



ORDINANCE NO. 28230

1 AN ORDINANCE relating to the Comprehensive Plan and Land Use Regulatory
2 Code; approving the proposed 2014 Annual Amendments to the
3 Comprehensive Plan and Land Use Regulatory Code, as recommended by
4 the Planning Commission on May 7, 2014; and amending Title 1 and
5 appropriate chapters of Title 13 of the Tacoma Municipal Code.

6 WHEREAS, each year, the City Council considers revisions to the
7 Comprehensive Plan (“Plan”) and development regulations contained in the Land
8 Use Regulatory Code (“Code”), pursuant to the Growth Management Act, and

9 WHEREAS the proposed amendments for 2014 are presented in a package
10 of legislative proposals for ease of review, which consists of this ordinance to
11 amend the Code, a separate ordinance to amend the Plan, and a resolution to
12 adopt shoreline implementation strategies, and

13 WHEREAS the Planning Commission (“Commission”) generated proposed
14 Plan and Code amendments based on community needs and input from members
15 of the public, City Council, and City staff, and then evaluated those proposed
16 amendments for potential benefits and impacts, alternatives, and consistency with
17 existing plans and laws, and

18 WHEREAS the Commission completed its review of the proposed
19 2014 amendments to the Plan and Code, including a public hearing on March 19,
20 2014, and forwarded its recommendation to the City Council on May 7, 2014, as set
21 forth in the *Planning Commission’s Findings and Recommendations Report*
22 (“Report”), and

23 WHEREAS the Planning Commission is recommending the following
24 amendments to the Tacoma Municipal Code (“TMC”):
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(1) Amend TMC Chapter 1.37 to clarify Tacoma Habitat Areas Sending Site qualifications and credit allocation with regard to the administration of the Transfer of Development Rights Program, as referenced in Application 2014-08 of the Report;

(2) Amend TMC Chapter 13.06 to (a) clarify that the Development Regulation Agreement process is available for parks, recreation, and open space land uses, as referenced in Application 2014-02 of the Report; (b) address such key regulatory standards as first level use limitations along with core pedestrian streets, yard space standards, upper story stepbacks, and off-street parking, with the intent to improve development regulations applicable to and support further growth and development within the City's Mixed-Use Centers, as referenced in Application 2014-04 of the Report; and (c) add or update provisions pertaining to electric vehicle parking and infrastructure, bicycle start and end of trip infrastructure, setback and height exceptions for exterior insulation, and low-impact development and low-impact stormwater management, with the intent to further advance the City's goals for sustainable development and for the promotion of public health and active living, as referenced in Application 2014-09 of the Report;

(3) Amend TMC Chapters 13.06 and 13.06A, relating to (a) parking reductions for affordable and transit-oriented housing types, Accessory Dwelling Unit requirements, parking requirements for Group Housing and Multi-family Housing and small lot standards, with the intent to facilitate or remove barriers to the development of housing types which are likely to be affordable due to their small size, proximity to transit, and/or the fact that there is infill development in



1 areas with existing infrastructure, as referenced in Application 2014-06 of the
2 Report; and (b) Landscaping and Buffering Standards to better address such key
3 provisions as street trees with major street improvements, standards on plant
4 selection, installation and maintenance, and incentives to promote larger tree
5 species and pertinent urban forestry goals, as referenced in Application 2014-10 of
6 the Report;

7 (4) Amend TMC Chapter 13.17 to add the Point Ruston Community
8 Mixed-Use Center to the Designated Residential Target Area, as referenced in
9 Application 2014-01 of the Report; and
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11 (5) Amending various sections of TMC Chapters 13.04, 13.05, 13.06,
12 13.06A, 13.11, and 13.12 to address inconsistencies, correct minor errors, provide
13 additional clarity, and improve the effectiveness of the City's land use regulations,
14 as referenced in Application 2014-11 of the Report, and
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16 WHEREAS, on June 3, 2014, a hearing was conducted by the City Council
17 to consider public testimony relating to the proposed amendments, and

18 WHEREAS the Infrastructure, Planning and Sustainability Committee
19 reviewed the proposed amendments on August 14, 2013; February 26, 2014; April
20 23, 2014; and June 11, 2014, and
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22 WHEREAS, after the June 11, 2014 review, the Infrastructure, Planning and
23 Sustainability Committee forwarded its recommendations for City Council
24 consideration, recommending that appropriate chapters of the TMC be amended as
25 recommended by the Planning Commission with the addition that the Planning
26 Commission's recommendations for electric vehicle parking in TMC 13.06.510.F, as



1 referenced in Application 2014-09 of the Report, be amended to require new multi-
2 family development to include conduit for the future installation of electric vehicle
3 charging stations, and

4 WHEREAS, rather than making the proposals for electric vehicle parking and
5 installation of related charging stations infrastructure mandatory for new multi-family
6 development, the City Council has chosen to make such requirements
7 recommendations. The Sustainability Commission shall develop these
8 recommendations by the end of this year (2014) such that further regulatory
9 amendments may be considered by the Planning Commission and City Council as
10 part of the 2015 Comprehensive Plan annual amendment process; Now, Therefore,
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12 BE IT ORDAINED BY THE CITY OF TACOMA:

13 Section 1. That the proposed 2014 Annual Amendments to the Land Use
14 Regulatory Code, as set forth in the *Planning Commission's Findings and*
15 *Recommendations Report* ("Report") and as recommended by the Planning
16 Commission, together with the modifications recommended by the Infrastructure,
17 Planning and Sustainability Committee on June 11, 2014, are hereby adopted, save
18 and except the Planning Commission's recommendations requiring electric vehicle
19 parking and installation of charging infrastructure in new residential development,
20 said document to be substantially in the form of the report on file in the Office of the
21 City Clerk.
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23 Section 2. That Chapter 1.37 of the Tacoma Municipal Code is hereby
24 amended as set forth in the attached Exhibit "A."
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Section 3. That Chapter 13.04 of the Tacoma Municipal Code is hereby amended as set forth in the attached Exhibit "B."

Section 4. That Chapter 13.05 of the Tacoma Municipal Code is hereby amended as set forth in the attached Exhibit "C."

Section 5. That Chapter 13.06 of the Tacoma Municipal Code is hereby amended as set forth in the attached Exhibit "D."

Section 6. That Chapter 13.06A of the Tacoma Municipal Code is hereby amended as set forth in the attached Exhibit "E."

Section 7. That Chapter 13.11 of the Tacoma Municipal Code is hereby amended as set forth in the attached Exhibit "F."

Section 8. That Chapter 13.12 of the Tacoma Municipal Code is hereby amended as set forth in the attached Exhibit "G."

Section 9. That Chapter 13.17 of the Tacoma Municipal Code is hereby amended as set forth in the attached Exhibit "H."

Section 10. That the effective date of this ordinance shall be August 10, 2014.

Passed _____

Mayor

Attest:

City Clerk

Approved as to form:

Deputy City Attorney



EXHIBIT "A"
2014 ANNUAL AMENDMENT

Amendments to the Tacoma Municipal Code

These amendments show all of the changes to the *existing* text of the Tacoma Municipal Code. The sections included are only those portions of the Code that are associated with these amendments. New text is underlined and text that is deleted is shown in ~~strikethrough~~.

