertained, and

12 WHEREAS proposed amendments must also be consistent with state,
13 regional, and local planning mandates, and

14 WHEREAS the 2019 Amendment to the Comprehensive Plan and Land Use
15 Regulatory Code (“2019 Amendment”) includes the following six applications:
16 (1) Future Land Use Map Implementation; (2) Shoreline Master Program Periodic
17 Review; (3) Affordable Housing Action Strategy; (4) Historic Preservation Code
18 amendments; (5) Manitou Potential Annexation Area; and (6) Minor Plan and Code
19 amendments, and

20 WHEREAS the 2019 Amendment was reviewed by the Planning
21 Commission through an extensive and inclusive public engagement process,
22 including two public hearings conducted on May 1 and May 15, 2019, and
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WHEREAS the City provided early, broad and inclusive public notification of these policy initiatives, including public notices, community presentations, notice of its intent to adopt amendments to the State Department of Commerce and Joint Base Lewis-McChord as required by RCW 36.70A, and an invitation for consultation from the Puyallup Tribe of Indians, and

WHEREAS, on June 19, 2019, the Planning Commission (“Commission”) put forward its recommendations, as documented in the Commission’s Findings of Fact and Recommendations Report, and

WHEREAS the application of minor plan and code amendments includes 28 proposed amendments to Chapters 1.37, 8.30, 13.04, 13.05, 13.06, 13.06A, and 13.09 of the Tacoma Municipal Code (“TMC”), as set forth in the attached Exhibits “A” through “F,” and

WHEREAS the application of minor plan and code amendments also includes a proposed framework for the reorganization of Chapters 13.05, 13.06, 13.06A and 13.09 of the TMC, as set forth in the attached Exhibit “G,” which, upon adoption by the City Council, will provide the guidance for appropriate staff to reorganize said chapters of the TMC accordingly, and

WHEREAS the reorganization of Chapters 13.05, 13.06, 13.06A, and 13.09 of the TMC may necessitate amendments to other Chapters and Titles of the Tacoma Municipal Code to ensure valid internal references within the City codes, and



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WHEREAS an index of the above-mentioned 28 proposed amendments is shown in the attached Exhibit “H,” which is included herein for documentation purpose, and

WHEREAS all these proposed amendments are intended to keep information current, address inconsistencies, correct minor errors, and clarify and improve provisions that, through implementation of the One Tacoma Comprehensive Plan (“One Tacoma”) and administration of the TMC, are found to be unclear or not fully meeting their intent, and

WHEREAS the application does not suggest substantive or policy-level amendments to One Tacoma or the TMC, and

WHEREAS the City Attorney’s office reviewed the 2019 Amendment proposals and determined that there is no evidence that the amendments would result in an unlawful, permanent, physical occupation of private property, and

WHEREAS, pursuant to the State Environmental Policy Act (“SEPA”), the City issued a preliminary Determination of Environmental Nonsignificance (“DNS”) based on review of an environmental checklist and other information on April 19, 2019, which became final on May 24, 2019, determining that the project does not have a probable significant adverse impact on the environment, and

WHEREAS the proposed amendments are consistent with the goals of the One Tacoma Comprehensive Plan, the Tacoma 2025 Strategic Plan, and the City’s health, equity and sustainability policies and initiatives, and



1 WHEREAS, on August 20, 2019, in accordance with Tacoma Municipal
2 Code 13.02, the City Council conducted a public hearing to receive public
3 comments on the Commission's recommendations; Now, Therefore,

4 BE IT ORDAINED BY THE CITY OF TACOMA:

5 Section 1. That the recitals set forth above are hereby adopted as the
6 Findings of the City Council and are by this reference incorporated herein as if set
7 forth in their entirety.

8 Section 2. That the proposed minor plan and code amendments to the
9 Comprehensive Plan and Land Use Regulatory Code ("2019 Amendment"),
10 relating to Chapter 1.37 of the Tacoma Municipal Code ("TMC"), Transfer of
11 Development Rights Program Administrative Code, as recommended by the
12 Planning Commission ("Commission") and as set forth in the attached Exhibit
13 "A," are hereby approved, to become effective on October 31, 2019.

14 Section 3. That the proposed minor plan and code amendments to the
15 2019 Amendment, relating to Chapter 8.30 of the TMC, Public Nuisances, as
16 recommended by the Planning Commission ("Commission") and as set forth
17 in the attached Exhibit "B," are hereby approved, to become effective on
18 October 31, 2019.

19 Section 4. That the proposed minor plan and code amendments to the
20 2019 Amendment, relating to Chapter 13.04 of the TMC, Platting and
21 Subdivisions, as recommended by the Planning Commission ("Commission")
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1 and as set forth in the attached Exhibit "C," are hereby approved, to become
2 effective on October 31, 2019.

3 Section 5. That the proposed minor plan and code amendments to the
4 2019 Amendment, relating to Chapter 13.05 of the TMC, Land Use Permit
5 Procedures, as recommended by the Planning Commission ("Commission")
6 and as set forth in the attached Exhibit "D," are hereby approved, to become
7 effective on October 31, 2019.

8 Section 6. That the proposed minor plan and code amendments to the
9 2019 Amendment, relating to Chapter 13.06 of the TMC, Zoning, as
10 recommended by the Planning Commission ("Commission") and as set forth
11 in the attached Exhibit "E," are hereby approved, to become effective on
12 October 31, 2019.

13 Section 7. That the proposed minor plan and code amendments to the
14 2019 Amendment, relating to Chapter 13.06A of the TMC, Downtown Tacoma,
15 as recommended by the Planning Commission ("Commission") and as set forth
16 in the attached Exhibit "F," are hereby approved, to become effective on
17 October 31, 2019.

18 Section 8. That the proposed minor plan and code amendments to the
19 2019 Amendment, relating to the proposed framework for the reorganization of
20 TMC 13.05, 13.06, 13.06A, and 13.09, as recommended by the Planning
21 Commission ("Commission") and as set forth in the attached Exhibit "G," are
22 hereby approved, and appropriate staff is hereby authorized to reorganize said
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chapters of the TMC accordingly, and the code organization shall become effective on January 2, 2020.

Section 9. That the City Clerk is authorized to make minor corrections to this ordinance and exhibits, as well as other Titles, as necessary to rectify any inconsistencies or errors, including, but not limited to, the correction of scrivener's errors, references, ordinance numbering, section numbering, and any references thereto.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



Note: These amendments show all of the changes to existing Land Use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is underlined and text that has been deleted is shown as ~~struckthrough~~.

CHAPTER 1.37
TRANSFER OF DEVELOPMENT RIGHTS PROGRAM ADMINISTRATIVE CODE

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1.37.050 Sending Area TDR Allocation.

Upon recordation of a qualifying easement, TDRs shall be issued to the participating sending area property owners as follows:

A. For sending areas situated in unincorporated Pierce County, Pierce County will establish the sending area allocation ratios for the TDRs that are consistent with Pierce County Code 18G.10.040, or any amendment thereof.

B. For sending areas situated in unincorporated King County, King County will establish the sending area allocation ratios for the TDRs that are consistent with King County Code 21A.37.040, or any amendment thereof.

C. For Tacoma Habitat sending areas:

1. For residential zones: one TDR for each forgone dwelling allowed by the property’s current zoning.

2. For nonresidential or multifamily zones: one TDR for each 8,000 square feet of potential but foregone floor area allowed by the property’s current zoning.

3. In determining development potential for this purpose, the TDR Manager shall make a reasonable estimate of the number of dwelling units or square feet of floor area buildable on the sending area under its current zoning restrictions and all other applicable land use, development standards and environmental controls (e.g. applicable ~~setback~~setbacks, infrastructure requirements or wetland~~critical area~~ regulations). ~~The net development potential will be used, typically assuming that 25 percent of the total area would be utilized for roads and infrastructure. The TDR Manager may further reduce this estimate, up to an additional 25 percent, if specific site characteristics substantially limit development potential (including steep slopes, critical areas, or the absence of access or utilities in the vicinity).~~

D. For Tacoma Landmarks sending areas: the transferable floor area from Tacoma-designated landmarks shall be the maximum square feet of floor area achievable within the area’s zoning and other applicable codes minus the floor area of the designated landmark.

1. Designated Tacoma landmarks DCC-Downtown and DCC-City Hall: one TDR per 600 square feet of foregone or unused potential floor area allowed by the property’s current zoning.

2. Designated Tacoma Landmarks not within DCC-Downtown and DCC-City Hall: one TDR shall be allocated per 1,200 square feet of foregone or unused potential floor area allowed by the property’s current zoning.

(Ord. 28230 Ex. A; passed Jul. 22, 2014; Ord. 28087 Ex. A; passed Sept. 25, 2012)

1.37.060 Receiving Area Baselines, Maximum Development and Exchange Ratios for Receiving Areas Where Bonus Development Is Allowed By TDR.

In zones where Title 13 TMC expresses bonus development in terms of height, the number of TDRs required to obtain a development bonus shall be calculated using square feet of bonus floor area.

As provided in Title 13 TMC, the relevant zoning regulations for each TDR receiving area establish the property's base height limit development potential and the ability to use TDRs to achieve the property's maximum development potential. TDRs may be used as follows to achieve the height bonus as provided in Title 13 TMC:

A. For sending areas situated in unincorporated Pierce County: one TDR allows 5,000 square feet of bonus floor area.

B. For sending areas situated in unincorporated King County: one TDR allows 10,000 square feet of bonus floor area.

C. For Tacoma Habitat sending areas: one TDR allows 15,000 square feet of bonus floor area.

D. For Tacoma Landmarks sending area: one TDR allows 10,000 square feet of bonus floor area.

~~E. In addition to, or as an alternative to acquiring TDRs, a developer can achieve one (1) square foot of bonus floor area for every two dollars (\$2.00) deposited into the City's open space fund. Revenue accrued for TDRs must be used for TDR purchases from In-city and/or Regional TDRs.~~

Project applicants may use TDRs from one or more sending sites for an individual project. If the project results in unused TDRs, the City's TDR Manager shall, upon the project applicant's request, mark the TDR certificate as having a fractional TDR value. Fractional TDRs may be transferred to third parties.

(Ord. 28157 Ex. A; passed Jun. 25, 2013; Ord. 28087 Ex. A; passed Sept. 25, 2012)

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**CHAPTER 8.30
PUBLIC NUISANCES**

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8.30.040 Specific public nuisances declared.

