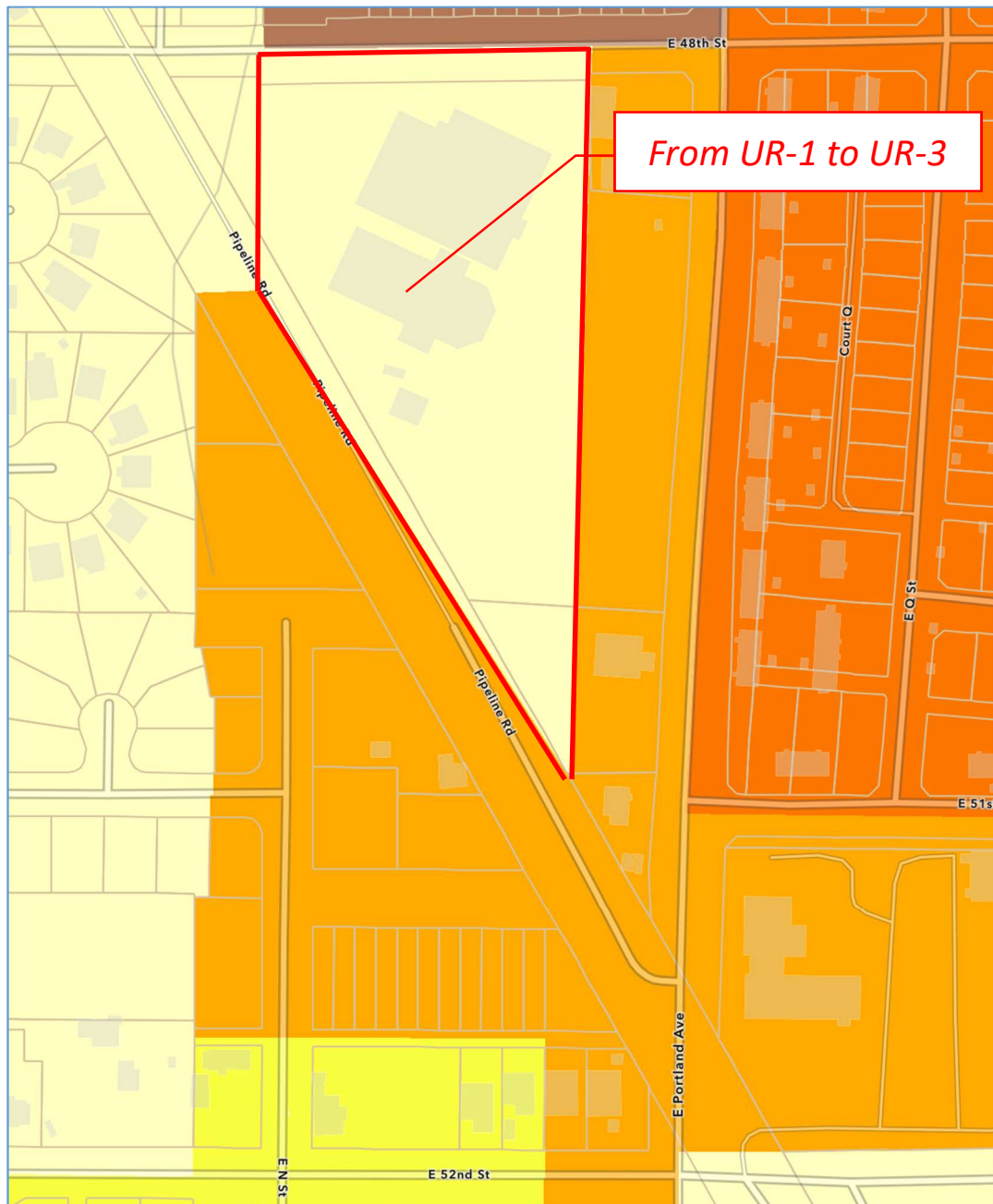


**MOTION FOR CITY COUNCIL CONSIDERATION
NOVEMBER 19, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY AMENDING
EXHIBIT A AND NEW TMC 13.06.010.C “ZONING”.**

This Amendment would: Change proposed zoning near 48th and Portland Ave from current proposed Urban Residential 1 (UR-1) to Urban Residential 3 (UR-3) to be consistent with surrounding zoning and allow more density.