Chapter 1.37

TRANSFER OF DEVELOPMENT RIGHTS PROGRAM ADMINISTRATIVE CODE

Sections:

- 1.37.010 Purpose.
- 1.37.020 Definitions.
- 1.37.030 Sending Areas.
- 1.37.040 Sending Area Development Limitations.
- 1.37.050 Sending Area TDR Allocation.
- 1.37.060 Receiving Area Baselines, Maximum Development and Exchange Ratios for Receiving Areas Where Bonus Development Is Allowed By TDR.
- 1.37.070 Sending Area Process / TDR Certification.
- 1.37.080 Receiving Area Process.
- 1.37.090 TDR Manager Responsibilities.

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1.37.020 Definitions

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“TDR Manager” is an employee of the Tacoma ~~Community and Economic Development~~ Planning and Development Services Department tasked with accomplishing the duties specified by this chapter.

* * *

1.37.030 Sending Areas.

The following five categories of land or structures qualify as sending areas:

- A. Pierce County Farm Land: Farm land designated as Agriculture Resource Land (ARL) in unincorporated Pierce County situated in Pierce County’s Puyallup Valley (Alderton-McMillin or Mid County Community Planning Areas).
- B. Pierce County Forest Land: Forest land designated as Forest Land (FL) situated in unincorporated Pierce County.
- C. Resource lands in King County and Snohomish County.
- D. Tacoma Habitat: Lands providing high habitat and natural value located within, or in proximity to, designated Habitat Corridors in the Comprehensive Plan, and lands providing exceptional habitat and natural value located within the City and outside of the designated Habitat Corridors.
- E. Tacoma Landmarks: Structures designated as a landmark as identified in the Tacoma Register of Historic Places.

* * *

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:

* * *

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 calculation above shall take into account~~ the ~~actual~~ 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 and environmental controls (e.g. applicable setback or wetland 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).~~

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(Amended) EXHIBIT “B”
2014 ANNUAL AMENDMENT

Amendments to the Tacoma Municipal Code

These amendments show all of the changes to the *existing* text of the Tacoma Municipal Code. The sections included are only those portions of the Code that are associated with these amendments. New text is underlined and text that is deleted is shown in ~~strikethrough~~.

Chapter 13.04

PLATTING AND SUBDIVISIONS

Sections:

- 13.04.010 Title.
- 13.04.020 Intent and authority.
- 13.04.030 Policy.
- 13.04.040 Definitions.
- 13.04.050 Jurisdiction.
- 13.04.055 Platting on shorelines.
- 13.04.060 Exclusions.
- 13.04.070 Alteration.
- 13.04.075 Vacation.
- 13.04.085 Boundary line adjustment.
- 13.04.088 Binding site plan approval.
- 13.04.090 Short plat/short subdivisions procedures.
- 13.04.095 Appeals.
- 13.04.100 Plat/subdivision procedures.
- 13.04.105 Replat or redivision of platted lots.
- 13.04.110 General requirements and minimum standards for subdivisions and short subdivisions.
- 13.04.120 Conformity to the Comprehensive Plan and applicable ordinances, manuals, design specifications, plans, and guidelines.
- 13.04.130 Relation to adjoining street system.
- 13.04.140 Access.
- 13.04.150 Conformity to topography.
- 13.04.160 Public or private streets or ways, or permanent access easement widths.
- 13.04.165 Streetlights.
- 13.04.170 Roadways.
- 13.04.180 Public or private streets or ways, or permanent access easement design.
- 13.04.190 Dead-end/cul-de-sac public or private streets or ways, or permanent access easements.
- 13.04.200 Alleys.
- 13.04.210 Easements.
- 13.04.220 Blocks.
- 13.04.230 Lots.
- 13.04.240 Plats within Planned Residential Development Districts (PRD Districts).
- 13.04.250 Duplication of names.
- 13.04.260 Public open space.
- 13.04.270 Checking by the City Engineer – Charges.
- 13.04.280 Development of illegally divided land.
- 13.04.290 *Repealed.*
- 13.04.300 Model home.
- 13.04.305 Temporary rental or sales offices, contractors’ offices, and signs.
- 13.04.310 Subdivisions and Critical Areas.
- 31.04.315 *Repealed.*

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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.

B. Application. Applications for approval of preliminary short subdivisions shall be submitted to Planning and Development Services and shall be accompanied by a proposed short plat which includes pertinent survey data compiled as a result of a survey of the property made by or under the supervision of a registered land surveyor. In addition, an application will include a title report and free consent statement signed by all owners of land within the proposed short plat. All surveys shall be accomplished as required by the Survey Recording Act (RCW 58 and WAC 332), and shall be monumented in accordance with the Survey Recording Act and Public Works specifications. In addition to the survey data, the short plat application shall be considered complete when the following information is received by the Planning and Development Services Department:

1. A completed application form including the following information: name(s), mailing address(es), and phone number(s) of applicant(s) and property owner(s); legal description of property; County Assessor's parcel number; general location of property; current use of property; proposed improvements; signature of applicant(s); and date signed.
2. A free-consent statement signed by all owners of the property.
3. A current (within 90 days) title report or plat certificate.
4. A filing fee as set forth in Chapter 2.09 of the Tacoma Municipal Code.
5. A transit access checklist, including a table showing the location and walking distance in feet to the nearest bus stop(s), the routes served by that stop, and the potential transit patronage calculated according to a formula and generation rates shown on the checklist, as required by the appropriate transit authority.
6. A City-approved preliminary short plat layout drawing containing the following information:
 - a. The name and address of the owner or owners of said tract;
 - b. The legal description of the existing lot, tract, or parcel, ~~and the legal descriptions for all proposed lots, tracts, or parcels;~~
 - c. The short plat shall show the bearings and distances on the exterior boundary with ties to at least two known monuments on the City of Tacoma horizontal grid system. The plan shall be to scale, have a north arrow, and display the date of preparation;
 - d. The short plat shall show existing and proposed contours at intervals of five feet or less, sufficient to show drainage patterns;
 - e. The names of all adjacent subdivisions and owners of adjoining parcels;
 - f. All zoning districts as set forth in the Tacoma zoning ordinances;
 - g. The boundary lines of the tract to be subdivided and their dimensions;
 - h. The layout, names, and width of proposed public or private streets, alleys and easements;
 - i. The location of all existing and platted streets, on-site private roadways, pedestrian ways, bike routes, rights-of-way, and section lines within and adjacent to the short subdivision. Show proposed pedestrian, bicycle, and vehicular connections within the short plat and connections to the existing routes outside of the proposed short subdivision;
 - j. All public and private open space to be preserved or created within the short subdivision;
 - k. Dedication of all streets, alleys, ways, and easements for public use;
 - l. The locations of existing storm and sanitary sewers, water mains, electric conduits, or overhead power.
 - m. The accurate location, material and size of all monuments. Monuments shall meet the specifications of the Survey Recording Act and Public Works Department;
 - n. Certification by a registered land surveyor to the effect that the short plat is a true and correct representation of the lands actually surveyed and that all the monuments shown thereon actually exist, or that, in lieu of their placement, a bond has been provided in conformance with Section 13.04.100.H of this chapter, and that the location, size and material of the monuments are correctly shown.

C. Process. Upon Submittal of a complete preliminary short subdivision application, at least one copy of the preliminary short plat shall be transmitted for review and comment to departments and agencies as determined by the Planning and

Development Services Department. Short subdivision applications that are adjacent to a transit street or within 1,000 feet of a bus stop shall be forwarded to Pierce Transit for review and comment.

