

# Home in Tacoma – Phase 2 Potential Council Amendments

October 29, 2024

## Potential Amendments

- Zoning Map (4)
- Setbacks (1)
- Unit Lot Subdivision (1)
- Parking (3)
- Pedestrian Connections (1)
- Homeownership Incentives (2)
- Trees/Landscaping (7)

## Zoning Map Amendments

- 1. DM Hines – 49<sup>th</sup> & Waterview**  
Change proposed zoning near North 49th & Waterview from UR-1 to UR-3
- 2. CM Sadalge – 49<sup>th</sup> & Wilkeson**  
Change proposed zoning near South 49th & Wilkeson from UR-1 to UR-2
- 3. CM Sadalge – 54<sup>th</sup> & Alaska**  
Change proposed zoning near South 54<sup>th</sup> & Alaska from UR-1 to UR-2
- 3a. CM Bushnell – 72<sup>nd</sup> & Alaska**  
Change proposed zoning near South 72<sup>nd</sup> & Alaska from UR-1 to UR-3

## Setbacks

- 4. CM Bushnell – Side Yard Setback**  
Clarify that the expanded 8-foot side setback is only required for buildings that include units whose primary entrance faces that same side yard (it does not automatically apply to all side yards with a walkway)

## Unit Lot Subdivision

- 5. CM Sadalge – Unit Lot Subdivision**  
Modify the language in the Unit Lot Subdivision section to be more inclusive of other types of entities (beyond just Homeowners Associations, HOAs) to allow for shared utility maintenance and costs, as long as it provides the necessary oversight.
  - Allows other models, like Community Land Trusts, Habitat for Humanity, etc.

## Parking

- 6a. CM Rumbaugh – Reduced Parking Area (6<sup>th</sup> Avenue)**  
Change the proposed Reduced Parking Area (RPA) by removing the portion along the 6<sup>th</sup> Avenue corridor to require more parking while aligning with State requirements
- 6b. CM Scott – Reduced Parking Area (19th Street)**  
Change the proposed Reduced Parking Area (RPA) by removing the portion along the 19th Street corridor to require more parking while aligning with State requirements

#### **6c. CM Daniels – Reduced Parking Area Study**

Conduct a study, three-years after adoption of Home in Tacoma, on the effects on parking and access in Reduced Parking Areas, with a focus on those areas where the State doesn't preclude the City from requiring parking

### **Pedestrian Connections**

#### **7. CM Bushnell – Pedestrian Walkway Connection**

Modify the pedestrian walkway connection requirement as follows:

- 1 to 2 units: minimum 3-foot width
- 3 or more units: minimum 4-foot width
- *Current proposal is 4-foot width, regardless of number of units*

### **Homeownership Incentives**

#### **8. CM Sadalge – Homeownership Incentives**

Add the following incentives for new developments that are owner-occupied:

- Do not require alley access if the alley is not currently developed
- Reduce on-site tree credit requirements to the minimum “floor” level (without requiring a Tree Credit Fee)
- Waive any Canopy Loss Fees for removed trees
- Increase the rear yard height limit in the UR-1 and UR-2 districts to 35-feet (from 25 feet)
- Allow street trees to count toward the on-site tree credit requirement (at 100% credit)
- *Applies to ADUs (if owner lives on-site), townhouses, condos, community land trusts, other non-profit ownership models, etc.*
- *Applies at development stage – require legal agreement with developer to ensure project is designed for ownership and units are sold by developer*

#### **8a. CM Daniels – Homeownership Incentives with Affordability**

Add the following incentives for new developments that are owner-occupied and that will be sold to individual owners at prices affordable to persons whose income is 100 percent of the Pierce County Area Median Income (AMI) or less.

- Do not require alley access if the alley is not currently developed
- Reduce on-site tree credit requirements to the minimum “floor” level (without requiring a Tree Credit Fee)
- Waive any Canopy Loss Fees for removed trees
- Increase the rear yard height limit in the UR-1 and UR-2 districts to 35-feet (from 25 feet)
- Allow street trees to count toward the on-site tree credit requirement (at 100% credit)
- *Applies to ADUs (if owner lives on-site), townhouses, condos, community land trusts, other non-profit ownership models, etc.*
- *Applies at development stage – require legal agreement with developer to ensure project is designed for ownership and units are sold by developer*

### **Trees/Landscaping**

#### **9. DM Hines – Tree Preservation for non-development sites**

Remove all proposed Tree Preservation regulations which are intended to apply to property outside the land use permitting process and refer those proposed regulations to the Council’s Infrastructure, Planning and Sustainability Committee to immediately initiate a separate, broader policy discussion about expanding the City’s Urban Forestry Program and further implementation of the Urban Forest Management Plan, including examination of:

- Tree preservation standards citywide (beyond just the UR zones)
- Appropriate City resources for tree planting and maintenance
- Regulatory and non-regulatory tools for tree preservation

**10. DM Hines – Increase flexibility for City use of mitigation fees**

Modify and clarify that the City should use the mitigation fees (Tree Credits Fees and Canopy Loss Fees) to plant trees in the same Watershed as the project that generated the fees *(current proposal is within 1/8-mile of the site)*

**11. DM Hines – Reduce on-site tree credit requirement “floor”**

Reduce on-site tree credit requirement “floor” to 10% in all UR zones, while still requiring payment of the Tree Credit Fees *(current proposal is 20% in UR-1 and UR-2, and 15% in UR-3)*