The following specific acts, omissions, places, and conditions are declared to be a public nuisances, including, but not limited to, the erecting, maintaining, using, placing, depositing, causing, allowing, leaving, or permitting to be or remain in or upon any private lot, tax parcel, building, structure, or premises, or in or upon any public right-of-way, park, or other public or private place in the City, of any one or more of the following:

- A. Excavations or naturally occurring holes, including, but not limited to, privies, vaults, cesspools, sumps, pits, wells, or any other similar conditions, which are not secure and which constitute a concealed danger or other attractive nuisances.
- B. The discharge of sewage, human excrement, or other wastes in any location or manner, except through systems approved for the conveyance of such, to approved public or private disposal systems and which are constructed and maintained in accordance with the provisions of TMC 2.06, as now or hereafter amended, and all other adopted laws pertaining to such systems.
- C. Filthy, littered, trash-covered, or overgrown premises or public rights-of-way for which a property owner is responsible, including, but not limited to:
 - 1. Animal parts or wastes which are improperly handled, contained, or removed from the premises, including bones, meats, hides, skins, or any part of any dead animal, fish, or fowl.
 - 2. Overgrown, uncultivated, unkempt, or potentially hazardous vegetation of any type, including, but not limited to, shrubs, brush, trees, weeds, blackberry vines, and grasses over one foot in height or length that poses a threat to public health, safety and welfare, including vegetation which may harbor rodents or transient activity. Where erosion control issues ~~or~~ indigenous species, or critical areas as defined in TMC 13.11 are present, an exception or modification may be made to these requirements. Where a single parcel is undeveloped and over one acre in area, elimination of the fire hazard presented by vegetation may be accomplished by removing the vegetation from the area within 20 feet of abutting, improved properties or public rights-of-way.
 - 3. Inappropriate disposal or accumulation of vegetation waste, including, but not limited to, grass clippings, cut brush, cut trees, cut weeds, and/or cut wood, except as contained in a compost pile not to exceed two cubic yards, or orderly stacked fire wood, if cut in lengths of four feet or less.
 - 4. Any poisonous or hazardous material or thing on any real estate, so as to allow access to it by any animal or person.
 - 5. Storing of flammable material on any real estate, including but not limited to old rags, rope, cordage, rubber, boxes, or paper, by properly licensed persons or businesses trading in such articles, unless it is in a building of fireproof construction.

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**CHAPTER 13.04
PLATTING AND SUBDIVISIONS**

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13.04.090 Short plat/short subdivision procedures.

A. Administration. The Director or designee is vested with the duty of administering the provisions of this section and with the authority to summarily approve or disapprove proposed preliminary and final short plats. The Director or designee may prepare and require the use of such forms and develop policies deemed essential to the effective administration of this code.

* * *

D. Notification. Public notice required by this chapter shall be given in accordance with the provisions of Chapter ~~13.06~~13.05 for five- to nine-lot short subdivisions. In the event that a proposed short subdivision within the City of Tacoma has a border coterminous with Tacoma’s city limits, a notice of filing shall be given to the appropriate county or city officials and in the event that the short subdivision within the City of Tacoma is adjacent to the right-of-way of a state highway, a notice of filing shall be given to the Washington State Department of Transportation.

Mailed notices required by these regulations shall provide a legal description of the property to be subdivided and a location description in non-legal vernacular.

E. Approval. The Director or designee shall review the proposed preliminary short subdivision application. The preliminary short plat shall not be approved unless it is found that:

1. Appropriate provisions are made for the public health, safety, and general welfare; and for open spaces; stormwater management, streets or roads; alleys; bike routes; other public ways; transit stops; potable water supplies; sanitary wastes; parks and recreation; playgrounds; schools and school grounds; and all other relevant facilities, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school and for transit patrons who walk to bus stops or commuter rail stations.
2. The public use and interest will be served by the platting and dedication of such subdivision and dedication as set forth by the Comprehensive Plan and other adopted City ordinances, manuals, design specifications, plans, goals, policies, and guidelines.

Upon completion of the review, the Director shall consider the proposed short subdivision application and approve, disapprove, or return to the applicant for modification within 30 days from the date of filing thereof, unless the applicant consents to an extension of such time period. An appeal taken within 14 days of the Director’s decision will be processed in accordance with provisions of Chapter 1.23 of the Tacoma Municipal Code. If an environmental impact statement is required as provided in RCW 43.21C.030, the 30-day period shall not include the time during which the environmental impact statement was prepared and circulated.

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**CHAPTER 13.05
LAND USE PERMIT PROCEDURES**

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13.05.020 Notice process.

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D. Process II – Administrative Decisions Requiring an Environmental Determination and Height Variances, Shoreline Permits, Conditional Use, Special Development Permits, Wetland/Stream/Fish & Wildlife Habitat Conservation Area (FWHCA) Development Permits, Site Approvals.

1. A notice of application shall be provided within 14 days following a notice of complete application being issued to the applicant as identified in Section 13.05.010.E.

2. Notice of application shall be mailed by first-class mail to the applicant; property owner (if different than the applicant); neighborhood councils pursuant to TMC 1.45 and neighborhood business districts pursuant to TMC 1.47 in the vicinity where the proposal is located; qualified neighborhood or community organizations consistent with the requirements set forth for Process I land use permits; the Tacoma Landmarks Commission (for proposals located within a historic district or affecting a designated landmark); the Puyallup Indian Tribe for “substantial action” as defined in the “Agreement Between the Puyallup Tribe of Indians, Local Governments in Pierce County, the State of Washington, the United States of America, and Certain Private Property Owners,” dated August 27, 1988; and to owners of property and/or taxpayers of record, as indicated by the records of the Pierce County Assessor/Treasurer, within the distances identified in Section 13.05.020.H. For major modifications to development approved in a PRD District rezone and/or site approval, the notice of application shall also be provided to all owners of property and/or taxpayers of record within the entire PRD District and owners of property and/or taxpayers of record, as indicated by the records of the Pierce County Assessor/Treasurer, within the distances identified in Section 13.05.020.H. from the boundary of the PRD District.

3. Parties receiving notice of application shall be given 30 days, with the exception of five to nine lot preliminary plats which shall be given 20-14 days from the date of mailing (including the day of mailing) to provide any comments on the proposed project to the Department, unless a Public Meeting is held, as provided by Section 13.05.020.G. The notice shall indicate that a copy of the decision taken upon such application will be provided to any person who submits written comments on the application within 30 days of the mailing of such notice, or who requests receipt of a copy of the decision.

4. A public information sign (or signs), provided by the Department for applications noted in Table H (Section 13.05.020.H), indicating that a land use permit application for a proposal has been submitted, shall be erected on the site by the applicant, in a location specified by the Department, within seven calendar days of the date on which a notice of complete application is issued to the applicant. The sign shall remain on the site until the date of final decision, at which time the sign shall be removed by the applicant. The sign shall contain, at a minimum, the following information: type of application, name of applicant, description and location of proposal, and where additional information can be obtained.

5. Notice shall be published in a newspaper of general circulation for applications identified in the table in subsection H of this section.

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CHAPTER 13.06 ZONING

13.06.100 Residential Districts.

* * *

A. District purposes. The specific purposes of the Residential Districts are to:

1. Implement the goals and policies of the City’s Comprehensive Plan.
2. Implement the Growth Management Act’s goals and county-wide and multi-county planning policies.
3. Provide a fair and equitable distribution of a variety of housing types and living areas throughout the City’s neighborhoods.
4. Protect and enhance established neighborhoods, and ensure that new development is in harmony with neighborhood scale and character.
5. Provide for predictability in expectations for development projects.
6. Allow for creative designs while ensuring desired community design objectives are met.
7. Strengthen the viability of residential areas by eliminating incompatible land uses, protecting natural physical features, promoting quality design, and encouraging repair and rehabilitation of existing residential structures.
8. Allow for the enhancement of residential neighborhoods with parks, open space, schools, religious institutions and other uses as deemed compatible with the overall residential character.

9. Throughout the Zoning Code, references are made to “R-Districts” and “Residentially Zoned” properties. Both of these references mean any district within the R-series, i.e., the R-1 through R-5 Districts listed within this 13.06.100 series.

* * *

C. Land use requirements.

1. Applicability. The following tables compose the land use regulations for all districts of Section 13.06.100. All portions of 13.06.100 and applicable portions of 13.06.500 apply to all new development of any land use variety, including additions, and remodels, in all districts in Section 13.06.100, unless explicit exceptions or modifications are noted. The requirements of Section 13.06.100.A through Section 13.06.100.C are not eligible for variances. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply. For individually designated properties listed on the Tacoma Register of Historic Places, and for contributing buildings within Historic Special Review Districts, where there is a conflict between the regulations of this chapter and historic guidelines and standards, the historic guidelines and standards shall prevail pursuant to TMC 13.05.046.
2. Pedestrian streets designated. Figure 7 of the Comprehensive Plan designates Corridors that are considered key streets for integrating land use and transportation and achieving the goals of the Urban Form and Design and Development Elements. These Corridors are herein referred to as “Pedestrian Streets.” The designation entails modified design requirements to improve building orientation, definition of the public realm, and pedestrian connectivity.

Pedestrian Streets		
Street	From	To
6th Avenue	North Jackson	South L Street
12th Street	South Locust Lane	South Cushman Ave
19th Street	91st Avenue West	Downtown Regional Growth Center
North 21st Street	North Vassault Street	North Highland Street
North 26th Street	North Vassault Street	North Union Avenue
East 29th	Crossroads Mixed Use Center	East T Street
East 32nd	East N Street	East Grandview Avenue
South 38th Street	South Tacoma Way	East Portland Avenue
South 47th/48th Street	South Tacoma Way	Interstate 5
South 56th Street	South Orchard Street	East Portland Avenue
East 72nd Avenue	South Tacoma Way	City Limits
South G Street/Delin Street	Downtown Regional Growth Center	South 38th Street
North I Street	North Steele Street	North 3rd Street
McKinley Avenue	Wiley Avenue	East 72nd Street
North Mildred Street	North 9th Street	South 19th Street
Pacific Avenue	South 27th Street	99th Street South
North Pearl Street	North Terminus of Pearl Street	South 19th Street
North Proctor Street	North 28th Street	North 24th Street
East Portland Avenue	Puyallup Avenue	East 72nd Street
Puyallup Avenue	East L Street	East Portland Avenue
South Tacoma Way	Thompson Avenue	City Limits
North Union Avenue	North 26th Street	South 38th Street

3. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E.

4. Use table abbreviations.

P = Permitted use in this district.
TU = Temporary Uses allowed in this district subject to specified provisions and consistent with the criteria and procedures of Section 13.06.635.
CU = Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.
N = Prohibited use in this district.