The Planning and Development Services Department shall assemble the agency comments and prepare a written preliminary report to the Director. The report shall contain an analysis of the applicable criteria for the approval of preliminary short subdivisions, public notice comments for five- to nine-lot short subdivisions, agency comments received, and requested conditions of approval.

D. Notification. Public notice required by this chapter shall be given in accordance with the provisions of Chapter 13.06 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, ~~a vicinity sketch~~, and a location description in non-legal vernacular.

* * *

G. Final Short Plat. The final short plat shall be submitted to the Planning and Development Services Department and shall be an accurate short plat for official record, surveyed and prepared by, or under the supervision of, a registered land surveyor who shall certify on the plat that it is a true and correct representation of the lands actually surveyed. The final short plat shall be prepared in accordance with the regulations set forth in subsequent sections of this chapter and the City's Comprehensive Plan and applicable ordinances, manuals, design specifications, plans and guidelines in Section 13.04.120. When the final short plat is submitted to the Planning and Development Services Department for processing, it shall be accompanied by two copies of a title report confirming that the title of lands, as described and shown on the short plat, is in the name of the owner(s) signing the certificate of the short plat. The final short plat will be reviewed by the City Engineer and representatives of the Water and Light Divisions of the Department of Public Utilities, and the Tacoma-Pierce County Health Department.

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13.04.095 Appeals.

The Director's decision on a boundary line adjustment, binding site plan approval, or short subdivision shall be final unless a request for reconsideration or appeal is filed in accordance with the provisions of Chapter ~~13.051.23~~ of the Tacoma Municipal Code.

(Ord. 28157 Ex. D; passed Jun. 25, 2013; Ord. 28109 Ex. O; passed Dec. 4, 2012; Ord. 27893 Ex. A; passed Jun. 15, 2010; Ord. 27017 § 4; passed Dec. 3, 2002; Ord. 25851 § 5; passed Feb. 27, 1996¹; Ord. 25532 § 1; passed Jun. 28, 1994)

13.04.100 Plat/subdivision procedures.

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C. Notification. Notices for any public hearing required by this chapter shall be given in accordance with provisions of Chapter 13.05. In the event that a preliminary plat of proposed subdivision with the City of Tacoma joins the municipal boundaries thereof, a notice of filing shall be given to the appropriate county or city officials and, in the event that a preliminary plat of a proposed 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 give the time, date, and place of the hearing; a legal description of the property to be platted; ~~a vicinity sketch~~; and a location description in non-legal language.

* * *

¹ Ord. 25851 contained two sections numbered 5 – see also Section 13.04.140.



EXHIBIT “C”
2014 ANNUAL AMENDMENT

Amendments to the Tacoma Municipal Code

These amendments show all of the changes to the *existing* text of the Tacoma Municipal Code. The sections included are only those portions of the Code that are associated with these amendments. New text is underlined and text that is deleted is shown in ~~strikethrough~~.

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.*

13.05.005 Definitions.

As used in this chapter, the following terms are defined as:

* * *

13.05.005.P

Person in Control of Property: Any person, in actual or constructive possession of a property, including, but not limited to, an owner, occupant, agent, or property manager of a property under his or her control.

Premises and property: Used by this chapter interchangeably and means any building, lot, parcel, dwelling, rental unit, real estate, or land, or portion thereof.

Project Permit or Project Permit Application: Any land use or environmental permit or license required for a project action, including, but not limited to, subdivisions, binding site plans, planned developments, conditional uses, shoreline substantial development permits, site plan review, permits or approvals required by the critical area preservation ordinance, site-specific rezones authorized by a Comprehensive Plan or sub area plan, but excluding the adoption or amendment of a Comprehensive Plan, sub area plan, or development regulations, except as otherwise specifically included in this subsection. This chapter does not apply ~~to Exempted Activities under Section 13.11.140~~ to activities allowed under 13.11.200 or 13.11.210.

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13.05.020 Notice process.

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H. Notice and Comment Period for Specified Permit Applications. Table H specifies how to notify, the distance required, the comment period allowed, expiration of permits, and who has authority for the decision to be made on the application.

Table H – Notice, Comment and Expiration for Land Use Permits

| Permit Type | Preapplication Meeting | Notice: Distance | Notice: Newspaper | Notice: Post Site | Comment Period | Decision | Hearing Required | City Council | Expiration of Permit |
|---|--------------------------|----------------------------|----------------------------|---------------------|---------------------------|--------------------------|--------------------|--------------------|--|
| Interpretation of code | Recommended | 100 feet for site specific | For general application | Yes | 14 days | Director | No | No | None |
| Uses not specifically classified | Recommended | 400 feet | Yes | Yes | 30 days | Director | No | No | None |
| Boundary line adjustment | Required | No | No | No | No | Director | No | No | 5 years ³ |
| Binding site plan | Required | No | No | No | No | Director | No | No | 5 years ³ |
| Environmental SEPA DNS/EIS | Optional | Same as case type | Yes if no hearing required | Yes for EIS | Same as case type | Director | No | No | None |
| Variance, height of main structure | Required | 400 feet | No | Yes | 30 days | Director | No ¹ | No | 5 years |
| Open space classification | Required | 400 feet | No | Yes | ² | Hearing Examiner | Yes | Yes | None |
| Plats 10+ lots | Required | 400 feet | Yes | Yes | 21 days SEPA ² | Hearing Examiner | Yes | Final Plat | 5 years ⁶ |
| Rezones | Required | 400 feet | No | Yes | 21 days SEPA ² | Hearing Examiner | Yes | Yes | None |
| Shoreline/CUP/ variance | Required | 400 feet | No | Yes | 30 days ⁵ | Director | No ¹ | No | 2 years/ maximum 6 |
| Short plat (2-4 lots) | Required | No | No | No | No | Director | No | No | 5 years ⁵ |
| Short plat (5-9 lots) | Required | 400 feet | No | Yes | 14 days | Director | No ¹ | No | 5 years ⁶ |
| Site approval | Optional | 400 feet | No | Yes | 30 days ⁵ | Director | No | No | 5 years |
| Conditional use | Required | 400 feet | No | Yes | 30 days ⁵ | Director | No | No | 5 years ⁴ |
| Conditional use, large-scale retail | Required | 1,000 feet | Yes | Yes | 30 days ² | Hearing Examiner | Yes | No | 5 years |
| Conditional Use, Minor Modification | Optional | No | No | No | No | Director | No | No | 5 years |
| Conditional Use, Major Modification | Required | 100 feet | No | Yes | 14 days | Director | No | No | 5 Years |
| Temporary Homeless Camp Permit | Required | 400 feet | Yes | Yes | 14 days | Director | No | No | 1 year |
| Minor Variance | Optional | 100 feet ⁷ | No | No | 14 days | Director | No ¹ | No | 5 Years |
| Variance | Optional | 100 feet | No | Yes | 14 days | Director | No ¹ | No | 5 years |
| Wetland/Stream/ FWHCA development permits | Required | 400 feet | No | Yes | 30 days | Director | No ¹ | No | 5 years* with 5-year renewal option to a maximum of 20 years total |
| Wetland/Stream/ FWHCA Minor Development Permits | Required | 100 feet | No | Yes | 14 days | Director | No ¹ | No | 5 years* with 5-year renewal option to a maximum of 20 years total |
| Wetland/Stream/ FWHCA verification | Required | 100 feet | No | Yes | 14 days | Director | No ¹ | No | 5 years |

INFORMATION IN THIS TABLE IS FOR REFERENCE PURPOSE ONLY.