**12. DM Hines/CM Sadalge – Remove discretionary Variance requirement**

Remove Variance requirement for reducing on-site tree credits or removing large trees, but:

- Maintain the proposed incentives for tree preservation, including the enhanced tree credits and flexibilities on development standards (setbacks, parking, etc.)
- Maintain the Tree Credit Fee (in-lieu fee) for projects that don’t meet on-site tree credit requirements
- Maintain the Canopy Loss Fee for projects that remove large trees

**13. CM Rumbaugh – “Tree Banks”**

Create an additional option for applicants with a variance to relocate or replace trees removed from a project site to available private or public property within the same Tacoma watershed area as the project. The receiving property could be private, including religious organizations, or public, including schools or parks. It would be the applicant’s responsibility to seek, identify and secure agreement from the owner of the receiving property. The transfer and responsibility for maintenance of the relocated or replaced tree will be documented in an agreement recorded on the receiving property conforming to City requirements.

**14. CM Rumbaugh – Modified standards for large tree removals**

Add additional protection for large trees 18 or more inches in diameter. The additional regulations specific to the removal of large trees would require:

- The payment of the Canopy Loss Fee
- Replanting an equivalent amount of tree canopy (“inch-for-inch”) – for example, removal of a 20-inch tree would require planting of 20-inches of new trees, which could be ten 2-inch trees
- The new trees can be replanted on the property where the large tree removal occurred or be planted on a private property within the same Tacoma watershed area
- If not on the property where the removal occurred the replanting could occur on private property, including, religious organizations, or public property, including schools or parks. It would be the applicant’s responsibility to seek, identify and secure agreement from the owner of the receiving property. The planting and responsibility for maintenance of the relocated or replaced tree will be documented in an agreement recorded on the receiving property conforming to City requirements.

**15. CM Sadalge – Reduced on-site tree credit requirements**

- Reduce the on-site tree credit (canopy equivalent) requirements by 5% in each UR zone:

	UR-1	UR-2	UR-3
Baseline	<del>35%</del> 30%	<del>30%</del> 25%	<del>25%</del> 20%
Bonus Level 1	<del>30%</del> 25%	<del>25%</del> 20%	<del>20%</del> 15%
Bonus Level 2	<del>25%</del> 20%	<del>20%</del> 15%	<del>15%</del> 10%