5. District use table. (see next page for table)

Uses	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5	Additional Regulations ¹
Accessory uses and buildings	P	P	P	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.100.F
* * *									
Dwelling, accessory (ADU)	P	P	P	P	P	P	P	P	ADUs are only allowed in association with single-family development. Subject to additional requirements contained in Section 13.06.150.
* * *									

D. Lot size and building envelope standards.

	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5
1. Minimum Lot Area (in square feet, unless otherwise noted)								
* * *								
Single-family detached dwellings – Small Lots (Level 2): Additional exceptions to Minimum Lot Area Requirements	<p>One of the following exceptions may be applied per parcel to allow for reductions in minimum lot area below the Single-family Level 1 Small Lot minimum size. In no <u>Except in the case shall of a Planned Residential District no</u> new lot <u>shall</u> be smaller than the following without grant of a variance: R-1: 4,500 sq. ft.; R-2, R-2SRD, HMR-SRD: 3,000 sq. ft.; R-3 and above: 2,500 sq. ft.</p> <p>Lot Size Averaging – Infill: To provide for consistency with pre-existing development patterns, the average size of lots along the street frontage and block (excluding the site) may be substituted for the zoning district minimum lot size.</p> <p>Lot Size Averaging – Subdivisions: Within proposed Short and Full Plats, lots are permitted to a minimum size of 4,500 square feet in the R-1 District and 3,000 square feet in the R-2, R2-SRD and HMR-SRD Districts, provided that the overall average lot size within the Short or Full Plat meets the Small Lots minimum lot size of the zoning district. Critical areas and buffers may not be counted toward lot size averaging.</p> <p>Alley lot area credit: In R-1, R-2, and R2-SRD and HMR-SRD Districts, half of the width of abutting alleys which are utilized for vehicular access to the lot may be counted toward the required minimum lot area, up to an additional reduction equivalent to 10 percent of the Standard Minimum Lot Size.</p> <p>Level 2 Small Lots must meet the Level 2 Small Lot Design Standards of Section 13.06.145.F. Small lot exceptions are not applicable to pipestem lots.</p>							
* * *								
Planned Residential Districts	Planned Residential Districts: Exceptions to the standard and small lot provisions of this section may be permitted through the density provisions of Section 13.06.140.							

	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5
* * *								
6. Setbacks (in feet)	<p>These residential setback requirements are designed to provide yard areas that help to minimize impacts between neighboring uses, allow space for recreational activities, allow access to light and air, serve as filtration areas for storm water run-off, provide a level of privacy and comfort, provide emergency and utility access around and into buildings, provide public view corridors, create a pleasing, rhythmic streetscape, promote consistency with existing development patterns, and promote the desired character of residential neighborhoods.</p> <p>Certain conditional uses may require different minimum setbacks. See Section 13.06.640.</p>							
* * *								
Vehicular Doors Facing the front property Line	<p>Vehicular Doors Facing the front<u>Front or Corner Street property</u> Property <u>Property</u> Line - Vehicular doors that face the front <u>or corner street</u> property line, where such property line abuts a public street or private road, shall be setback a minimum of 20 feet from the front <u>or corner street</u> property line or private road easement.</p>							
Pipestem Lot Setback	<p>Pipestem lots shall provide the required front setback along one of the property lines that abut or are nearest to the accessway/lot extension. The accessway/lot extension shall not be included when measuring the setback. The front yard setback will determine the orientation of the other required setbacks.</p>							
* * *								
7. Minimum Usable Yard Space								
* * *								
f. Yard Space Exceptions	<p>(1) Critical Area Exception:</p> <ul style="list-style-type: none"> When the lot contains identified critical areas and/or buffers, said critical areas and/or buffer area shall be excluded from the lot size calculation for determining the required usable yard space required on site. For usable yard space required on a per unit basis, critical areas and/or buffer areas may be counted towards the landscaping allowance. <p>(2) Proximity to Active Public Recreation:</p> <ul style="list-style-type: none"> When the site is located within a quarter mile <u>accessible walking distance, using the shortest route,</u> of a public park or school that has accessible <u>attractive, well-maintained</u> outdoor recreation facilities <u>regularly available to the public on a long-term basis,</u> the common yard space requirement may be waived, reducing the overall required usable yard space to 13 percent of the lot area for multi-family development and 300 total square feet for townhouses. 							
* * *								
* * *								

F. Accessory building standards. Accessory buildings permitted per Section 13.06.100.C.4, such as garages, sheds, detached accessory dwelling units (DADUs), common utility and laundry facilities, and business offices and recreational facilities for mobile home/trailer courts and multi-family uses, are subject to the following location and development standards:

1. The total square footage of all accessory building footprints shall be no more than 85 percent of the square footage of the main building footprint and no more than 15 percent of the square footage of the lot, not to exceed 1,000 square feet. For lots greater than 10,000 square feet, the total square footage of all accessory building footprints shall be no more than 10 percent of the square footage of the lot (the other limitations applicable to smaller properties outlined above shall not apply). If one of the accessory buildings is a Detached ADU, an additional 500 square feet may be added to the allowed total square footage of all accessory building footprints.

* * *

7. For garages that include vehicular doors facing the front or corner street property line, the building or portion of the building with such doors shall be setback at least 20 feet from the front or corner street property line or private road easement.

8. Detached accessory buildings located on corner lots shall provide the main building side yard setback along the corner side property line.

9. Commercial shipping and/or storage containers shall not be a permitted type of accessory building in any residential zoning district. Such storage containers may only be allowed as a temporary use, subject to the limitations and standards in Section 13.06.635.

10. Parking quantity requirements and additional development standards are provided in Sections 13.06.602 and 13.06.510, including subsection 13.06.510.A.6.

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13.06.140 PRD Planned Residential Development District.

* * *

B. Procedures. Application for reclassification to a PRD District shall be made in accordance with the provisions of Chapter 13.05 and Section 13.06.650, with a public hearing being conducted by the Hearing Examiner, and final action being taken legislatively by the City Council. Applications for reclassification to a PRD District shall bear the written consent of the owners of all property within the proposed PRD. Applications for a major modification to an existing PRD District shall bear the written consent of the owners of the specific properties proposed to be modified.

An application for site approval shall accompany a request for reclassification to a PRD District. Applications filed subsequent to such a reclassification shall be considered by the Director. Where only a portion of the development is submitted for site approval, a preliminary plan for the remainder of the development shall also be submitted, indicating the intended layout for the remainder of the development.

The Hearing Examiner shall conduct a public hearing on all applications for site approval which accompany a reclassification request and shall have approval authority on such site approval conditioned on City Council approval of the reclassification. In acting upon a request for site approval, the Hearing Examiner or Director shall consider, but not be limited to, the following criteria:

1. The site development plan shall be consistent with the goals and policies of the Comprehensive Plan.
2. The plan shall be consistent with the intent and regulations of the PRD District and any other applicable statutes and ordinances.

* * * * *

13.06.145 Small-lot single-family residential development.

* * *

C. Building envelope standards.

1. New single-family detached dwellings on small lots shall be subject to the standard building envelope requirements for single-family dwellings in the applicable zoning district (see Section 13.06.100.D).

2. Floor Area Ratio. Houses developed on Small Lots shall not exceed a Floor Area Ratio of 0.5.

3. Functional yard space. All lots shall provide at least one contiguous yard space equivalent to at least 10% of the lot size.

D. Design standards - Applicability.

1. New single-family dwellings on new lots that are less than the Standard Lot dimensions, and no less than the minimum Level 1 Small Lot dimensions in Section 13.06.100.D (for example, in the R-2 District Small Lots are between 5,000 and 4,500 square feet and/or between 50 and 35 feet in width) shall be subject to the design requirements found in Section 13.06.145.E.

2. New single-family dwellings on lots that are smaller than the applicable Level 1 Small Lot standards in Section 13.06.100.D (including Level 2 Small Lots, legally pre-existing lots and lots where a variance has been approved) shall be subject to the design requirements found in Sections 13.06.145.E and 13.06.145.F.

3. Proponents of new Small Lots located within designated Historic Districts shall provide a site plan and massing study demonstrating consistency with the provisions of this section and with the pertinent historic design standards. No subdivision shall be permitted which would lead to the demolition of an historically contributing structure.

E. Design Standards – Level 1. The following design standards shall be met for all new single-family dwellings on new Small Lots, and on all pre-existing lots that are smaller than the current, applicable minimum lot size and/or width requirements in Section 13.06.100.D:

~~1. Floor Area Ratio. Houses developed on Small Lots shall not exceed a Floor Area Ratio of 0.5.~~

2.1. Clear building entries. Dwellings shall provide a clearly defined building entrance that faces the street, which is on the wall nearest to the street frontage, and provides weather protection that is at least 4 feet deep along the width of the building entry. A porch may serve to comply with this provision.

~~(a).~~ Within designated Historic Districts, covered porches (projecting or alcove) a minimum of 60 square feet and no dimension less than 6 feet, with decorative piers, columns, railings or other architectural features are required.

2. Garages:

a. The garage shall be located in the rear with rear access if suitable access is available, such as abutting right-of-way that is or can be practicably developed. Side-loaded garages are only permitted in the rear half of corner lots.

b. Where vehicular access is not available from an alley or side street, garages or carports shall be setback at least 5 feet behind the front façade of the house or the front of a covered porch (where the porch is at least 48 square feet and contains no dimension less than 6 feet). In addition, vehicular doors and carports (measurement based on width of canopy) shall not occupy more than 50% of the width of the front façade. For narrower lots, this requirement may preclude development of a garage or carport.

c. Within Designated Historic Districts, garages located in the rear yard shall be detached from the house, unless an alternate design is approved by the Landmarks Preservation Commission.

* * *

6. Driveways.

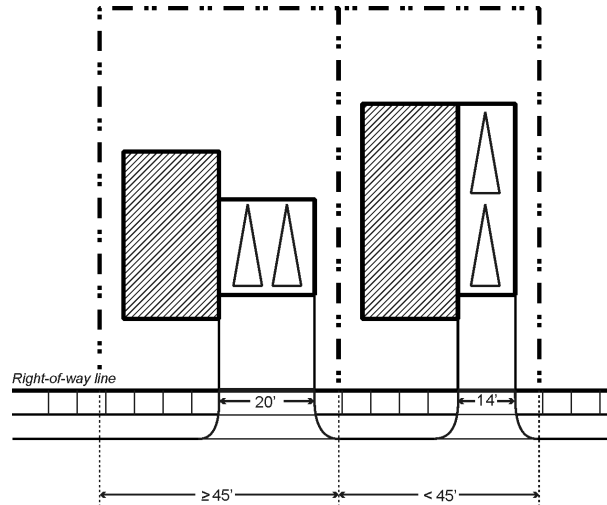
a. Vehicular access shall be from the rear of the site whenever feasible.

b. For driveways accessing the street, the maximum width of driveway approaches shall be 20 feet.

c. Driveway approach widths for lots less than 45 feet wide shall be no greater than 14 feet.

d. In no case shall a driveway approach occupy more than 50% of any lot frontage. Shared driveway approaches may be appropriate for narrower lots.

e. In no case shall a driveway or parking area occupy more than 50% of the width of the front yard. If a parking turnaround is used, the turnaround area shall be setback at least 10 feet and be screened by a 4-foot high landscape hedge.