* [Programmatic Restoration Projects can request 5 year renewals to a maximum of 20 years total.](#)

When an open record hearing is required, all other land use permit applications for a specific site or project shall be considered concurrently by the Hearing Examiner (refer to Section 13.05.040.E).

¹ Conditional use permits for wireless communication facilities, including towers, shall expire two years from the effective date of the Director’s decision and are not eligible for a one-year extension.

² Comment on land use permit proposal allowed from date of notice to hearing.

³ Must be recorded with the Pierce County Auditor within five years.

⁴ Special use permits for wireless communication facilities, including towers, are limited to two years from the effective date of the Director's decision.

⁵ If a public meeting is held, the public comment period shall be extended 7 days beyond and including the date of the public meeting.

⁶ Refer to Section 13.05.070 for preliminary plat expiration dates.

⁷ Public Notification of Minor Variances may be sent at the discretion of the Director. There is no notice of application for Minor Variances.

* * *

13.05.050 Appeals of administrative decisions.

A. Purpose. The purpose of this section is to cross-reference the procedures for appealing administrative decisions on land use proposals.

B. Applicability. The provisions of this section shall apply to any order, requirement, permit, decision, or determination on land use proposals made by the Land Use Administrator. These may include, but are not limited to, variances, short plat, wetland/stream development, site approval, and conditional use permits, modifications to permits, interpretations of land use regulatory codes, and decisions for the imposition of fines. Appeals of shoreline permit decisions shall be subject to the appeals process in the Shoreline Master Program and TMC Chapter 13.10. These provisions also do not apply to exemptions under TMC Chapter 13.11.

C. Appeal to the Hearing Examiner. The Hearing Examiner shall have the authority to hear and decide appeals from any final written order, requirement, permit, decision, or determination on land use proposals, except for appeals of decisions identified in Chapter 13.04, ~~made by the Director~~. The Hearing Examiner shall consider the appeal in accordance with procedures set forth in Chapter 1.23 and the Hearing Examiner's rules of procedure.

D. Who May Appeal. Any final decision or ruling of the Director may be appealed by any aggrieved person or entity having standing under the ordinance relevant to the Director's final written order. In this context, an "aggrieved person" shall be defined as a person who is suffering from an infringement or denial of legal rights or claims. An aggrieved person has "standing" when it is determined that the person or entity can demonstrate that such person or entity is within the zone of interest to be protected or regulated by the City law and will suffer direct and substantial impacts by the governmental action of which the complaint is made, different from that which would be experienced by the public in general.

* * *

13.05.070 Expiration of permits.

(Refer to Table H in Section 13.05.020).

A. Expiration Schedule. The following schedule indicates the expiration provisions for land use permits within the City of Tacoma.

| | Type of Permit | Maximum Duration |
|----|---|---|
| 1. | Conditional Use Permit | 5 years, possible 1-year extension ¹ |
| 2. | Variance | 5 years, possible 1-year extension |
| 3. | Site Approval | 5 years, possible 1-year extension |
| 4. | Wetland/Stream/FWHCA Development Permits and Wetland/Stream/FWHCA Minor Development Permits | 5 years . <u>Programmatic Restoration projects can apply for possible 5 year renewals, not to exceed 20 years total with 5 year renewal option to a maximum of 20 years</u> |
| 5. | Wetland Delineation Verifications | 5 years |
| 6. | Preliminary Plat | 5 years, 7 years, or <u>9-10</u> years to submit a final plat permit application, dependent on preliminary plat approval date per RCW 58 ² |
| 7. | Binding Site Plans, Short Plats, Boundary Line Adjustments | 5 years to record with Pierce County Auditor |
| 8. | Shoreline Permits | 2 years to commence construction; 5 years maximum, possible one- year extension |

The Hearing Examiner or Director may, when issuing a decision, require a shorter expiration period than that indicated in subsection A of this section. However, in limiting the term of a permit, the Hearing Examiner or Director shall find that the nature of the specific development is such that the normal expiration period is unreasonable or would adversely affect the health, safety, or general welfare of people working or residing in the area of the proposal. The Director may adopt appropriate time limits as a part of action on shoreline permits, in accordance with WAC 173-27-090.

B. Commencement of Permit Term. The term for a permit shall commence on the date of the Hearing Examiner’s or Director’s decision; provided, that in the event the decision is appealed, the effective date shall be the date of decision on appeal. The term for a shoreline permit shall commence on the effective date of the permit as defined in WAC 173-27-090.

C. When Permit Expired. A permit under this chapter shall expire if, on the date the permit expires, the project sponsor has not submitted a complete application for building permit or the building permit has expired, with the exception of projects that qualify for a programmatic restoration project extension. Programmatic restoration projects shall be allowed to apply for a renewal-be renewed every five (5) years for a maximum total of 20 years to allow implementation of long-term habitat recovery, ~~that may be utilized as advanced mitigation for future impacts associated with public access and enjoyment.~~

In order to apply for a renewal-renew every 5 years, the applicant is required to submit a status report explaining the progress of a minor development permit or development permit and shall identify the remaining items requiring additional permitting, including building permits. The applicant shall provide copies of any monitoring reports that were required as part of the permit conditions. The renewal application shall be submitted prior to the termination of the five year limit with the appropriate renewal fees.

(See 13.11.220.A – Programmatic Restoration Projects processed under the Minor Development Permit or the Development Permit may qualify for additional time extensions according to TMC 13.05.070.)

D. Extension of Permits (excluding those permits subject to RCW 58 Boundaries and Plats and those permits subject to WAC 173-27-090). The Director may authorize a permit extension for up to one (1) year if a written request for an extension has been filed prior to the permit expiration date and has been determined to comply with the following criteria:

1. No significant changes in the site, proposal, or surrounding area have occurred which would result in the modification of a special condition of approval or could significantly alter a finding made in the original decision;
2. No changes have been made to the proposal which would necessitate additional review or permitting;
3. No changes have occurred on the site which would necessitate additional review or permitting;
4. If changes to the proposal or site have occurred, they do not exceed the standards found in 13.05.080.B Minor Modifications.

² If the preliminary plat was approved on or before December 31⁷, 2007, the final plat must be submitted within ~~nine-ten~~ years of the preliminary plat approval. If the preliminary plat was approved after December 31¹, 2007, but on or before December 31, 2014, the final plat must be submitted within seven years of the preliminary plat approval. A preliminary plat approved after January 1, 2015, must be submitted for final plat within five years of the preliminary plat approval.

The Director may place conditions upon the permit extension request and notice of the approved extension shall be mailed to parties of record and required agencies pursuant to section 13.05.020.H. The extension of Shoreline permits shall be authorized in accordance with WAC 173-27-090 and notice of the extension shall be provided to the Department of Ecology.

13.05.080 Modification/revision to permits.

A. Purpose. The purpose of this section is to define types of modifications to permits and to identify procedures for those actions.