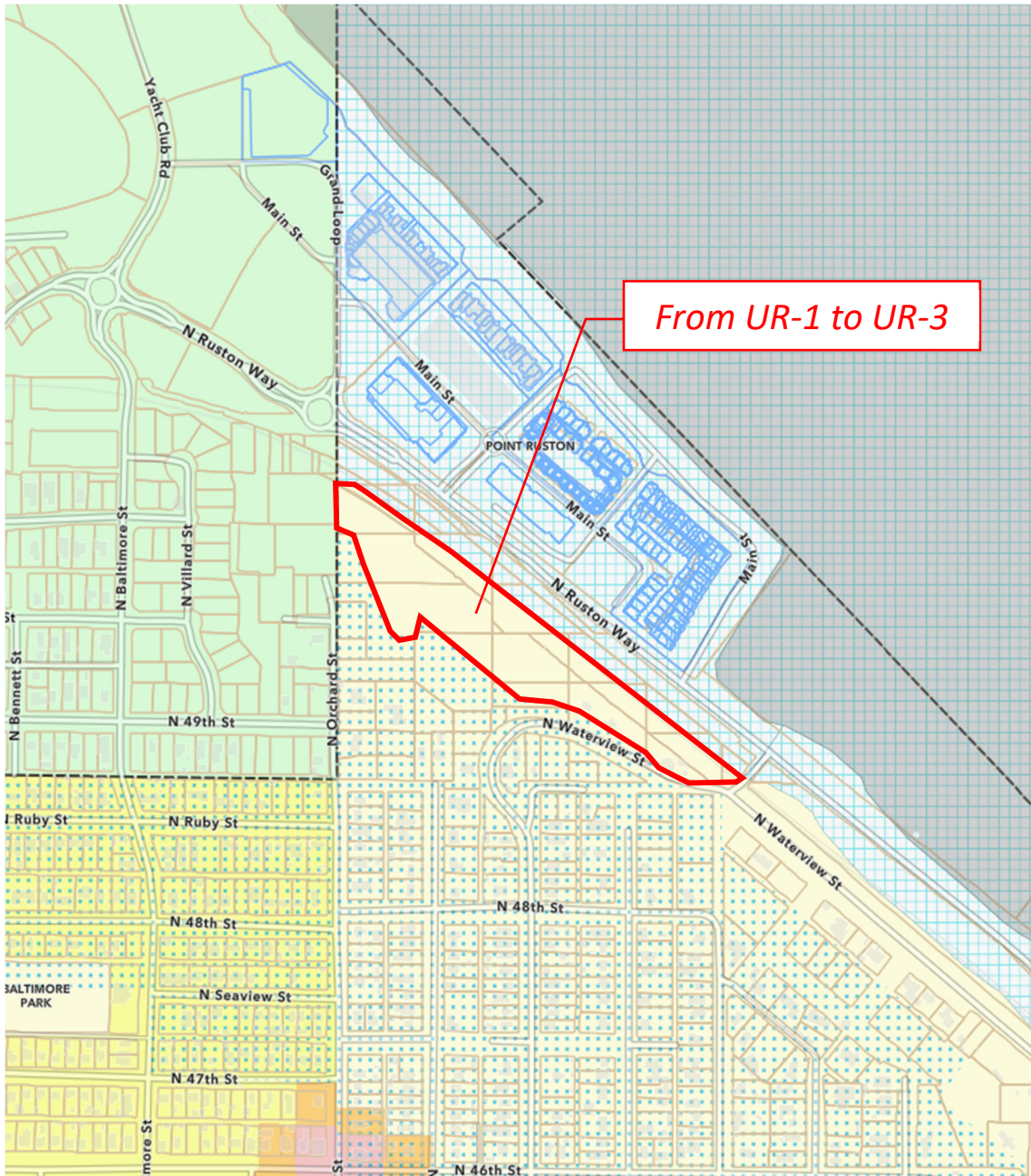


# MOTION FOR CITY COUNCIL CONSIDERATION

## OCTOBER 29, 2024

### I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING NEW TMC 13.06.010.C “ZONING”.

**This Amendment would:** Change proposed zoning near North 49<sup>th</sup> and Waterview from current proposed Urban Residential 1 (UR-1) to Urban Residential 3 (UR-3) to align with density allowed in proximity to an existing mixed-use center.