**MOTION FOR CITY COUNCIL CONSIDERATION
NOVEMBER 19, 2024**

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

This Amendment would: Add further protections for very large trees (24” DBH or larger) as part of development, while retaining existing incentives and fees

New TMC 13.06.090.B.3.e.(3)(f) – Special Protections for Very Large Trees

Within Urban Residential (UR) Districts, existing trees that are 24” DBH or larger shall not be removed unless preserving the tree(s) would, despite exploring reasonable site layout alternatives, significantly limit the reasonable development of the site, as follows:

- Avoiding development in the critical root zone or drip line, or otherwise approved tree protection area, would result in a portion of a dwelling unit being less than 15 feet in width; or*
- Tree removal is needed for the construction or installation of necessary pedestrian access, utilities, retaining walls, or other similar improvements associated with development.*

**MOTION FOR CITY COUNCIL CONSIDERATION
NOVEMBER 19, 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 SOLD TO HOUSEHOLDS WHO
MAKE NO MORE THAN 150 PERCENT OF PIERCE COUNTY FAMILY
MEDIAM INCOME**

This Amendment would: Provide incentives for the development of housing units that will be sold to owner-occupant households earning no more that 150 percent of the Pierce County family median income for at least the first 5-years from certification of occupancy, with an appropriate binding title restriction. These incentives apply to all housing types, including single-family homes, duplexes, townhomes, and condos.

NEW TMC 13.06.020.F.4 – Incentives for Ownership Opportunities

Flexibilities to certain development standards is provided in order to incentivize developments that create new homeownership opportunities to owner-occupant households earning no more that 150 percent of the Pierce County family median income for at least the first 5-years from certification of occupancy. To ensure compliance, a binding title restriction conforming to City requirements shall be recorded on the property.

- a. Incentives. The following development standards are modified as provided herein for qualifying homeownership projects:
- (1) The rear yard height limit in the UR-1 and UR-2 districts is raised to 35-feet
 - (2) No alley access is required if the alley is not currently developed
 - (3) The on-site tree credit requirement is reduced to the minimum “floor” level without requiring Tree Credit Fees or Canopy Loss Fees

**MOTION FOR CITY COUNCIL CONSIDERATION
NOVEMBER 19, 2024**

**I MOVE TO AMEND THE HOME IN TACOMA ORDINANCE BY ADDING A
NEW SECTION TO TITLE 13 PROVIDING INCENTIVES FOR THE
DEVELOPMENT OF ACCESSORY DWELLING UNITS FOR OWNER-
OCCUPIED PROPERTIES WHO MAKE NO MORE THAN 150 PERCENT
OF PIERCE COUNTY FAMILY MEDIAM INCOME**

This Amendment would: Provide incentives for the development of accessory dwelling units for owner-occupied properties, when the owner-occupant household earns no more that 150 percent of the Pierce County family median income.

NEW TMC 13.06.020.E.5 – Incentives for Accessory Dwelling Units

Flexibilities to certain development standards is provided to current owner-occupant households earning no more that 150 percent of the Pierce County family median income. Incentives would be available when adding up to 2 Accessory Dwelling Units (ADUs) on their own property and adding a binding title restriction that one of the units will be owner occupied for at least the first 5-years from certification of occupancy.

- a. Incentives. The following development standards are modified as provided herein for qualifying homeownership projects:
- (1) The rear yard height limit in the UR-1 and UR-2 districts is raised to 35-feet
 - (2) No alley access is required if the alley is not currently developed
 - (3) The on-site tree credit requirement is reduced to the minimum “floor” level without requiring Tree Credit Fees or Canopy Loss Fees