B. Minor Modifications. No additional review for minor modifications to previously approved land use permits is required, provided the modification proposed is consistent with the standards set forth below:

1. The proposal results in a change of use that is permitted outright in the current zoning classification.
2. The proposal does not add to the site or approved structures more than a 10 percent increase in square footage.
3. If a modification in a special condition of approval imposed upon the original permit is requested, the proposed change does not modify the intent of the original condition.
4. The proposal does not increase the overall impervious surface on the site by more than 25 percent.
5. The proposal is unlikely to result in a notable increase in or any new significant adverse affects on adjacent properties or the environment.
6. Any additions or expansions approved through a series of minor modifications that cumulatively exceed the requirements of this section shall be reviewed as a major modification.

C. Major Modifications. Any modification exceeding any of the standards for minor modifications outlined above shall be subject to the following standards.

1. Major modifications shall be processed in the same manner and be subject to the same decision criteria that are currently required for the type of permit being modified. Major modifications to Conditional Use Permits shall be processed as a Process I permit, consistent with the regulations found in Section 13.05.020.C.
2. In addition to the standard decision criteria, the Director or Hearing Examiner shall, in his/her review and decision, address the applicability of any specific conditions of approval for the original permit.

* * *



(Amended) EXHIBIT “D”
2014 ANNUAL AMENDMENT

Amendments to the Tacoma Municipal Code

These amendments show all of the changes to the *existing* text of the Tacoma Municipal Code. The sections included are only those portions of the Code that are associated with these amendments. New text is underlined and text that is deleted is shown in ~~strikethrough~~.

Chapter 13.06

ZONING¹

Sections:

- 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.
- 13.06.200 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.
- 13.06.300.B Districts established.
- 13.06.300.B.1 NCX Neighborhood Commercial Mixed-Use District.
- 13.06.300.B.2 CCX Community Commercial Mixed-Use District.
- 13.06.300.B.3 UCX ~~and UCX-TD~~ Urban Center Mixed-Use District.
- 13.06.300.B.4 RCX Residential Commercial Mixed-Use District.
- 13.06.300.B.5 CIX Commercial Industrial Mixed Use District.
- 13.06.300.B.6 NRX Neighborhood Residential Mixed-Use District.
- 13.06.300.B.7 URX Urban Residential Mixed-Use District
- 13.06.300.B.8 HMX Hospital Medical Mixed-Use District
- 13.06.300.C Applicability and pedestrian streets designated.
- 13.06.300.D Land use requirements.
- 13.06.300.E Building envelope standards.
- 13.06.300.F Maximum setback standards.
- 13.06.300.G Residential X-District Yard Space Standards.
- 13.06.300.H Common requirements.

¹ Rezone ordinances are on file in the office of the City Clerk.

13.06.400 Industrial Districts.

- 13.06.400.A Industrial district purposes.
- 13.06.400.B Districts established.
- 13.06.400.B.1 M-1 Light Industrial District.
- 13.06.400.B.2 M-2 Heavy Industrial District.
- 13.06.400.B.3 PMI Port Maritime & Industrial District.
- 13.06.400.B.4 ST-M/IC South Tacoma Manufacturing/Industrial Overlay District.
- 13.06.400.C Land use requirements.
- 13.06.400.D Building envelope standards.
- 13.06.410 *Repealed.*
- 13.06.420 *Repealed.*
- 13.06.430 *Repealed.*

13.06.500 Requirements in all preceding districts.

- 13.06.501 Building design standards.
- 13.06.502 Landscaping and/or 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 Businesses.

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.

13.06.700 Definitions and illustrations.**13.06.100 Residential Districts.**

The 100 series will contain regulations for all residential classifications, including the following:

- R-1 Single-Family Dwelling District
- R-2 Single-Family Dwelling District
- R-2SRD Residential Special Review District
- HMR-SRD Historic Mixed Residential Special Review District
- R-3 Two-Family Dwelling District
- R-4 Multiple-Family Dwelling District
- R-4-L Low-Density Multiple-Family Dwelling District
- R-5 Multiple-Family Dwelling District

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PRD Planned Residential Development District (see Section 13.06.140)

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.
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.

* * *

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. 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.
3. 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. |

4. 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 |
|----------------------------------|-----|-----|--------|---------|-----|-------|-----|---------------|--|
| *** | | | | | | | | | |
| Dwelling, single-family detached | P | P | P | P | P | P | P | P | No lot shall contain more than one-dwelling unless each dwelling complies with the use regulations, height regulations, area regulations, and parking regulations of the district. |
| Dwelling, two-family | N | N | P/CU | P/CU | P | P | P | P | In the R-2SRD and HMR-SRD districts, two-family dwellings are permitted if lawfully in existence at the time of reclassification to R-2SRD/HMR-SRD or only upon issuance of a conditional use permit. See Section 13.06.640. Subject to additional requirements contained in Section 13.06.501.N. |
| Dwelling, three-family | N | N | P/CU | P/CU | P | P | P | P | In the R-2SRD and HMR-SRD districts, three-family dwellings are permitted if lawfully in existence at the time of reclassification to R-2SRD or HMR-SRD. New three-family dwellings are permitted only upon issuance of a conditional use permit. See Section 13.06.640. For R-3, three-family dwellings are permitted, provided existing single- or two-family dwellings shall not be enlarged, altered, extended, or occupied as a three-family dwelling, unless the entire building is made to comply with all zoning standards applicable to new buildings; and, further provided such existing structures shall not be enlarged or extended, unless such enlargement, extension, or alteration is made to conform to the height, area, and parking regulations of this district. Subject to additional requirements contained in Section 13.06.501.N. |
| Dwelling, multiple-family | N | N | N | P/N | N | P | P | P | In the HMR-SRD district, only multiple-family dwellings lawfully in existence on December 31, 2005 are permitted. Such multiple-family dwellings may continue and may be changed, repaired, and replaced, or otherwise modified, provided, however, that the use may not be expanded beyond property boundaries owned, leased, or operated as a multiple-family dwelling on December 31, 2005. |
| Dwelling, townhouse | N | N | CU | N | P | P | P | NP | Subject to additional requirements contained in Section 13.06.100.G. |

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| Uses | R-1 | R-2 | R-2SRD | HMR-SRD | R-3 | R-4-L | R-4 | R-5 | Additional Regulations ¹ |
|---------------------------|-----|-----|--------|---------|-----|-------|-----|-----|---|
| Dwelling, accessory (ADU) | P/N | P/N | P/N | P/N | P | P | P | P | In the R-1, R-2, R-2SRD and HMR-SRD districts, detached ADUs are prohibited while attached ADUs are permitted. Subject to additional requirements contained in 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 |
|--|--|-----------------------|-----------------------|-----------------------|-----------------------|---|--|--|
| Minimum Lot Area (in square feet, unless otherwise noted) | | | | | | | | |
| single-family detached dwellings – Standard Lots | 7,500 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| single-family detached dwellings – Small Lots | 6,750 | 4,500 | 4,500 | 4,500 | 3,500 | 3,000 | 2,500 | 2,500 |
| two-family dwellings | | | 6,000 | 6,000 | 6,000 | 6,000 4,250 | 6,000 3,750 | 6,000 3,500 |
| three-family dwellings | | | 9,000 | 9,000 | 9,000 | 6,000 5,500 | 6,000 5,000 | 6,000 4,500 |
| multiple-family dwellings | | | | | | 6,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of four | 6,000 | 6,000 |
| Townhouse dwellings | - | - | 3,000 | - | 3,000 | 1,500 | 1,000 | -1,000 |
| Mobile home/trailer court | | | | | | 3.5 acres, provided at least 3,500 sq. ft. is provided for each mobile home | | |
| Pre-existing lots | A lot which was a single unified parcel of land as indicated by the records of the Pierce County Auditor as of May 18, 1953 or a lot which was configured legally to conform to the applicable requirements but which became nonconforming as a result of subsequent changes to this chapter or other official action by the City, and which has been maintained in that configuration since, having an average width, frontage, or area that is smaller than the applicable minimum requirements may be occupied by a single-family dwelling; provided all other applicable requirements are complied with, including required setbacks, yards and design standards (see Sections 13.06.145 and 13.06.630). | | | | | | | |