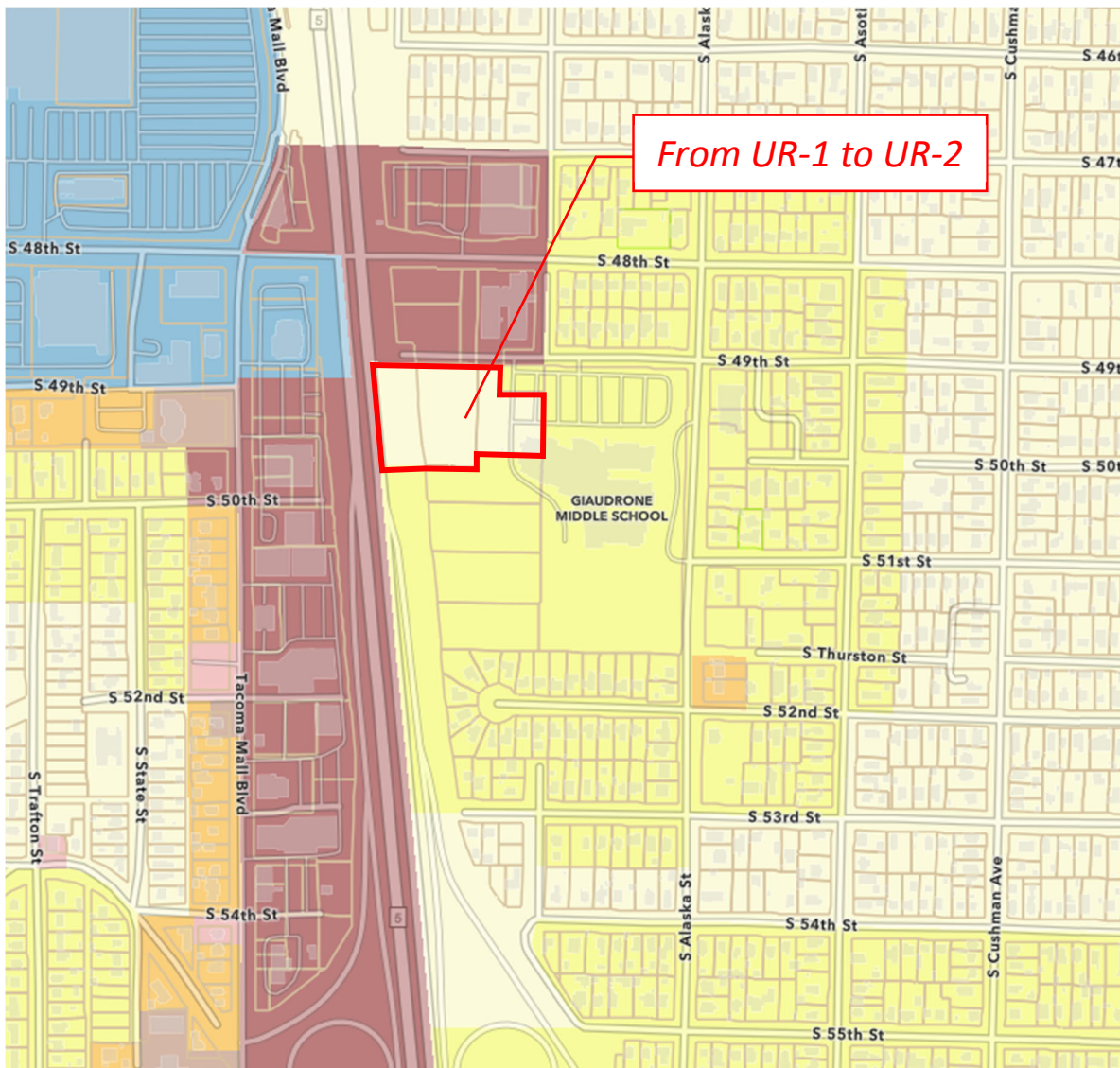


# MOTION FOR CITY COUNCIL CONSIDERATION

## OCTOBER 29, 2024

### I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING NEW TMC 13.06.010.C “ZONING”.

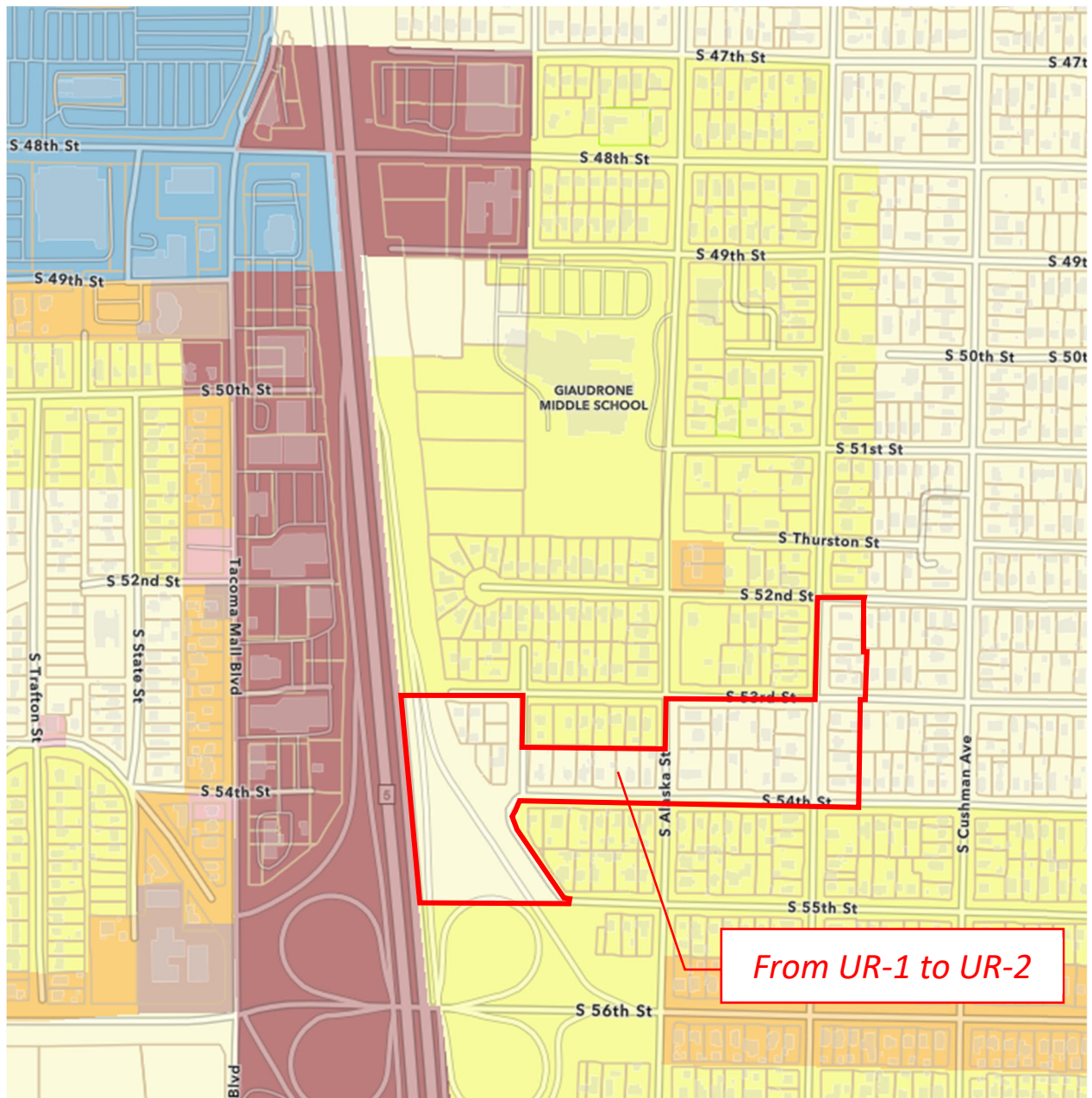
**This Amendment would:** Change proposed zoning near South 49<sup>th</sup> and Wilkeson from current proposed Urban Residential 1 (UR-1) to Urban Residential 2 (UR-2) to be consistent with zoning surrounding Giaudrone Middle School.



## MOTION FOR CITY COUNCIL CONSIDERATION OCTOBER 29, 2024

### I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING NEW TMC 13.06.010.C “ZONING”.

**This Amendment would:** Change proposed zoning near South 54<sup>th</sup> and Alaska from current proposed Urban Residential 1 (UR-1) to Urban Residential 2 (UR-2) to be consistent with zoning surrounding South 56<sup>th</sup> Street.