7. ~~Functional yard space. All lots shall provide at least one contiguous yard space equivalent to at least 10% of the lot size. (See examples below) This usable yard space shall (see examples below):~~

- a. Feature minimum dimensions of 15 feet on all sides, except for lots that are less than 3,500 SF, where the minimum dimensions shall be no less than 12 feet.
- b. Not include alleys or driveway space.
- c. Not be located within the required front yard.
- d. Be directly connected to and accessible from the house.

* * * * *

13.06.200 Commercial Districts.

* * *

C. Land use requirements.

1. Applicability. The following tables compose the land use regulations for all districts of Section 13.06.200. All portions of Section 13.06.200 and applicable portions of Section 13.06.500 apply to all new development of any land use variety, including additions and remodels, in all districts in Section 13.06.200, unless explicit exceptions or modifications are noted. The requirements of Section 13.06.200.A through Section 13.06.200.C are not eligible for variance. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply.

2. Pedestrian streets designated. Figure 7 of the Comprehensive Plan designates Corridors that are considered key streets for integrating land use and transportation and achieving the goals of the Urban Form and Design and Development Elements. These Corridors are herein referred to as “Pedestrian Streets.” The designation entails modified design requirements to improve building orientation, definition of the public realm, and pedestrian connectivity.

Pedestrian Streets		
Street	From	To
6th Avenue	North Jackson	South L Street
12th Street	South Locust Lane	South Cushman Ave
19th Street	91st Avenue West	Downtown Regional Growth Center
North 21st Street	North Vassault Street	North Highland Street
North 26th Street	North Vassault Street	North Union Avenue
East 29th	Crossroads Mixed Use Center	East T Street
East 32nd	East N Street	East Grandview Avenue
South 38th Street	South Tacoma Way	East Portland Avenue
South 47th/48th Street	South Tacoma Way	Interstate 5
South 56th Street	South Orchard Street	East Portland Avenue
East 72nd Avenue	South Tacoma Way	City Limits
South G Street/Delin Street	Downtown Regional Growth Center	South 38th Street
North I Street	North Steele Street	North 3rd Street
McKinley Avenue	Wiley Avenue	East 72nd Street
North Mildred Street	North 9th Street	South 19th Street
Pacific Avenue	South 27th Street	99th Street South
North Pearl Street	North Terminus of Pearl Street	South 19th Street
North Proctor Street	North 28th Street	North 24th Street
East Portland Avenue	Puyallup Avenue	East 72nd Street
Puyallup Avenue	East L Street	East Portland Avenue
South Tacoma Way	Thompson Avenue	City Limits
North Union Avenue	North 26th Street	South 38th Street

3. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E. Certain street level use restrictions may apply; see Section 13.06.200.C.4 below.

[See next page for table.]

* * *

5. District use table.

Uses	T	C-1	C-2 ¹	PDB	Additional Regulations ^{2,3} (also see footnotes at bottom of table)
* * *					
Craft Production	CU	P	P	P	Must include a retail/eating/drinking/tasting component that occupies a minimum of 10 percent of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public. Outside storage is allowed provided screening and/or buffer planting areas are provided in accordance with Section 13.06.502.C 13.06.510.D . All production, processing and distribution activities are to be conducted within an enclosed building.
* * *					
Dwelling, single-family detached	P	P	P	P	Per Ordinance No. 28470, on an interim basis, prohibited along Marine View Drive. See TMC 13.04.030.D for area of applicability. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.100.F.
Dwelling, two-family	P	P	P	P	Per Ordinance No. 28470, on an interim basis, prohibited along Marine View Drive. See TMC 13.04.030.D for area of applicability. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.100.F.
Dwelling, three-family	P	P	P	P	Per Ordinance No. 28470, on an interim basis, prohibited along Marine View Drive. See TMC 13.04.030.D for area of applicability. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.100.F.
* * *					
Dwelling, accessory (ADU)	P	P	P	P	ADUs are only allowed in association with single-family development. Subject to additional requirements contained in 13.06.150. Per Ordinance No. 28470, on an interim basis, prohibited along Marine View Drive. See TMC 13.04.030.D for area of applicability.
* * *					
Footnotes:					
<ol style="list-style-type: none"> 1. Designated Pedestrian Streets – For segments here noted, additional use limitations apply to areas within C-2 Commercial District zoning to ensure continuation of development patterns in certain areas that enhance opportunities for pedestrian-based commerce. North 30th Street from 200 feet east of the Starr Street centerline to 190 feet west of the Steele Street centerline: street level uses are limited to retail, personal services, eating and drinking, and customer service offices. 2. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.06.640 for additional details, limitations and requirements. 3. Commercial shipping containers shall not be an allowed type of accessory building in any commercial zoning district. Such storage containers may be allowed as a temporary use, subject to the limitations and standards in Section 13.06.635. 					

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13.06.300 Mixed-Use Center Districts.

* * *

D. Land use requirements.

* * *

3. District use table.

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3, 4, 5} (also see footnotes at bottom of table)
Adult family home	P	P	P	P	P	P	P	P	Subject to additional requirements contained in Section 13.06.535. See definition for bed limit. Prohibited at street level along designated pedestrian streets in NCX. ² Not subject to minimum densities found in Section 13.06.300.E. Prohibited in Commercial-only area of the UCX District.
* * *									
Business support services	P	P	P	N	P	N	N	N	In NCX, all activities must occur within buildings; outdoor storage/repair is prohibited. Customer service offices Offices must be located at building fronts on designated pedestrian streets in NCX.
* * *									
Craft Production	P	P	P	P	P	N	N	N	Must include a retail/eating/drinking/tasting component that occupies a minimum of 10 percent of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public. Outside storage is allowed provided screening and/or buffer planting areas are provided in accordance with Section 13.06.502.D 13.06.510.D. All production, processing and distribution activities are to be conducted within an enclosed building.
* * *									
Dwelling, single-family detached	P	P	P	P	P	P	P	P	Prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.300.E for minimum densities. Prohibited in Commercial-only area of the UCX District. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.100.F.

Uses	NCX	CCX	UCX	RCX ¹	CIX	HMX	URX	NRX	Additional Regulations ^{3,4,5} (also see footnotes at bottom of table)
Dwelling, two-family	P	P	P	P	P	P	P	CU	Prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.300.E for minimum densities. Prohibited in Commercial-only area of the UCX District. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.100.F.
Dwelling, three-family	P	P	P	P	P	P	P	CU	Prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.300.E for minimum densities. Prohibited in Commercial-only area of the UCX District. Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.100.F.
* * *									
Dwelling, accessory (ADU)	P	P	P	P	P	P	P	P	ADUs are only allowed in association with single-family development. Prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.150 for specific Accessory Dwelling Unit (ADU) Standards. Prohibited in Commercial-only area of the UCX District.
* * *									

* * *

TABLE 13.06.300.G: X-District Residential Yard Space Standards

Required yard space is intended to provide access to fresh air, light, and green features and to be functional and attractive as an outdoor extension of the dwelling or a shared space for living, relaxation, and social interaction.

1. Single-Family, Duplexes and Triplexes. At least 200 square feet of yard space is required for each dwelling unit. Required yard space could include a combination of front porches, private or shared rear yards, balconies, or rooftop decks. Vehicular access areas and required walkways and buffers shall not count as yard space and front yard areas may not be counted towards this requirement, except for those yard areas set back beyond the minimum requirement.
2. Townhouse Development. At least 200 square feet of yard space is required for each townhouse. Required yard space could include a combination of private front or rear yard space, porches, balconies, rooftop decks, or shared common yard space amongst groups of townhouses. Vehicular access areas and required walkways and buffers shall not count as yard space.
3. Multi-Family and Mixed-Use Development. At least 50 square feet of yard space is required for each dwelling unit. Required setback and buffer areas, vehicular access areas and required walkways and buffers shall not count towards the yard space requirement. This required yard space can be provided through any combination of the following types of areas/features:
 - a. Common Yard space. This includes landscaped courtyards or decks, front porches, community gardens with pathways, children’s play areas, or other multi-purpose recreational and/or green spaces. Requirements for common yard spaces include the following:
 - (1) No dimension shall be less than fifteen feet in width (except for front porches).
 - (2) Spaces shall be visible from multiple dwelling units and positioned near pedestrian activity.
 - (3) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.
 - (4) Individual entries shall be provided onto common yard space from adjacent ground floor residential units, where applicable.
 - (5) Space should be oriented to receive direct sunlight for part of the day, facing east, west, or (preferably) south, when possible.
 - (6) Common yard space shall be open to the sky, except for clear atrium roofs and shared porches.
 - (7) Shared porches qualify as common yard space provided no dimension is less than eight feet.
 - b. Private balconies, porches, decks, patios or yards. To qualify as yard space, such spaces shall be at least thirty five square feet, with no dimension less than four feet.
 - c. Rooftop decks, To qualify, rooftop decks must meet the following standards:
 - (1) Must be accessible to all dwelling units.
 - (2) Must include amenities such as seating areas and landscaping.
 - (3) Must feature hard surfacing appropriate to encourage residential use.
 - (4) Must include lighting for residents’ safety.
 - (5) No dimension shall be less than 15 feet in width.
 - d. Exceptions:
 - (1) Projects located within a quarter mile accessible walking distance of a public park or public school that includes accessible and attractive, well-maintained outdoor recreational facilities which are regularly available to the public on a long-term basis.
 - (2) Projects with a minimum floor area ratio (FAR) of 3.
 - (3) Projects that meet the ground floor retail/restaurant height bonus requirements.

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13.06.400 Industrial Districts.

* * *

C. Land use requirements.

1. Applicability. The following tables compose the land use regulations for all districts of Section 13.06.400. All portions of Section 13.06.400 and applicable portions of Section 13.06.500 apply to all new development of any land use variety, including additions and remodels. Explicit exceptions or modifications are noted. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply.