| | R-1 | R-2 | R-2SRD | HMR-SRD | R-3 | R-4-L | R-4 | R-5 |
|---|---|--------------------|--------------------|--------------------|--------------------|----------------------------------|----------------------------------|----------------------------------|
| Single-family Small Lots-- Exceptions to Standard Minimum Lot Area Requirements | Reductions to minimum detached single-family dwelling lot area requirements, as shown above , may be allowed pursuant to Section 13.06.145. Single-family Small lot development must be oriented such that the lot frontage and the front façade of the house face the street. Small lot exceptions are not applicable to pipestem lots. | | | | | | | |
| Lot Measurements (in feet) | | | | | | | | |
| Minimum Average Lot Width – Standard Lots | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 |
| | 16 for townhouse dwellings; 32 for two-family dwellings | | | | | | | |
| Single-family Small Lots – Minimum Average Lot Width | 45 | 35 | 35 | 35 | 30 | 25 | 25 | 25 |
| Minimum Lot Frontage | 25 | 25 | 25 | 25 | 25 | 50 25 | 50 25 | 50 25 |
| | The minimum lot frontage requirement does not apply to townhouse dwellings. Pipestem lots which only serve one single-family dwelling are not required to meet the minimum lot frontage requirements, provided the access easement or lot extension to such pipestem lot has a minimum width of 10 feet. | | | | | | | |
| Small Lots – Exceptions to Minimum Average Lot Width | Reductions to minimum lot width, as shown above , may be allowed pursuant to Section 13.06.145. Small lot exceptions are not applicable to pipestem lots. | | | | | | | |
| Lot Coverage (percentage) | | | | | | | | |
| Maximum lot coverage | - | - | - | - | - | 35 | - | - |
| Max. Height Limits (in feet) | | | | | | | | |
| Main Buildings | 35 | 35 | 35 | 35 | 35 | 35 | 60 | 150 |
| Accessory Buildings | 15-foot | | | | | | | |
| Exceptions | Buildings within a View Sensitive Overlay district are subject to the additional height restrictions contained in 13.06.555. Certain specified uses and structures are allowed to extend above height limits, per Section 13.06.602. Single-family Small Lot development on lots with an average width between 40 and 50 feet: Maximum height is 30 feet. Single-family Small Lot development on lots with an average width of less than 40 feet: Maximum height is 25 feet. | | | | | | | |

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| | R-1 | R-2 | R-2SRD | HMR-SRD | R-3 | R-4-L | R-4 | R-5 |
|---|--|-----|--------|---------|-----|-------|-----|-----|
| 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> | | | | | | | |
| Minimum Front Setback | 25 | 20 | 20 | 20 | 20 | 20 | 15 | 10 |
| <u>Townhouse Dwelling Minimum Front Setback</u> | <p>For townhouse dwellings, the minimum front yard setback shall apply only along the front property line of the development, and not to property lines internal to the development. For additional townhouse development requirements, see Section 13.06.100.G.</p> | | | | | | | |
| <u>Vehicular Doors Facing the front property Line</u> | <p>Vehicular doors that face the front property line, where such property line abuts a public street or private road, shall be setback a minimum of 20 feet from the front property line or private road easement.</p> | | | | | | | |
| <u>Pipestem Lot Setback</u> | <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> | | | | | | | |

| | R-1 | R-2 | R-2SRD | HMR-SRD | R-3 | R-4-L | R-4 | R-5 |
|-------------------------|--|-----|--------|---------|-----|-------|-----|-----|
| Front Setback Averaging | <p>For residential uses, the minimum front yard setback shall be either the minimum front setback required for the zoning district in which it is located (as noted above) or the average of the front yard setbacks provided by the structures on either side, whichever is less.</p> | | | | | | | |

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| | R-1 | R-2 | R-2SRD | HMR-SRD | R-3 | R-4-L | R-4 | R-5 |
|--------------------------------------|--|-----|--------|---------|-----|-------|-----|---|
| | <p>(1) Where a side property line abuts the rear property line of an adjacent corner lot (see example below), the front yard setback for the main building shall be either the average of the adjacent side and front setbacks provided by the structures on either side, or the minimum front yard setback required for the zoning district in which it is located, whichever is less.</p> <p>(2) For properties where one side abuts an undeveloped lot, a street or an alley, averaging shall be calculated by adding the setback provided on the adjacent developed lot and the minimum setback of the district in which it is located and dividing by two.</p> <p>(3) In no case shall averaging be construed to require a greater setback than the standard minimum setback required by the regulations of the district.</p> | | | | | | | |
| Minimum Side Setback (Interior Lots) | 7.5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 ft. for buildings less than 6 stories Each side yard setback shall be increased 1-ft. in width for each story, or part thereof, above 6 stories. |

| | R-1 | R-2 | R-2SRD | HMR-SRD | R-3 | R-4-L | R-4 | R-5 |
|---|---|-----|--------|---------|-----|-------|------------------------------------|-----|
| Townhouse Dwelling Minimum Side Setback | For townhouse dwellings, the minimum side yard setback shall apply only along the side property lines of the development, and not to property lines internal to the development. For additional townhouse development requirements, see Section 13.06.100.G. | | | | | | | |
| Minimum Side Setback (Corner Lots) | <p>On corner lots, the side yard setback regulations shall be the same as for interior lots, except where the rear lot line of a corner lot abuts the side lot line of a lot in the rear (see example below). In this case, there shall be a side yard setback on the street-side of such corner lot of not less than one-half of the front yard setback provided on the lot in the rear, but such side yard setback need not exceed half the standard front yard setback requirement for the district. In no case, however shall the side yard setback be less than five feet.</p> | | | | | | | |
| Minimum Rear Setback | 25 | 25 | 25 | 25 | 25 | 20 | 25 20 ft. for mobile home parks | 20 |
| Townhouse Dwelling Minimum Rear Setback | For townhouse dwellings, the minimum rear yard setback shall apply only along the rear property line of the development, and not to property lines internal to the development. For additional townhouse development requirements, see Section 13.06.100.G. | | | | | | | |