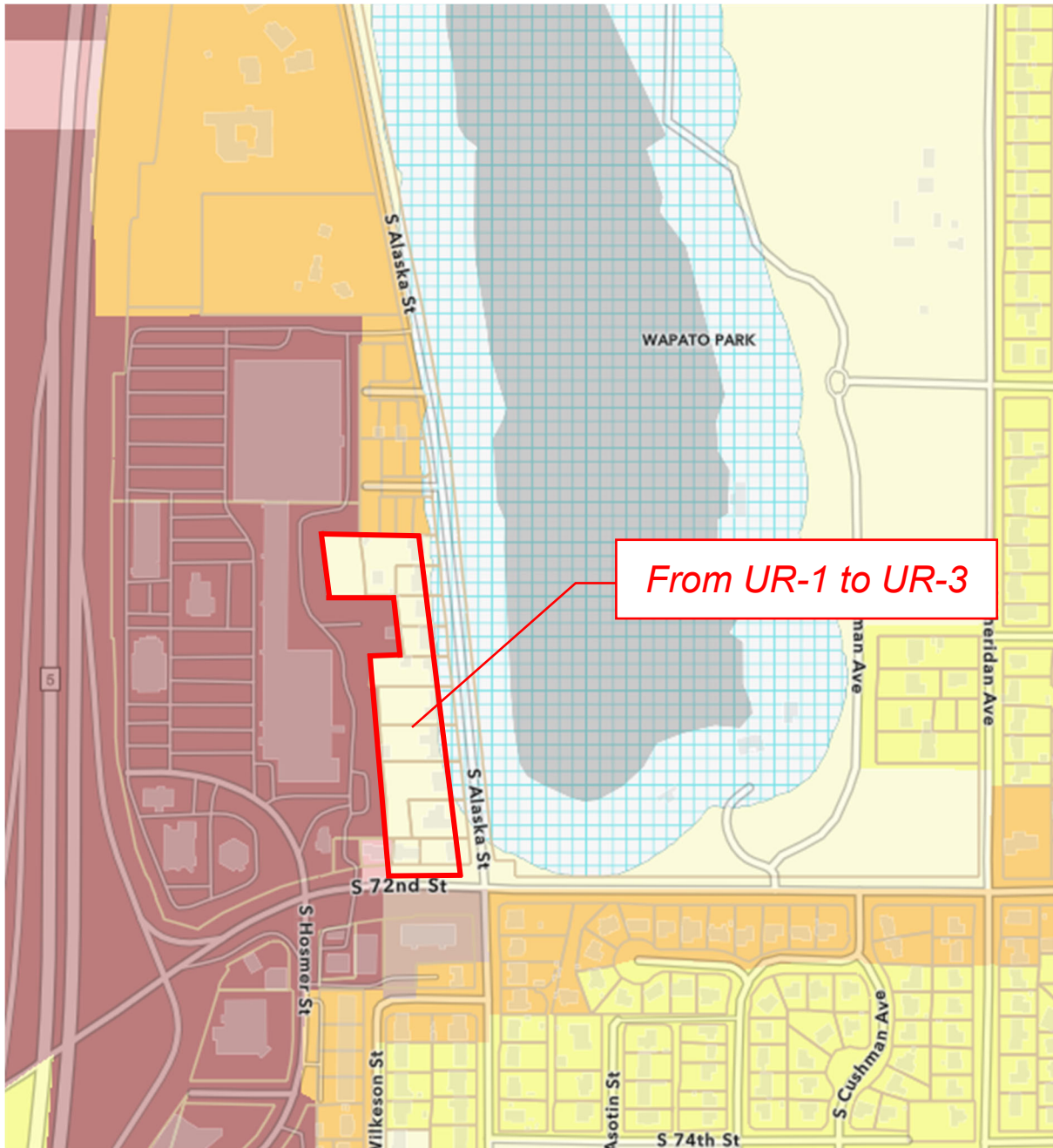


## MOTION FOR CITY COUNCIL CONSIDERATION

OCTOBER 29, 2024

### I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING NEW TMC 13.06.010.C “ZONING”.

**This Amendment would:** Change proposed zoning near South 72<sup>nd</sup> and Alaska from current proposed Urban Residential 1 (UR-1) to Urban Residential 3 (UR-3) to be consistent with UR-3 zoning near the existing commercial area.





**MOTION FOR CITY COUNCIL CONSIDERATION  
OCTOBER 29, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING  
NEW TMC 13.06.020.F “URBAN RESIDENTIAL DISTRICTS (UR-1, 2 AND  
3) DEVELOPMENT STANDARDS,” SUBSECTION 1.**

**This Amendment would:** Modify the language in the Urban Residential (UR) Zones development standards table to clarify that the expanded 8-foot side setback is only required for buildings that include units whose primary entrance faces that same side yard.

**MOTION FOR CITY COUNCIL CONSIDERATION  
OCTOBER 29, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING  
NEW TMC 13.04.093 “UNIT LOT SUBDIVISIONS”, SUBSECTION H. 5.**