2. Pedestrian streets designated. Figure 7 of the Comprehensive Plan designates Corridors that are considered key streets for integrating land use and transportation and achieving the goals of the Urban Form and Design and Development Elements. These Corridors are herein referred to as “Pedestrian Streets.” The designation entails modified design requirements to improve building orientation, definition of the public realm, and pedestrian connectivity.

<u>Pedestrian Streets</u>		
<u>Street</u>	<u>From</u>	<u>To</u>
<u>6th Avenue</u>	<u>North Jackson</u>	<u>South L Street</u>
<u>12th Street</u>	<u>South Locust Lane</u>	<u>South Cushman Ave</u>
<u>19th Street</u>	<u>91st Avenue West</u>	<u>Downtown Regional Growth Center</u>
<u>North 21st Street</u>	<u>North Vassault Street</u>	<u>North Highland Street</u>
<u>North 26th Street</u>	<u>North Vassault Street</u>	<u>North Union Avenue</u>
<u>East 29th</u>	<u>Crossroads Mixed Use Center</u>	<u>East T Street</u>
<u>East 32nd</u>	<u>East N Street</u>	<u>East Grandview Avenue</u>
<u>South 38th Street</u>	<u>South Tacoma Way</u>	<u>East Portland Avenue</u>
<u>South 47th/48th Street</u>	<u>South Tacoma Way</u>	<u>Interstate 5</u>
<u>South 56th Street</u>	<u>South Orchard Street</u>	<u>East Portland Avenue</u>
<u>East 72nd Avenue</u>	<u>South Tacoma Way</u>	<u>City Limits</u>
<u>South G Street/Delin Street</u>	<u>Downtown Regional Growth Center</u>	<u>South 38th Street</u>
<u>North I Street</u>	<u>North Steele Street</u>	<u>North 3rd Street</u>
<u>McKinley Avenue</u>	<u>Wiley Avenue</u>	<u>East 72nd Street</u>
<u>North Mildred Street</u>	<u>North 9th Street</u>	<u>South 19th Street</u>
<u>Pacific Avenue</u>	<u>South 27th Street</u>	<u>99th Street South</u>
<u>North Pearl Street</u>	<u>North Terminus of Pearl Street</u>	<u>South 19th Street</u>
<u>North Proctor Street</u>	<u>North 28th Street</u>	<u>North 24th Street</u>
<u>East Portland Avenue</u>	<u>Puyallup Avenue</u>	<u>East 72nd Street</u>
<u>Puyallup Avenue</u>	<u>East L Street</u>	<u>East Portland Avenue</u>
<u>South Tacoma Way</u>	<u>Thompson Avenue</u>	<u>City Limits</u>
<u>North Union Avenue</u>	<u>North 26th Street</u>	<u>South 38th Street</u>

3. Use Requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed.

Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E.

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13.06.501 Building design standards.

* * *

D. Multi-family Residential Minimum Design Standards.

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6. Façade Surface Standards.

Purpose: The following standards are intended to help reduce the apparent mass of structures and achieve a more human scale environment by providing visual breaks at more frequent intervals to the building volume that reduce large, flat, geometrical planes on any given building elevation, especially at the first story. The choices are also intended to encourage variety in the selection of façade materials and/or treatment and to encourage more active consideration of the surrounding setting.

* * *

b. All residential buildings shall include at least three of the following articulation features at intervals of no more than 30 feet along all façades facing a street, common open space, or common parking areas. Buildings that have 60 feet or less of frontage on the street or façade width facing the common open space or common parking area are exempt from this standard. Buildings that employ brick as the siding material on a majority of the subject façade are required to only provide two of the articulation features instead of three.

- (1) Repeating distinctive window patterns at intervals less than the required interval.
- (2) Vertical building modulation. Minimum depth and width of modulation is 2 feet and 4 feet, respectively, if tied to a change in building material/siding style and/or roofline modulation as defined in Section ~~13.06.501.D.3~~ 13.06.501.D.4. Otherwise, minimum depth and width of modulation is 2 and 15 feet, respectively. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade at least 18 inches.
- (3) Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation shall be 5 feet and the treatment must be used in increments at no greater than the articulation interval or provided along more than 75 percent of the façade.
- (4) Roofline modulation as defined in Section ~~13.06.501.D.3~~ 13.06.501.D.4.
- (5) Vertical articulation of the façade. This refers to design treatments that provide a clear delineation of the building's top, middle and bottom.
 - (a) Top features may include a sloped roofline or strong cornice line as defined in Section ~~13.06.501.D.3~~ 13.06.501.D.4. For façades utilizing upper level stepbacks, the "top" design treatment may be applied to the top of the front vertical plane of the building or the top of the building where it is set back from the building's front vertical wall (provided the top of the building is visible from the centerline of the adjacent street).
 - (b) Middle features: provide consistent articulation of middle floors with windows, balconies, exterior materials, modulation, and detailing.
 - (c) Bottom: provide a distinctive ground floor or lower floors design that contrasts with other floors through the use of both contrasting window design/configuration and contrasting exterior materials.
 - (d) Façade reduction elements including balconies and bay windows may project into street rights-of-way, where allowed by the Public Works Department, but not into alley rights-of-way.



Above: Residential building articulation at intervals of 30-foot or less.

* * *

E. Single, Two and Three-Family Dwelling Minimum Design Standards.

1. Applicability: The following requirements apply to all single, two, and three-family dwellings in X-Districts, and to all two and three-family dwellings in all districts.

* * *

6. Garage design standards.

a. Vehicular access and garages for all units shall be placed off of the alley, where suitable access, such as an abutting right-of-way that is or can be developed, is available.

b. For garages that include vehicular doors facing the front or corner street property line, the building or portion of the building with such doors shall be setback at least 20 feet from the front or corner street property line or private road easement.

c. The garage face or side wall shall occupy no more than 50 percent of the length of a ground-level façade facing a street.

d. Where the garage faces the side, but is visible from the frontage, the garage shall incorporate a window on the front-facing façade so that it appears to be a habitable portion of the building. The window size and design must be compatible with the windows on habitable portions of the dwelling.

* * *

8. Articulation. Duplexes and triplexes shall be articulated to either look like two or three distinct dwelling units from the street or to look like one single-family dwelling. Specifically:

a. Buildings articulated to look like distinct dwelling units shall include individual covered entries plus one of the following:

(1) Roofline modulation consistent with Section ~~13.06.501.I.1~~13.06.501.D.4 to distinguish one unit from another (or the appearance of separate units) as viewed from the street; or

(2) Vertical building modulation to help distinguish between the different units in the building. The minimum depth and width of modulation shall be 2 and 4 feet, respectively, if tied to a change in building material/siding style. Otherwise, the minimum depth and width of modulation shall be 10 and 15 feet, respectively.

b. Buildings designed to look like one large single-family dwelling shall feature only one entrance visible from the street. This could be a common entrance for all units, or the entrances for additional units could be provided at the side or rear of the building.

* * *

F. Townhouse Minimum Design Standards.

1. Applicability. The following requirements apply to all townhouse dwellings in all districts.

2. Purpose. The following standards are intended to implement the urban form, housing and aesthetic goals of the Comprehensive Plan by providing façade articulation that emphasizes individual units and reduces the apparent mass of structures, minimizing impacts of vehicular access and service elements, and emphasizing pedestrian access and building orientation to the street.

3. Building Mass:

a. The maximum number of units in one building is six, with minimum spacing between buildings of 10 feet.

b. Unit articulation. Façades with more than two townhouses facing a street, alley, common open space or common parking area shall be articulated to emphasize individual units. This can be accomplished by either roofline modulation consistent with Section ~~13.06.501.I.1~~13.06.501.D.4 and/or vertical building modulation. To qualify for vertical building modulation, the minimum depth and width of modulation shall be 2 and 4 feet, respectively, if tied to a change in building material/siding style. Otherwise, the minimum depth and width of modulation shall be 10 and 15 feet, respectively.

* * * * *

13.06.502 Landscaping and buffering standards.

A. Intent. The landscaping requirements, as a whole, are intended to contribute to the aesthetic environment of the City; enhance livability and foster economic development by providing for an attractive urban setting; provide green spaces that can support the urban citywide tree canopy; wildlife, such as birds, in the urban environment; help reduce storm water runoff; filter pollution; buffer visual impacts of development; and, contribute to the planting, maintenance, and preservation of a stable and sustainable urban forest.

B. Applicability. Unless specifically exempted, landscaping shall be provided consistent with this section for all new development, including structures and/or parking lots, as well as alterations to existing development, and street improvements, as outlined below. Vegetated Low Impact Development Best Management Practices (LID BMPs) designed in accordance with the City of Tacoma Stormwater Management Manual may be counted as landscaping. Trees and landscaping provided as required under this section, may also be counted towards compliance with tree canopy and usable yard space standards.

1. Alterations. Three thresholds are used to gauge the extent of landscaping standard compliance on alterations to existing development (in Downtown Districts, the thresholds of TMC 13.06A shall apply):

* * *

2. Street trees. Street trees are required per ~~In addition to~~ the thresholds identified above, unless exempted. In addition, street trees are required with~~when~~:

a. ~~Street or sidewalk improvements are required in association with a Preliminary Plats or Short Plats with 5 or more lots; or~~

b. Constructing~~Construction of~~ new permanent roadways, excluding residential Local Improvement Districts; alterations to the width of existing permanent roadways; ~~constructing~~Construction of new sidewalk; ~~and replacing~~ replacement of more than 50% of an existing sidewalk along a site's frontage (when 50 linear feet or more is being constructed). In the case of sidewalk replacement, street trees shall be required proportionate to the linear footage of sidewalks replaced.

eb. If street trees are required in the applicable zone, then existing street trees shall be preserved in healthy, thriving, and safe condition per the tree installation, maintenance, and preservation requirements of this section and the technical specifications of the UFM, ~~or replaced, in association with street improvement projects.~~ If required street trees are improperly pruned, damaged or removed, they shall be replaced per the provisions of this section.

* * *

TMC 13.06.502.E Landscaping requirements applicable to Residential, Commercial, Industrial and Mixed-Use Districts.
 The standards of this section are intended to implement the goals of the Comprehensive Plan and the intent of this section. The landscaping standards of this table apply to new development and substantial alterations, as stipulated above, in Residential, Commercial, Industrial and Mixed-Use Centers (X) Districts. LID BMPs may be used to fulfill all or a portion of landscaping requirements, where the vegetation within the LID BMP is compatible to the requirements.

