

Amendment: Nonconforming Residential/ Institutional Uses in the Seaport Core Area

Sponsors: Mayor Woodards and Councilmember Walker

Date: September 9, 2025

Amendment to Exhibit C: Title 13 Land Use Regulatory Code

This Amendment would limit the expansion of pre-existing, nonconforming residential and civic/institutional uses within the Core Area of the Tideflats, where the expansion of such uses would be incompatible with heavy industrial and container port operations and pose a significant health risk. Text edits include:

1. Delete “Pre-existing uses” as a stand-alone use category and instead add notes to the right-hand column “Additional Regulations” to apply specific limitations on expansion of pre-existing uses.
2. Within the designated “Core Area” expressly prohibit the expansion of any nonconforming residential uses or expansion of bed capacity or living space associated with civic/institutional uses in the land use table.

Amendment: Transit Oriented Use and Development Standards in the Seaport Transition – TOD District

Sponsor: Mayor Woodards and Councilmember Walker

Date: September 9, 2025

Amendment to Exhibit C: Title 13 Land Use Regulatory Code

This amendment would modify the use and development standards within the new STT (Seaport Transition – TOD District) to better align with standards applicable in other TOD districts:

- **Height Limit:** Align the STT District’s height limit with that of the Dome District’s zoning (100 ft).
- **Pedestrian Streets:** Designate the following as a “Pedestrian” street: E 26th Street, from East L to Bay Street.
- **Design Review:** Expand the applicability of the city’s design review program to the STT District, mirroring the standards used in other TOD districts.
- **Minimum Parking Requirements:** Eliminate minimum parking requirements for new development except where accessible parking is required.
- **Commercial parking lots:** Prohibit new stand-alone commercial surface parking lots within the STT District.
- **Clarify the allowances for Transit Stations:** Clarify that allowed transit stations include normal associated components, like pick-up/drop-off areas, bus connection facilities, rail tracks, and utility infrastructure.

Amendment: Minor Amendments and Code Cleanups

Sponsor: Mayor Woodards and Councilmember Walker

Date: September 9, 2025

Amendment to Exhibit C: Title 13 Land Use Regulatory Code and Exhibit D: Title 19 Shoreline Master Program

This Amendment would correct clear errors in the code and make simple clarifications based on public review of the draft documents and address minor amendments for internal code consistency or consistency with policy intent.

Corrections include:

- Typos
- Format and reference corrections
- Spelling out acronyms

Clarifications include:

- Clarifying that cross laminated timber production is separate from sawmill and lumber yard use categories
- Clarify that “Nursery” use category refers to a plant nursery
- Clarifying applicability of new Seaport zoning districts within the Shoreline Master Program
- Adding names of waterways to maps
- Clarify air quality submittal requirements for SEPA review

Internal consistency corrections include:

- Ensuring consistent use definitions between Title 13 and Title 19
- Applying size limitations on retail uses within the Subarea
- Consistency in use of cargo/container terminology

Amendment: Urban Forestry Plan for Public Agencies

Sponsor: Mayor Woodards and Councilmember Walker

Date: September 9, 2025

Amendment to Exhibit C Land Use Regulatory Code

This amendment would add a new mechanism for flexibility for landscaping and tree canopy standards for public agencies, allowing a public agency to develop an urban forestry plan to demonstrate overall compliance with landscaping and tree canopy standards and streamline permit review.

This option is intended to encourage public agencies to take a leadership role in implementing urban forestry goals and policies of the One Tacoma Plan. This flexibility can facilitate more intensive development of a particular development site, while meeting the urban forestry policies of the One Tacoma Plan and the standards of the landscaping code by planting the required landscaping at another site within the City of Tacoma and preferably within the same watershed, in the agency's permanent control.

To initiate this optional process, public agencies would submit a request to Planning and Development Services (PDS) to be designated as a self-managed agency, including the agency's urban forestry plan, an overview of its urban forestry program, and an analysis demonstrating general consistency with the One Tacoma Plan and landscaping code.