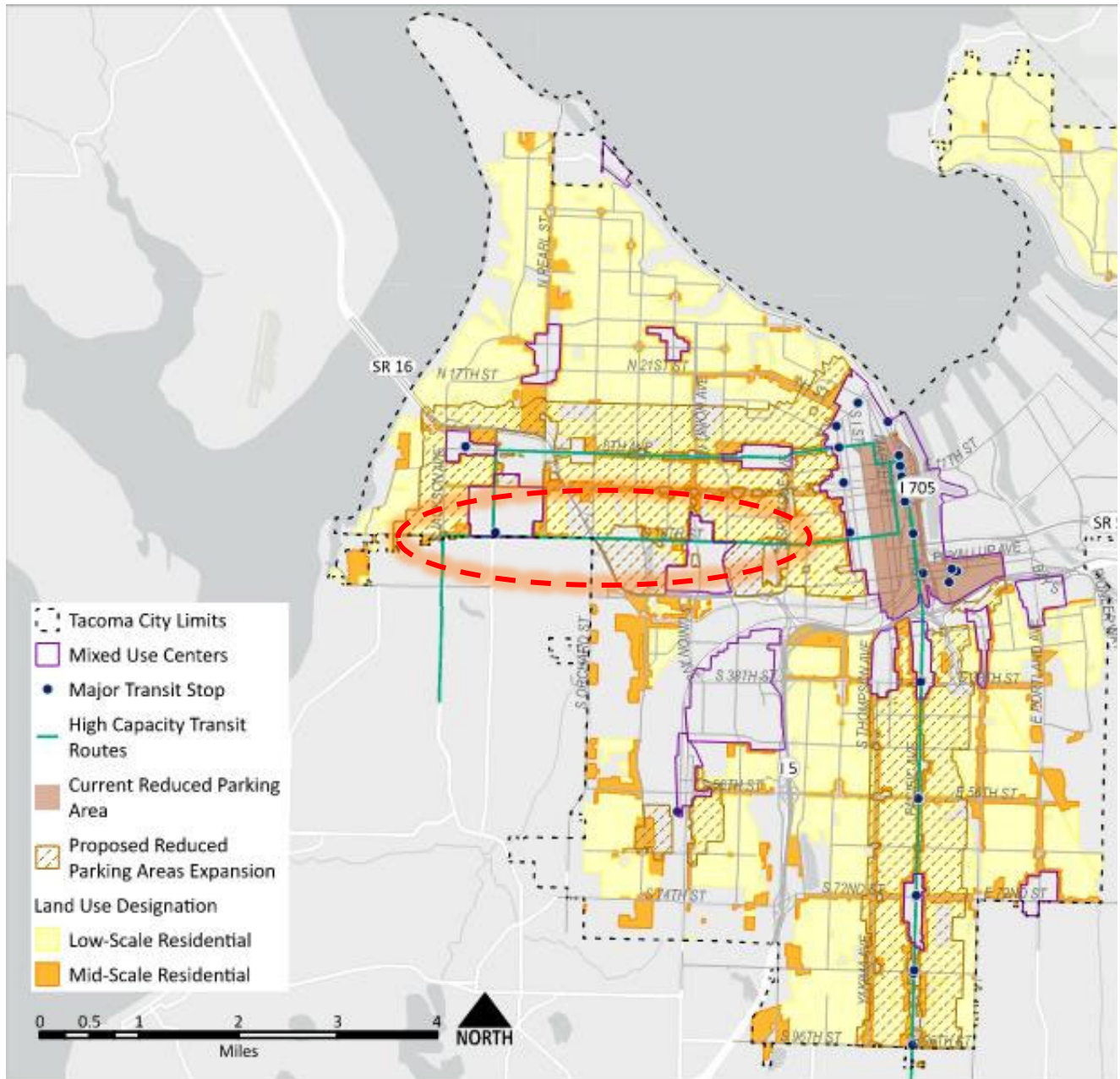
**This Amendment would:** Modify the language in the Unit Lot Subdivision section to be more inclusive of other types of legal arrangements (beyond just Homeowners Associations) to allow for shared utility maintenance and costs with appropriate security and guarantees.



## MOTION FOR CITY COUNCIL CONSIDERATION OCTOBER 29, 2024

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING  
NEW TMC 13.06.090.C “SITE DEVELOPMENT STANDARDS”,  
SUBSECTION 3.j**

**This Amendment would:** Change proposed Reduced Parking Area by removing the portion along the 19th Street corridor to require more parking while aligning with State requirements.





**MOTION FOR CITY COUNCIL CONSIDERATION  
OCTOBER 29, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY CALLING  
FOR A PARKING AND ACCESS STUDY AFTER THREE-YEARS**

**This Amendment would:** Conduct a study, three-years after adoption of Home in Tacoma, on the effects on parking and access in Reduced Parking Areas, with a focus on those areas where the State doesn't preclude the City from requiring parking.

**MOTION FOR CITY COUNCIL CONSIDERATION  
OCTOBER 29, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING  
NEW TMC 13.06.090.F “PEDESTRIAN AND BICYCLE SUPPORT  
STANDARDS”, SUBSECTION 4.f**

**This Amendment would:** Modify the pedestrian walkway connection requirement as follows:

- 1 to 2 units: minimum 3-foot width
- 3 or more units: minimum 4-foot width

**MOTION FOR CITY COUNCIL CONSIDERATION  
OCTOBER 29, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY ADDING A  
NEW SECTION TO TITLE 13 PROVIDING INCENTIVES FOR THE  
DEVELOPMENT OF OWNERSHIP UNITS**

**This Amendment would:** Add a new Section to Tacoma Municipal Code Title 13 to provide incentives for the development of housing units that will be sold to individual owners upon completion rather than rented. In exchange for a binding covenant that that completed housing unit or units would be sold individually to homeowners, the following incentives would be available. The incentives would also apply to Accessory Dwelling Units (ADU) if the owner lives within the same lot or parcel as the ADU, and to townhouses, condominiums, community land trusts, and other non-profit ownership models.

- No alley access would be required if the alley is not currently developed
- The on-site tree credit requirements would be reduced to the minimum “floor” level without requiring a Tree Credit Fee.
- Any otherwise due Canopy Loss Fees for removed trees would be waived.
- The rear yard height limit in the UR-1 and UR-2 districts to would be raised to 35-feet (from 25 feet)
- Street trees would be allowed to count toward the on-site tree credit requirement (at 100% credit)

**MOTION FOR CITY COUNCIL CONSIDERATION  
OCTOBER 29, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY ADDING A  
NEW SECTION TO TITLE 13 PROVIDING INCENTIVES FOR THE  
DEVELOPMENT OF OWNERSHIP HOUSING UNITS**

**This Amendment would:** Add a new Section to Tacoma Municipal Code Title 13 to provide incentives for the development of housing units that will be sold to individual owners at prices affordable to persons whose income is 100 percent of the Pierce County Area Median Income (AMI) or less.