- 1. Exemptions:**
- a. Single, two and three-family and townhouse developments are exempt from all landscaping requirements, with the exceptions that street trees are required in X Districts, ~~and~~ in all districts in association with a full plat or short plat with 5-9 lots, and per Small Lot standards of Section 13.06.145.
 - b. Passive open space areas are exempt from all landscaping requirements (however development activities on such sites may trigger landscaping requirements).
 - c. Park and recreation uses are exempt from the Overall Site, Site Perimeter and Buffer requirements of this section.

* * *

6. Street trees:
 Street trees are intended to provide multiple benefits including aesthetics, traffic calming, environmental, shading, visual buffering and noise separation from streets.

- a. Exceptions:
 - (1) ~~Street trees are not required in~~ In the PMI Districts, street trees are required with new development, alterations and street improvements as specified in Section B., above, with the exception of for development on the following gateway corridors ~~into the City located within or near the Port of Tacoma:~~ Marine View Drive, E. 11th Street west of Portland Avenue, Portland Avenue (south of E. 11th Street), and Port of Tacoma Road (south of E. 11th Street). In other locations within the PMI District, street trees are only required for street and sidewalk improvements as specified in Section B, above.

* * *

7. Parking Lot Landscaping:
 Parking lot landscaping is intended to provide visual relief, to enhance the aesthetic appearance, screening from adjacent sites and public areas, to reduce environmental impacts of parking and other paved areas, and to provide shade and shelter for pedestrians.

* * *

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|-----------------|--|
| d. Distribution | (1) No stall shall be more than 50 feet from a tree trunk.
(2) Long rows of parking shall be broken by islands or peninsulas with trees, such that there are no more than eight parking stalls in a row without a tree.
(3) Planting areas with trees are required at all parking aisle ends.
(4) Trees shall be provided at an average of 40 foot intervals along walkways within or adjacent to parking lots. In X Districts, trees shall be provided at an average of 30 foot intervals along walkways per 13.06.512.B.6. |
|-----------------|--|

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13.06.510 Off-street parking and storage areas.

A. Purpose. To ensure the safe and adequate flow of traffic in public right-of-way, it is deemed in the interest of the public health, safety, and general welfare that off-street parking areas be required as a necessary part of the development and use of land, and to ensure that required parking areas are designed to perform in a safe and efficient manner. Additionally, to minimize impacts to adjacent uses from areas used for storage of vehicles and other materials, specific design and development standards for such areas are provided in Subsection D.

* * *

TABLE 1 – Required Off-Street Parking Spaces^{9, 14}		
Use	Unit	Required parking spaces
		Min.
Residential		
Single-family detached dwelling, Adult family home, Staffed residential home ^{1, 2, 12}	Dwelling.	2.00
Two-family dwelling in all districts ^{1, 2, 12}	Dwelling.	2.00
Townhouse dwelling in all districts ^{1, 2, 12}	Dwelling.	1.00
Three-family in R-2SRD, HMR-SRD and R-3 dwelling in all districts ^{1, 2, 12}	Dwelling.	2.00
Group housing – up to 6 residents		2.00
Group housing – 7 or more residents ^{1, 16}	Room, suite or dwelling.	1.00
Small Lots, Cottage Housing and lots not conforming to area/width ³	Dwelling.	1.00
Mobile home park ^{1, 2, 12}		
Multiple-family dwelling ^{1, 2, 12, 16}		
Located in R-3, R-4-L, T, HMR-SRD, and PRD Districts ¹²	Dwelling.	1.50
Located in R-4, C-1, C-2, HM, and M-1 Districts ¹²	Dwelling.	1.25
Located in R-5 District ¹²	Dwelling.	1.00
Mixed-Use Center District	See TABLE 2 (next table).	
* * *		

TABLE 2 – Required Off-Street Parking Spaces in Mixed-Use Center Districts
* * *
Parking Quantity Reductions.
The parking requirements for mixed-use, multi-family, group housing, commercial, institutional and industrial developments within X-Districts and Downtown Districts as listed in TMC 13.06A may be reduced as follows:
* * *

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13.06.521 General sign regulations.

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G. Freestanding signs.¹ Special regulations governing freestanding signs are as follows:

1. No freestanding sign shall be located within 15 feet of a residentially-zoned district, and where the side of a commercially zoned property abuts the side of a residentially-zoned property the first 100 feet of the commercial frontage shall have a sign setback requirement of 15 feet.
2. Minimum clearance. All freestanding signs shall have a minimum clearance to the ground as follows:
 - a. Over parking lots and other similar areas where vehicles are moved or stored, 14-1/2 feet;
 - b. Over footpaths, sidewalks, and other spaces accessible to pedestrians, eight feet.
3. Signs shall be located upon the frontage for which the sign area is calculated.
4. No freestanding sign shall project over a public right-of-way, unless an adjacent structure or sign is built out to or over the property line that blocks visibility to a freestanding sign on the adjoining property; then, such freestanding sign may be located so that the sign structure is on private property and the sign cabinet may project over the right-of-way, subject to all the provisions regulating projecting signs which project over rights-of-way.
5. Signs placed on public property and/or right-of-way, abutting the business for which they identify, will require a [Street-Right-of-Way](#) Occupancy Permit. Sign regulations shall be determined by the zoning district of the abutting property.

* * *

J. Canopy and awning signs. Special regulations governing canopy and awning signs are as follows:

1. Signs are permitted along the faces and edges of canopies and awnings; provided, they are printed, marked, stamped, or otherwise impressed upon the awning in a professional manner.
2. Signs designed as an integral part of a canopy or awning and located along the face or edge may be illuminated. Sign area calculation shall include all illuminated areas, except that area providing illumination to the sidewalk below.
3. Signs located on canopies and awnings shall designate only the name of the business and/or the place and kind of business. A decorative design and/or the emblem or initials of the business occupying the premises may be placed flat on the main portions of the canopy or awning.
4. Awnings and canopies may extend over public property, but no portion of any awning or canopy shall extend nearer than two feet to the face of the nearest curb line, measured horizontally. Awnings shall project a minimum of three feet and not more than seven feet, when over public property, from the face of the supporting building. Canopies shall not extend more than 11 feet, when over public property, from the face of the supporting building.
5. Awnings and canopies shall maintain a minimum clearance of eight feet and shall not extend above 15 feet in overall height from grade to top of awning or canopy. Awnings and canopies shall not rise above the wall, roofline, or parapet to which it is attached.
6. Awnings and canopies which have support systems attached to public property, right-of-way or sidewalk will require a [Street-Right-of-Way](#) Occupancy Permit.

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13.06.522 District sign regulations.

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Section 13.06.522.J	DCC, DMU	WR	DR
* * *			
Temporary Signs			
* * *			
Feather Signs	Prohibited. Feather Signs are prohibited in all Downtown zones except for the following: a) Feather Signs identifying an accessory retail outlet co-located with a manufacturing facility. In this instance two feather signs are authorized per business. b) One special event per business once every two years. In this instance two feather signs are authorized for no more than 15 consecutive days. c) When associated with a use not located in private property such as food carts or car sharing services. Feather Signs must be located on private property unless a City street-right-of-way occupancy permit is secured.	Same as DCC	Same as DCC
* * *			

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13.06.600 Zoning code administration – General purposes.

A. Purpose. The broad purposes of the zoning provisions of the Tacoma Municipal Code are to protect and promote the public health, safety, and general welfare, and to implement the policies of the Comprehensive Plan of the City of Tacoma. More specifically, the zoning code is intended to:

A1. Provide a guide for the physical development of the City in order to:

1a. Preserve the character and quality of residential neighborhoods;

2b. Foster convenient, harmonious, and workable relationships among land uses; and

3c. Achieve the arrangement of land uses described in the Comprehensive Plan.

B2. Promote the economic stability of existing land uses that are consistent with the Comprehensive Plan and protect them from intrusions by inharmonious or harmful land uses.

C3. Promote intensification of land use at appropriate locations, consistent with the Comprehensive Plan, and ensure the provision of adequate open space for light, air, and fire safety.

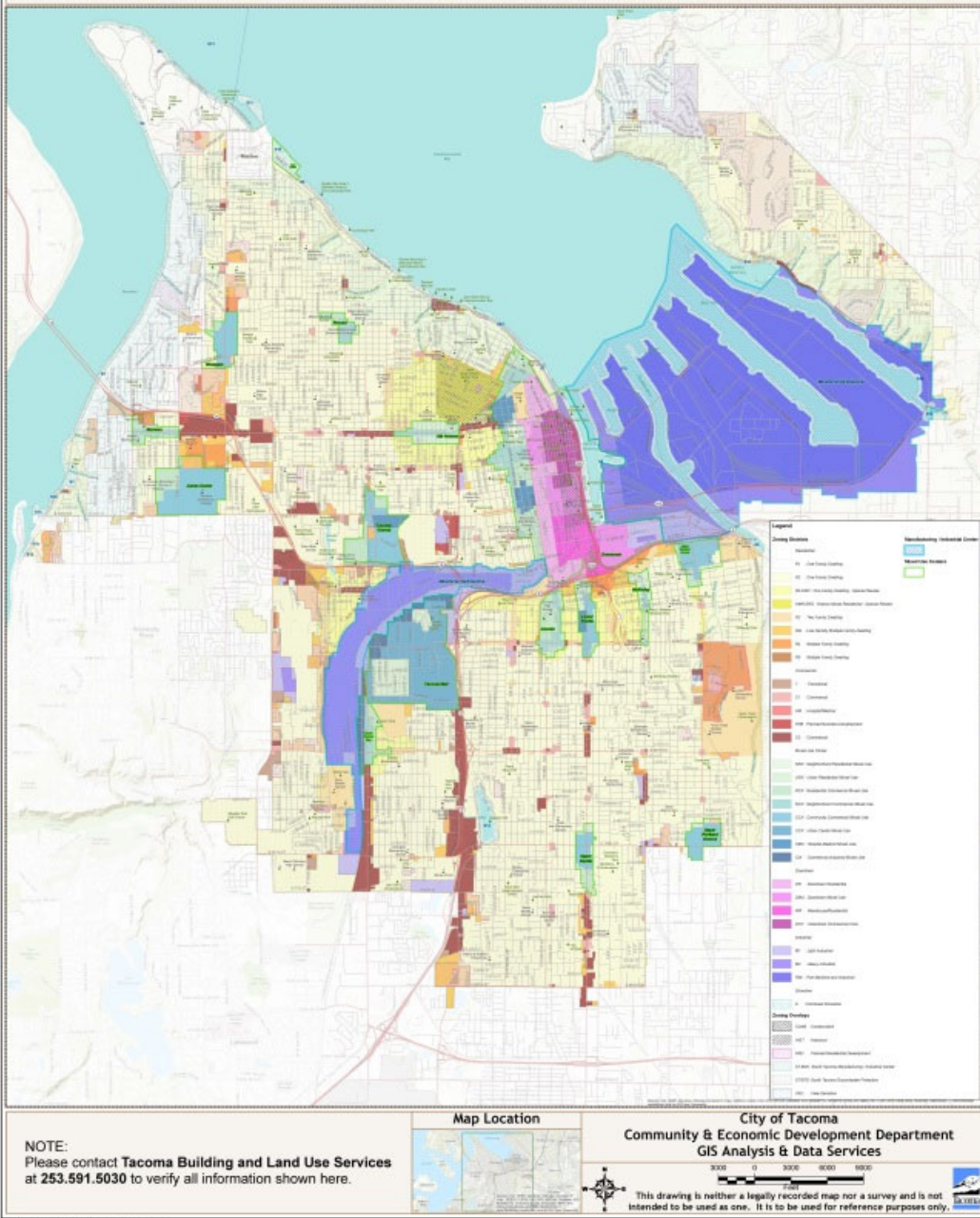
D4. Foster development patterns that offer alternatives to automobile use by establishing densities and intensities that help make frequent transit service feasible, and encourage walking and bicycling. This emphasis on alternative transportation will also have air quality benefits and will conserve energy.