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| | R-1 | R-2 | R-2SRD | HMR-SRD | R-3 | R-4-L | R-4 | R-5 |
|---|---|-----|--------|---------|-----|-------|-----|-----|
| Additional Residential Development Standards | | | | | | | | |
| Minimum Usable Yard Space | <p>All lots shall provide a contiguous rear or side usable yard space equivalent to at least 10% of the lot size. This usable yard space shall meet all of the following standards:</p> <ul style="list-style-type: none"> • Have no dimension less than 15-feet, except for lots that are less than 3500 SF, where the minimum dimension shall be no less than 12 feet • Not include structures, parking, alley or driveway spaces or required critical area buffers • Not be located in the front yard <p>For townhouse and multi-family developments, this usable yard space requirement can be calculated based on the overall project site and the yard space(s) provided to meet the requirement can be any combination of individual and shared yard spaces, as long as each meets the above standards and as long as all dwellings have access to at least one qualifying yard space.</p> <p>For through lots, the required yard space may be located within the “functional rear yard” (see Subsection 13.06.100.F.5.a for additional information about “functional rear yards”).</p> | | | | | | | |
| Vehicular Access and Parking | <p>All on-site parking for dwellings and buildings other than dwellings shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practicably be developed. If access is not practicably available to the rear yard or not practicably limited only to the rear and sides (such as for institutional and other large uses), subject to determination by the City Engineer, then vehicular access to the front may be developed. However, in all cases such access and parking shall be limited to the minimum necessary and in no case shall driveway and/or parking areas exceed a total of 50 percent of the front yard or 50 percent of a corner street side yard.</p> | | | | | | | |
| <u>Main Building Orientation</u> | <p><u>All dwellings shall maintain primary orientation to the adjacent street or right-of-way and not toward the alley or rear of the site, unless otherwise determined by the Director. The building elevation facing the street or right-of-way shall not contain elements commonly associated with a rear elevation appearance.</u></p> | | | | | | | |

E. Home Occupation Standards. The purpose of this section is to support entrepreneurship by providing residents with an opportunity to use their homes to engage in small-scale business activities; reduce traffic congestion by providing opportunities for residents to work in their homes and reduce work-related commute trips; and to protect neighborhood character by establishing criteria and standards to ensure that home occupations are conducted in a manner that is clearly secondary and incidental to the primary use of the property as residential and do not significantly alter the exterior of the property or affect the residential character of the neighborhood. Home occupations are permitted within all zoning districts provided such uses meet the following criteria:

1. The occupation must be clearly incidental and subordinate to the use of the dwelling as a residence.
2. No outdoor display or storage of materials, goods, supplies, or equipment used in the home occupation shall be permitted on the premises.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence that the residence is being operated as a home occupation.
4. A home occupation use shall not generate nuisances such as traffic, on-street parking, noise, vibration, glare, odors, fumes, electrical interference, or hazards to any greater extent than what is usually experienced in the residential neighborhood.
5. Limited on-premises sales of products or stock-in-trade may be permitted in conjunction with a home occupation; provided, that the product is accessory to a services offered through the home occupation and that the applicant can clearly demonstrate that such on-premises sales will not be inconsistent with the criteria set forth above. For example, a home occupation engaged in hair salon services may sell hair care products or accessories.
6. No person other than members of the family residing on the premises shall be engaged in the home occupation at the dwelling. Non-related employees are allowed to be engaged in a home occupation provided they work at a jobsite other than the dwelling during the workday.

* * *

13.06.140 PRD Planned Residential Development District.

A. Intent. The PRD Planned Residential Development District is intended to: provide for greater flexibility in large scale residential developments; promote a more desirable living environment than would be possible through the strict regulations of conventional zoning districts; encourage developers to use a more creative approach in land development and stormwater management; provide a means for reducing the improvements required in development through better design and land planning; conserve natural features and retain native vegetation; and facilitate more desirable, aesthetic, and efficient use of open space.

The PRD District is intended to be located in areas possessing the amenities and services generally associated with residential dwelling districts, and in locations which will not produce an adverse influence upon adjacent properties.

Land classified as a PRD District shall also be classified as one or more of the regular residential zoning districts and shall be designated by a combination of symbols (e.g., R-3-PRD planned residential development district).

* * *

C. General requirements.

1. The site approval shall be binding upon the development and substantial variations from the plan shall be subject to approval by the Director.

* * *

12. Subject to width variations, all vehicular accessways within the PRD District, both public and private, shall be constructed and improved to meet or exceed minimum City of Tacoma standards; except that all public and private vehicular accessways shall be paved with a n-impervious-hard surface with necessary base preparations, in accordance with City of Tacoma standards.

13. The developer shall guarantee, to the satisfaction of the Building Official, the improvement of all streets and accessways, both public and private, to minimum City of Tacoma standards prior to the occupancy of any dwelling units served by such streets and accessways.

* * *

G. Parking regulations. Off-street parking space shall be provided in accordance with Section 13.06.510. Required off-street parking for dwellings shall not be located more than 100 feet from the dwelling or dwellings it is intended to serve unless otherwise permitted by the Hearing Examiner or the Director.

Required parking spaces shall be surfaced with an ~~an impervious~~ hard surface.

H. Modifications. Modifications to existing PRDs shall be subject to further review and approval, in accordance with the criteria and standards contained in Section 13.05.080, including the additional provisions in subsection 13.05.080.F., and the expanded notice provisions in Sections 13.05.020.C.2 and 13.05.020.D.2.

13.06.145 Small-lot single-family residential development.

A. Purpose. These regulations are intended to supplement and amend the regulations pertaining to single-family detached residential development by providing criteria for small-lot single-family detached development in the R-1, R-2, R-2SRD, HMR-SRD, R-3, R-4, R-4-L and R-5 Districts. These regulations are intended primarily to promote residential infill development within the City to be consistent with the mandate of the State Growth Management Act and the City’s Comprehensive Plan, to encourage growth within urban areas, and to minimize sprawl. Residential infill within already urbanized areas is increasingly recognized as a regional stormwater best management practice by encouraging a more compact urban form that reduces the development footprint within sensitive watersheds and greenfield areas. These provisions are designed to provide a mechanism to create new lots and develop existing lots that have a smaller area and/or width than the standard lot size requirements in the R Districts. However, in allowing for the creation of and development on these smaller lots, additional design standards are applied to better ensure that new single-family development on such lots is compatible with the desired character of the City’s residential areas.

B. Lot size standards.

1. New Small L lots that are ~~up to 10%~~ smaller than the applicable standard minimum lot dimensions size and/or width requirements in Section 13.06.100.D, shall be allowed, without variance, in the R-1, R-2, R-2SRD, HMR-SRD, R-3, R-4, R-4-L and R-5 Districts, subject to the Small Lot ~~following~~ standards of that section, and provided that all new dwellings meet the design standards in Section 13.06.145.E.

| | R-1 | R-2 | R-2SRD | HMR-SRD | R-3 | R-4 | R-4-L | R-5 |
|--|-------|-------|--------|---------|-------|-------|-------|-------|
| Minimum Lot Area | | | | | | | | |
| Min. Lot Area (in square feet) (These requirements are 10% smaller than the standard requirements for each zone). | 6,750 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 | 4,500 |
| Min. Lot Measurements | | | | | | | | |
| Min. Average Lot Width (in feet) (These requirements are 10% smaller than the standard requirements for each zone). | 45 | 45 | 45 | 45 | 45 | 45 | 45 | 45 |
| Minimum Lot Frontage (in feet) | 25 | 25 | 25 | 25 | 25 | 50 | 50 | 50 |

2. New lots that are ~~more than 10%~~ smaller than the applicable Small Lot minimum lot dimensions size and/or width requirements in Section 13.06.100.D shall only be allowed with approval of a variance (see Section 13.06.645), and provided that all new dwellings meet the design standards in Section 13.06.145.E and F.

3. New small lot development must be oriented such that the lot frontage and the front façade of the house face the street.

4. The provisions of this section are not applicable to pipestem lots, which are required to meet the applicable Standard Lot dimensions specified in Section 13.06.100.D, and any other applicable provisions.