In exchange for a binding covenant that that completed housing unit or units would be sold individually to homeowners, the following incentives would be available. The incentives would also apply to Accessory Dwelling Units (ADU) if owner lives within the same lot or parcel as the ADU, and to townhouses, condominiums, community land trusts, and other non-profit ownership models.

- No alley access would be required if the alley is not currently developed.
- The on-site tree credit requirements would be reduced to the minimum “floor” level without requiring a Tree Credit Fee.
- Any otherwise due Canopy Loss Fees for removed trees would be waived.
- The rear yard height limit in the UR-1 and UR-2 districts to would be raised to 35-feet (from 25 feet)
- Street trees would be allowed to count toward the on-site tree credit requirement (at 100% credit)



**MOTION FOR CITY COUNCIL CONSIDERATION  
OCTOBER 29, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY REMOVING  
THOSE PROVISIONS RELATING TO TREES ON NON-DEVELOPMENT  
SITES TO BE INCLUDED IN A SEPARATE TREE PRESERVATION CODE  
APPLICABLE TO ALL TREES IN THE CITY**

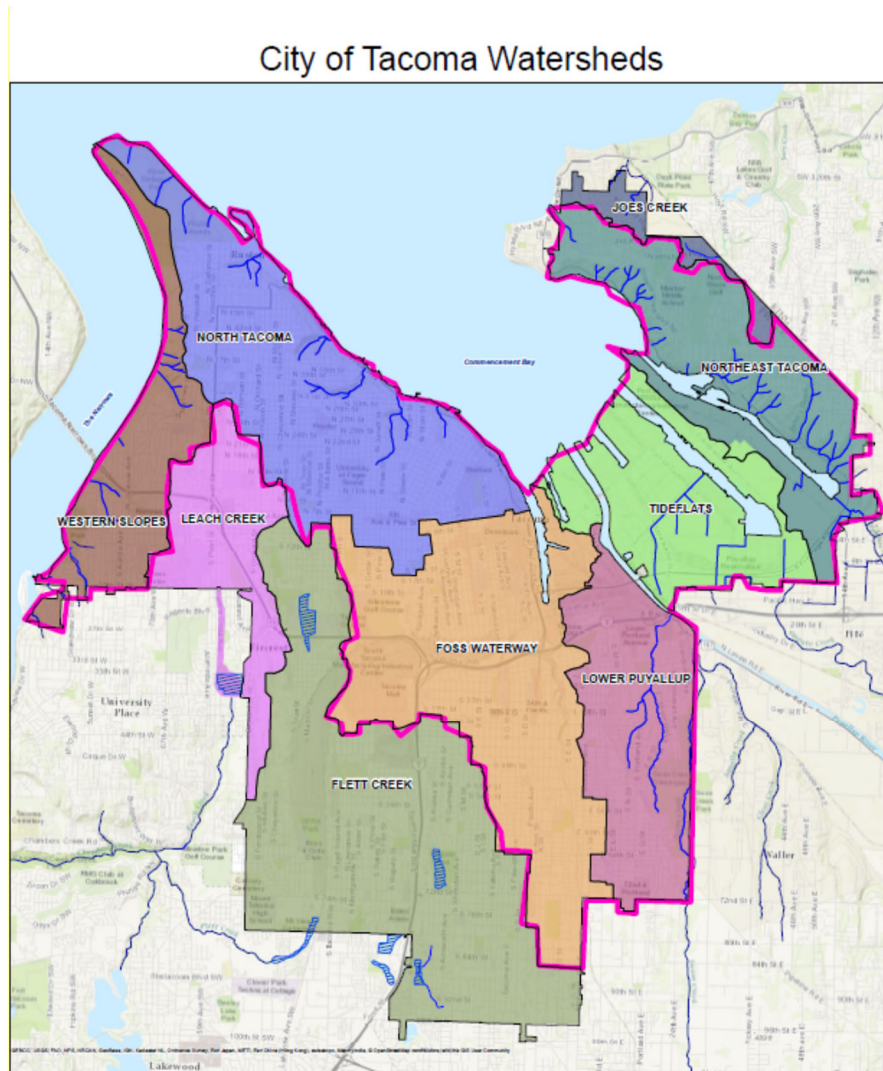
**This Amendment would:** Remove all proposed Tree Preservation regulations which are intended to apply to property outside the land use permitting process and refer those proposed regulations to the Council's Infrastructure, Planning and Sustainability Committee to immediately initiate a separate, broader policy discussion about expanding the City's Urban Forestry Program and further implementation of the Urban Forest Management Plan, including examination of:

- Tree preservation standards citywide (beyond just the UR zones)
- Appropriate City resources for tree planting and maintenance
- Regulatory and non-regulatory tools for tree preservation

## MOTION FOR CITY COUNCIL CONSIDERATION OCTOBER 29, 2024

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING  
NEW TMC 13.06.090.B “LANDSCAPING STANDARDS”, SUBSECTIONS  
3.g.(4) and 3.e.(2)(d).**

**This Amendment would:** Modify and clarify that the City should use the Urban Forestry Fees (Tree Credit Fees and Canopy Loss Fees) to plant trees in the same Watershed as the project that generated the fees



**MOTION FOR CITY COUNCIL CONSIDERATION  
OCTOBER 29, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING  
NEW TMC 13.05.010.B “VARIANCES”, SUBSECTION 2.d.**

**This Amendment would:** Modify the language regarding the tree planting and retention requirements to adjust the minimum tree credit requirements (the “floor”) to 10% in all Urban Residential (UR) zones, while still requiring payment of required mitigation fees.