E5. Establish review procedures to ensure that new development is consistent with the provisions of this chapter and all other requirements of this code.

B. Official Zoning Map. The following map is a general representation of the zoning classifications and their boundaries, as established in this Chapter.

Zoning - January 3, 2019

City of Tacoma



* * * * *

13.06.602 General restrictions.

A. This section contains general provisions for use, height, area, setbacks and yards. The following provisions apply to all zoning districts, except as hereinafter provided, and except where modified by the provisions of Chapter 13.06A relating to Downtown Districts, Chapter 13.10 relating to Shoreline Management, and other sections of the TMC:

1. No new subdivision, parcel or lot shall be created that prevents compliance with the standards of this or any other applicable Code, Title or standard of the City of Tacoma.

* * *

4. Area, setbacks and yards. Any building or structure hereafter built, enlarged, or moved on a lot shall conform to the area regulations of the district in which such building or structure is located.

a. No lot area, now existing or hereafter established, shall be so reduced or diminished such that the yards, setbacks, open spaces, or total lot area be made smaller than required by the chapter, except in conformity with the regulations of this chapter.

* * *

m. Projections into required setbacks and yards. Every part of a required setback or yard shall be open, from the ground to the sky, and unobstructed, except for the following:

- (1) Accessory building in the required rear yard setback.
- (2) Ordinary building projections such as cornices, eaves, belt courses, sills, or similar architectural features, may project into any required yard or setback not more than 24 inches.
- (3) Chimneys may project into any required setback not more than 24 inches.
- (4) Uncovered balconies, decks, or fire escapes whose surface is greater than 8 feet above the surrounding grade may project over a required front or rear yard setback four feet or over a required yard two feet.
- (5) Uncovered terraces, platforms, and decks whose surface is greater than 30-inches but not more than 8 feet above the surrounding grade may project or extend into a required front or rear yard setback not more than eight feet or into a court not more than six feet.
- (6) Uncovered, ground level decks (deck surface no more than 30-inches in height from surrounding grade) may occupy up to 50 percent of a required setback and may also extend into required side yard setbacks to within 3-feet of the property line.
- (7) An uncovered landing which does not extend above the level of the first floor of the building may project or extend into a required side yard setback not more than three feet.
- (8) Mechanical equipment may encroach 8-feet into the required rear yard setback and may encroach 8-feet into the functional rear yard setback on double-frontage lots (see Section 13.06.100.F.5 regarding “functional rear/front yards”). Mechanical equipment may not be located within a required side yard setback or yard space. The location of mechanical equipment shall not be used in the calculation of average setbacks.
- (9) Covered porches which are open on three sides and do not extend above the level of the first floor may project up to 8-feet into the required front yard setback, but must be at least 2 feet away from the property line.
- (10) Bay windows, garden windows and fireboxes may extend up to 24-inches into required side yard setbacks, as long as the total of such features does not exceed 25% of the side wall area.

* * * * *

13.06.640 Conditional use permit.

* * *

H. Multi-family development up to a maximum of six dwelling units may be allowed by conditional use permit in the R-3 District. A conditional use permit for a multi-family dwelling unit in ~~R-2~~R-3 Districts shall only be approved upon a finding that such use is consistent with all of the following criteria:

1. The proposed lot is a minimum of 9,000 square feet in size.
2. The proposal is consistent with the Residential Infill Pilot Program criteria contained in TMC 13.05.115.
3. The proposed structure is designed to minimize the overall impression of density and bulk and to fit with established neighborhood patterns. Access to dwellings shall be through a shared primary entrance. Parking shall be limited to one space per unit, and shall be located to the rear of the site in a manner that obscures it from view from the street frontage.
4. Applications for multi-family dwellings in R-3 Districts shall be processed in accordance with the provisions of the Residential Infill Pilot Program provisions of TMC 13.05.115 and TMC 13.06.640. Pursuant to those requirements, the applicant shall submit, in conjunction with the application, site plan drawings and drawings of building elevations, information on building materials, and complete information indicating how the property will meet the above criteria.

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13.06.700 Definitions and illustrations.

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13.06.700.A

* * *

Accessory building. An accessory building, structure, or portion thereof which is subordinate to and the use of which is incidental to that of the main building, structure, or use, and which is not considered as a main building or a building used for dwelling purposes. If an accessory building is attached to the main building by a substantial connection, such accessory building shall be considered as a part of the main building for the purposes of building envelope standards. The building must meet all other requirements under the building code.

* * *

13.06.700.B

Basement. A story partly underground. A basement shall be counted as a story in building height measurement and floor area ratio for single-family small lots where more than one-half of its height is above the average level of the adjoining ground.

* * *

13.06.700.F

* * *

Floor Area Ratio – Single-family Small Lots. The ratio of the total floor area of a single-family house to the lot area upon which it is built, not including basements spaces below grade and accessory structures.

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* * * * *



Note: These amendments show all of the changes to existing Land Use regulations. The sections included are only those portions of the code that are associated with these amendments. New text is underlined and text that has been deleted is shown as ~~strikethrough~~.

**CHAPTER 13.06A
DOWNTOWN TACOMA**

* * *

13.06A.065 Parking Standards

A. Purpose and Applicability. The following off-street parking standards are intended to achieve Comprehensive Plan policies that strive to minimize and effectively manage the amount of land in downtown that is currently dedicated to parking, as large parking areas are often unattractive, inefficient uses of land which disrupt cohesive urban form and pedestrian environment.

1. Variances to the required standards may be authorized pursuant to Section 13.06A.110.
2. No parking is required for structures lawfully in existence on January 10, 2000, the time of reclassification to the above districts; however, new development and additions shall provide parking as required. No addition to a building or parking area can increase nonconformity to these standards or create new nonconformity.
3. Maximum parking ratios may be exceeded for providing parking available to the public and which is not dedicated to individual owners, tenants and lessees of any building. Ample signage at the facility must be provided to inform users that the excess parking stalls are available for public use at no charge or by fee.
4. For buildings that contain multiple types of uses, the required number of parking spaces shall be equal to the total number of spaces determined by computing each use type separately, except where specifically stated otherwise herein.
5. Development shall also comply with the requirements of 13.06.510.C Loading Spaces.
6. Structures and sites that are individually listed on the Tacoma Register of Historic Places shall be exempt from all parking quantity requirements. This provision does not apply to Historic Special Review District overlay zones.
7. Parking requirements may be reduced through provision of one or more of the Parking Quantity Reduction options offered in Mixed-Use Center Districts under 13.06.510.A Table 2.

B. Reduced Parking Area (RPA) – Parking Quantity Standards

	Residential Parking (stalls/ unit)		Non-Residential Parking (stalls/ floor area sf)	
	Minimum	Maximum	Minimum	Maximum
RPA	Not Applicable	Not Applicable	Not Applicable	Not Applicable

* * *

E. Surface parking lots on Primary Pedestrian Streets within the RPA boundary

1. The following regulations are intended to promote a walkable, dense, urban environment on Primary Pedestrian Streets which is both aesthetically pleasing and commercially vibrant. The use of landscaping and publicly accessible amenities should be used to create harmony between vehicle and pedestrian areas.

2. Construction of a new surface parking lot to serve as commercial parking facility is prohibited.
3. Dedicated surface parking areas shall be located on the same site as the principle use.
4. The location of on-site surface parking areas is limited to the area behind the front wall line of the structure, within, or under the structure; and for corner sites surface parking shall not be located at the corner.
5. The maximum width of on-site surface parking areas along the frontage of Primary Pedestrian Streets, including driveways, is limited to 60 feet. Portions of surface parking that are more than 40 feet back from the property line along a Primary Pedestrian Street can exceed this width limitation. If the remaining area between the Primary Pedestrian Street and the surface parking area is vacant, it shall be required to comply with 13.06A.065.E.7.
6. The expansion of an existing surface parking area located along the frontage of a Primary Pedestrian Street is prohibited. However, surface parking areas can be expanded as long as any such expansion is located at least 40 feet back from the property line along the Primary Pedestrian Street. If this remaining setback area between the Primary Pedestrian Street and the surface parking area is vacant, it shall be required to comply with 13.06A.065.E.7.
7. ~~At a minimum, the required setback area shall be landscaped consistent with Landscape Type B found in Section 13.06.502.F. Alternatively, a~~ minimum of 15 percent of the setback area shall be landscaped with a combination of trees, shrubs, and ground cover and the setback area shall also include at least two amenities from the following: decorative lighting and pavers; seating, benches, or low sitting walls that could include weather protection or tables; planters; vegetated Low Impact Development Best Management Practices (LID BMPs), public art as approved by appropriate City Commissions; water feature or drinking fountain; public plaza; bike racks or bike boxes; or other public amenities as approved by the City.
 - a. The setback area shall be clearly identified with signage placed at a visible location with lettering visible to passersby indicating the nature of the setback area and, if appropriate, its availability to the general public.
 - b. The maintenance of the setback area shall be the responsibility of the property owner for the life of the associated building or the parking area, or until such time as the setback area is developed with a structure that is in conformance with this chapter.
 - c. If intended to be publicly accessible, the area shall be clearly and directly connected from the adjacent sidewalk meeting Accessibility Standards.