**MOTION FOR CITY COUNCIL CONSIDERATION  
OCTOBER 29, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING  
NEW TMC 13.05.010.B “VARIANCES”, SUBSECTION 2.d. AND TMC  
13.06.090.B “LANDSCAPING STANDARDS”**

**This Amendment would:** Remove the Variance requirement and associated criteria for reducing on-site tree credits and removing large trees, while:

- Maintaining the proposed incentives for tree preservation, including the enhanced tree credits and flexibilities on development standards
- Maintaining the Tree Credit Fee for projects that don't meet on-site tree credit requirements
- Maintaining the Canopy Loss Fee for projects that remove large trees

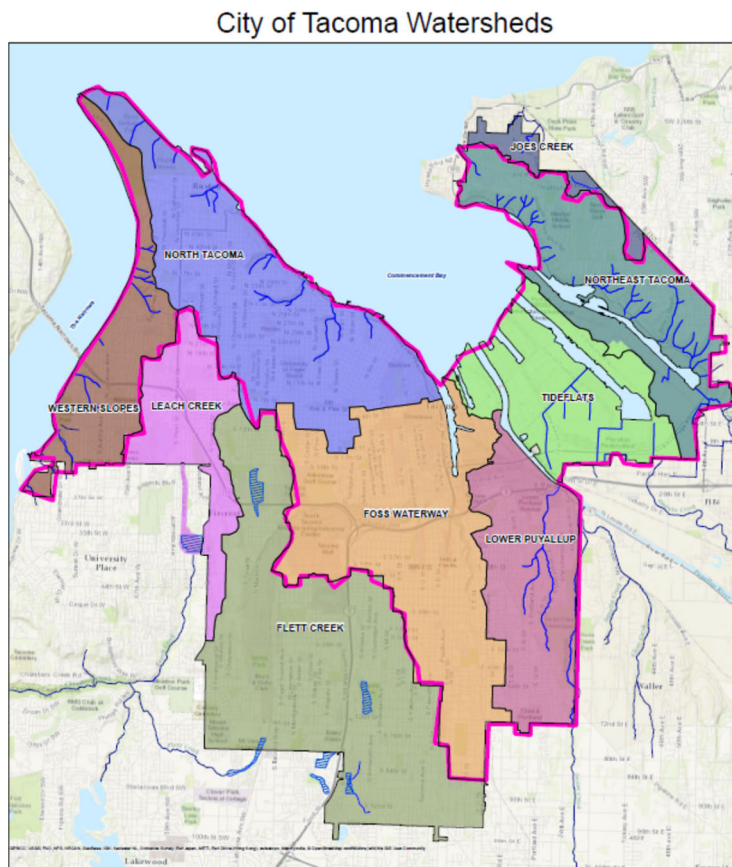


## MOTION FOR CITY COUNCIL CONSIDERATION OCTOBER 29, 2024

### I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING NEW TMC 13.06.090.B “LANDSCAPING STANDARDS”

**This Amendment would:** Create an additional option for applicants with a variance to relocate or replace trees removed from a project site to available private or public property within the same Tacoma watershed area as the project. The receiving property could be private, including religious organizations, or public, including schools or parks.

It would be the applicant’s responsibility to seek, identify and secure agreement from the owner of the receiving property. The transfer and responsibility for maintenance of the relocated or replaced tree will be documented in an agreement recorded on the receiving property conforming to City requirements.



**MOTION FOR CITY COUNCIL CONSIDERATION**  
**OCTOBER 29, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING  
NEW TMC 13.06.090.B “LANDSCAPING STANDARDS”**

**This Amendment would:** Add additional protection for large trees 18 or more inches in diameter. The additional regulations specific to the removal of large trees would require the payment of the Canopy Loss Fee and require replanting an equivalent amount of tree canopy (“inch-for-inch”) – for example, removal of a 20-inch tree would require planting of 20-inches of new trees, which could be ten 2-inch trees.

The new trees can be replanted on the property where the large tree removal occurred or be planted on a private property within the same Tacoma watershed area. If not on the property where the removal occurred the replanting could occur on private property, including, religious organizations, or public property, including schools or parks.

It would be the applicant’s responsibility to seek, identify and secure agreement from the owner of the receiving property. The planting and responsibility for maintenance of the relocated or replaced tree will be documented in an agreement recorded on the receiving property conforming to City requirements.

**MOTION FOR CITY COUNCIL CONSIDERATION  
OCTOBER 29, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING  
NEW TMC 13.06.020.F “URBAN RESIDENTIAL DISTRICTS (UR-1, 2 AND  
3) DEVELOPMENT STANDARDS,” SUBSECTION 1.**

**This Amendment would:** Modify the language in the Urban Residential (UR) Zones development standards table to reduce the on-site tree credit requirements by 5% in each UR zone, as outlined in the following summary table:

	UR-1	UR-2	UR-3
Baseline	<del>35%</del> -30%	<del>30%</del> -25%	<del>25%</del> -20%
Bonus Level 1	<del>30%</del> -25%	<del>25%</del> -20%	<del>20%</del> -15%
Bonus Level 2	<del>25%</del> -20%	<del>20%</del> -15%	<del>15%</del> -10%