(Ord. 28518 Ex. 6; passed Jun. 26, 2018; Ord. 28336 Ex. C; passed Dec. 1, 2015; Ord. 28247 Ex. A; passed Oct. 14, 2014; Ord. 28230 Ex. E; passed Jul. 22, 2014; Ord. 28194 Ex. A; passed Dec. 17, 2013; Ord. 28157 Ex. G; passed Jun. 25, 2013; Ord. 28051 Ex. C; passed Feb. 21, 2012)

* * *



Proposed Reorganization of TMC 13.05, 13.06, 13.06A and 13.09 (Current code included for reference)

(Note: Underline denotes where a section is moving to, whereas strikethrough denotes a section is moving from.)

CHAPTER 13.05 LAND USE ~~PERMIT~~-PROCEDURES

- Zoning code administration – General purposes.
- Public facility sites – Development Regulation Agreements authorized.
- Conditional use permit.
- Variances. (consolidated from multiple sections)
- Application for rezone of property.
- Amendments to the zoning regulations.
- Site approvals

CHAPTER 13.06 ZONING

13.06.100 General Provisions

- Official Zoning Map (new – cleanups)
- Pedestrian Streets designated (new section, consolidated from multiple)
- Interpretation and application.
- Severability. (consolidated from multiple)
- General restrictions.
- Nonconforming parcels/uses/structures.
- Definitions

13.06.200 Residential Districts.

- ~~Pedestrian Streets Designated~~
- ~~PRD Planned Residential Development District.~~
- ~~Accessory dwelling units.~~
- ~~Day care centers.~~
- ~~Cottage Housing.~~

13.06.300 Commercial Districts.

- ~~Pedestrian Streets Designated~~

13.06.400 Mixed-Use Center Districts.

- ~~Pedestrian Streets Designated~~
- Downtown Tacoma (13.06A)
 - Sections:
 - 13.06A.010 Purpose.
 - 13.06A.020 Applicability.
 - 13.06A.030 Definitions.
 - 13.06A.040 Downtown districts and uses.
 - 13.06A.050 Additional use regulations.

- [13.06A.052 Primary pedestrian streets.](#)
- [13.06A.055 Nonconforming development.](#)
- [13.06A.060 Development standards.](#)
- [13.06A.065 Parking standards.](#)
- [13.06A.070 Basic design standards.](#)
- [13.06A.080 Design standards for increasing allowable FAR.](#)
- [13.06A.090 Transfer of Development Rights for increasing allowable floor area ratio.](#)
- [13.06A.100 Downtown Master Planned Development \(DMPD\).](#)
- [13.06A.110 Variances.](#)
- [13.06A.111 Downtown district fencing standards.](#)
- [13.06A.130 Severability.](#)

13.06.500 Industrial Districts.

- ~~[Pedestrian Streets Designated](#)~~
- ~~[South Tacoma Manufacturing/Industrial Overlay District.](#)~~

13.06.600 Overlay Districts

- [View-Sensitive Overlay District.](#)
- [South Tacoma Manufacturing/Industrial Overlay District.](#)
- [Planned Residential Development Overlay District.](#)
- [South Tacoma Groundwater Protection Overlay District](#)
- [Historic Special Review Overlay District](#)
- [Joint Base Lewis McChord Airport Compatibility Overlay District](#)

13.06.700 Special Use Standards

- [Accessory dwelling units.](#)
- [Adult uses.](#)
- [Cottage housing.](#)
- [Day care centers.](#)
- [Interim industrial use restrictions.](#)
- [Juvenile community facilities.](#)
- [Live/Work and Work/Live.](#)
- [Marijuana uses.](#)
- [Mineral resource lands.](#)
- [Parks, recreation and open space.](#)
- [Short-term rental.](#)
- [Special needs housing.](#)
- [Surface mining.](#)
- [Temporary use.](#)
- [Wireless communication facilities.](#)
- [Work release centers.](#)

13.06.800 Building Design Standards

- [Mixed-use districts](#)
- [Commercial districts](#)
- [Residential building types](#)

13.06.900 Site Development Standards

- [Landscaping and buffering standards.](#)

- [Residential transition standards.](#)
- [Off-street parking and storage areas.](#)
- [Transit support facilities.](#)
- [Pedestrian and bicycle support standards.](#)
- [Drive-throughs.](#)
- [Signs.](#)
- [General sign regulations.](#)
- [District sign regulations.](#)

~~13.06.500 — Requirements in all preceding districts.~~

- ~~13.06.501 — Building design standards.~~
- ~~13.06.502 — Landscaping and buffering standards.~~
- ~~13.06.503 — Residential transition standards.~~
- ~~13.06.510 — Off-street parking and storage areas.~~
- ~~13.06.511 — Transit support facilities.~~
- ~~13.06.512 — Pedestrian and bicycle support standards.~~
- ~~13.06.513 — Drive-throughs.~~
- ~~13.06.520 — Signs.~~
- ~~13.06.521 — General sign regulations.~~
- ~~13.06.522 — District sign regulations.~~
- ~~13.06.525 — Adult uses.~~
- ~~13.06.530 — Juvenile community facilities.~~
- ~~13.06.535 — Special needs housing.~~
- ~~13.06.540 — Surface mining.~~
- ~~13.06.545 — Wireless communication facilities.~~
- ~~13.06.550 — Work release centers.~~
- ~~13.06.555 — View Sensitive Overlay District.~~
- ~~13.06.560 — Parks, recreation and open space.~~
- ~~13.06.565 — Marijuana Uses.~~
- ~~13.06.570 — Live/Work and Work/Live.~~
- ~~13.06.575 — Short term rental.~~
- ~~13.06.580 — Interim Industrial Use Restrictions.~~

~~13.06.600 — Zoning code administration — General purposes.~~

- ~~13.06.601 — Public Facility Sites — Development Regulation Agreements Authorized.~~
- ~~13.06.602 — General restrictions.~~
- ~~13.06.603 — Mineral resource lands.~~
- ~~13.06.605 — Interpretation and application.~~
- ~~13.06.610 — Repealed.~~
- ~~13.06.620 — Severability.~~
- ~~13.06.625 — Repealed.~~
- ~~13.06.630 — Nonconforming parcels/uses/structures.~~
- ~~13.06.635 — Temporary use.~~
- ~~13.06.640 — Conditional use permit.~~
- ~~13.06.645 — Variances.~~
- ~~13.06.650 — Application for rezone of property.~~
- ~~13.06.655 — Amendments to the zoning regulations.~~
- ~~13.06.660 — Site Approvals~~

~~13.06.700 — Definitions and illustrations.~~

~~CHAPTER 13.06A~~
~~DOWNTOWN TACOMA~~

Sections:

- ~~13.06A.010 Purpose.~~
- ~~13.06A.020 Applicability.~~
- ~~13.06A.030 Definitions.~~
- ~~13.06A.040 Downtown Districts and uses.~~
- ~~13.06A.050 Additional use regulations.~~
- ~~13.06A.052 Primary Pedestrian Streets.~~
- ~~13.06A.055 Nonconforming Development.~~
- ~~13.06A.060 Development Standards.~~
- ~~13.06A.065 Parking Standards.~~
- ~~13.06A.070 Basic design standards.~~
- ~~13.06A.080 Design standards for increasing allowable FAR.~~
- ~~13.06A.090 Transfer of Development Rights for Increasing Allowable Floor Area Ratio.~~
- ~~13.06A.100 Downtown Master Planned Development (DMPD).~~
- ~~13.06A.110 Variances.~~
- ~~13.06A.111 Downtown District Fencing Standards.~~
- ~~13.06A.112 Repealed.~~
- ~~13.06A.113 Repealed.~~
- ~~13.06A.120 Repealed.~~
- ~~13.06A.130 Severability.~~

* * *

Current Code

CHAPTER 13.05
LAND USE PERMIT PROCEDURES

Sections:

- 13.05.005 Definitions.
- 13.05.010 Application requirements for land use permits.
- 13.05.020 Notice process.
- 13.05.030 Director Decision Making Authority.
- 13.05.040 Decision of the Director.
- 13.05.045 Historic Preservation Land Use Decisions.
- 13.05.046 Compatibility of historic standards with zoning development standards.
- 13.05.047 Certificates of approval, historic.
- 13.05.048 Demolition of City Landmarks.
- 13.05.049 Minimum buildings standards, historic.
- 13.05.050 Appeals of administrative decisions.
- 13.05.060 Applications considered by the Hearing Examiner.
- 13.05.070 Expiration of permits.
- 13.05.080 Modification/revision to permits.
- 13.05.090 Director approval authority.

- 13.05.095 Development Regulation Agreements.
- 13.05.100 Enforcement.
- 13.05.105 Repealed.
- 13.05.110 Repealed.
- 13.05.115 Residential Infill Pilot Program.

CHAPTER 13.06 ZONING

13.06.100 Residential Districts.

- 13.06.100.B.1 R-1 Single-Family Dwelling District.
- 13.06.100.B.2 R-2 Single-Family Dwelling District.
- 13.06.100.B.3 R-2 SRD Residential Special Review District.
- 13.06.100.B.4 HMR-SRD Historic Mixed Residential Special Review District.
- 13.06.100.B.5 R-3 Two-Family Dwelling District.
- 13.06.100.B.6 R-4-L Low-Density Multiple Family Dwelling District.
- 13.06.100.B.7 R-4 Multiple-Family Dwelling District.
- 13.06.100.B.8 R-5 Multiple-Family Dwelling District.
- 13.06.105 Repealed.
- 13.06.110 Repealed.
- 13.06.115 Repealed.
- 13.06.118 Repealed.
- 13.06.120 Repealed.
- 13.06.125 Repealed.
- 13.06.130 Repealed.
- 13.06.135 Repealed.
- 13.06.140 PRD Planned Residential Development District.
- 13.06.145 Small-lot single-family residential development.
- 13.06.150 Accessory dwelling units.
- 13.06.155 Day care centers.
- 13.06.160 Cottage Housing.

13.06.200 Commercial Districts.

- 13.06.200.A District purposes.
- 13.06.200.B Districts established.
- 13.06.200.B.1 T Transitional District.
- 13.06.200.B.2 C-1 General Neighborhood Commercial District.
- 13.06.200.B.3 C-2 General Community Commercial District.
- 13.06.200.B.4 HM Hospital Medical District.
- 13.06.200.B.5 PDB Planned Development Business District.
- 13.06.200.C Land use requirements.
- 13.06.200.D Building envelope standards.
- 13.06.200.E Maximum setback standards on designated streets.
- 13.06.200.F Common requirements.

13.06.300 Mixed-Use Center Districts.

- 13.06.300.A District purposes.
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