C. Building envelope standards. 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).

D. Design standards - Applicability.

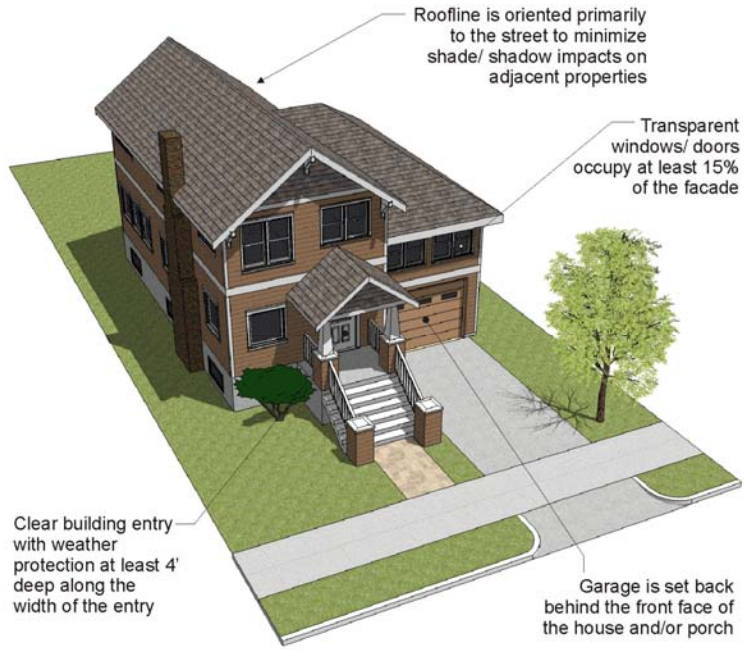
1. New single-family dwellings on new lots that are up to 10% smaller than applicable standard minimum lot size and/or width requirements dimensions in Section 13.06.100.D (for example, 10% is 4,500 square feet and 45 feet average width in most zones) shall be subject to the design requirements found in Section 13.06.145.E.
2. New single-family dwellings on new lots that are more than 10% smaller than applicable standard minimum lot size and/or width requirements dimensions in Section 13.06.100.D (~~such lots can only be created by approval of a variance~~)(where greater reductions are permitted, or 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. New single-family dwellings on pre-existing lots that are smaller than applicable standard minimum lot size and/or width requirements dimensions shall be subject to the design requirements found in Section 13.06.145.E.

E. Design Standards – Level 1. The following design standards shall be met for all new single-family dwellings on new Small Lots that are up to 10% smaller than the applicable minimum lot size and/or width requirements in Section 13.06.100.D, 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. Clear building entries. Dwellings shall provide a clearly defined building entrance that faces the street and provide 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.
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.
 - 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 facade 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.
3. Façade transparency. At least 15% of any façade (excluding exposed foundations and unfinished attic space) facing a street shall be transparent. The façade shall include all vertical surfaces of the façade of the dwelling.

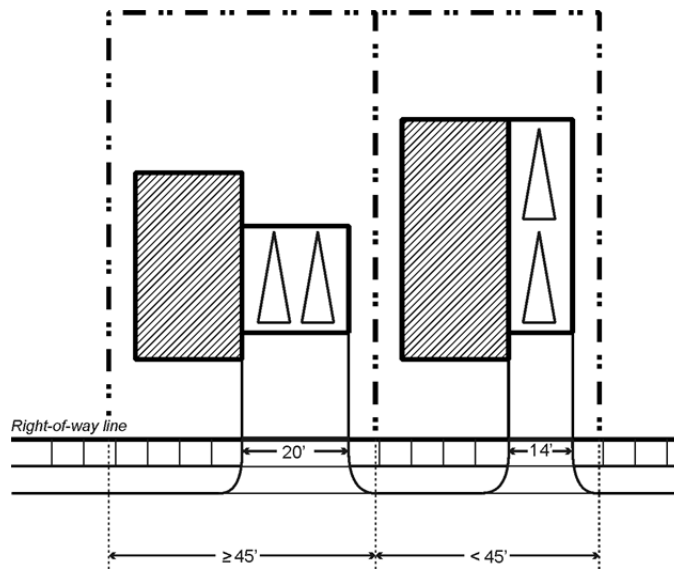
Tacoma Municipal Code

4. Rooflines. For houses with peaked roofs, pPrimary roofline(s) shall be oriented towards the front of the lot, with the tallest ridgelines running perpendicular to the street or front property line to minimize shade and shadow impacts to adjacent properties. An eExceptions to this standard is are allowed for projects involving multiple, adjacent single-family dwellings on small lots where falternating roofline orientation is being used to meet the Housing Style Variety requirement in Subsection 7, below, or for lots that measure less than 80 feet in depth.



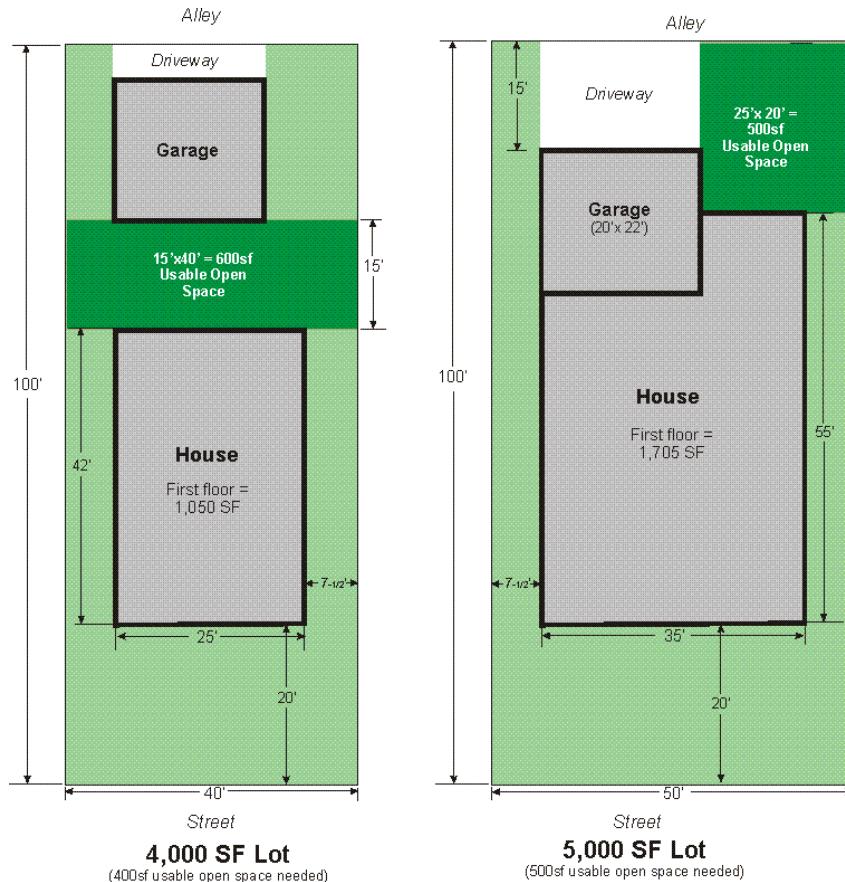
5. Driveways.

- a. The maximum width of driveway approaches shall be 20 feet.
- b. Driveway approach widths for lots less than 45 feet wide shall be no greater than 14 feet.
- c. In no case shall a driveway approach occupy more than 50% of any lot frontage.



6. 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:

- 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

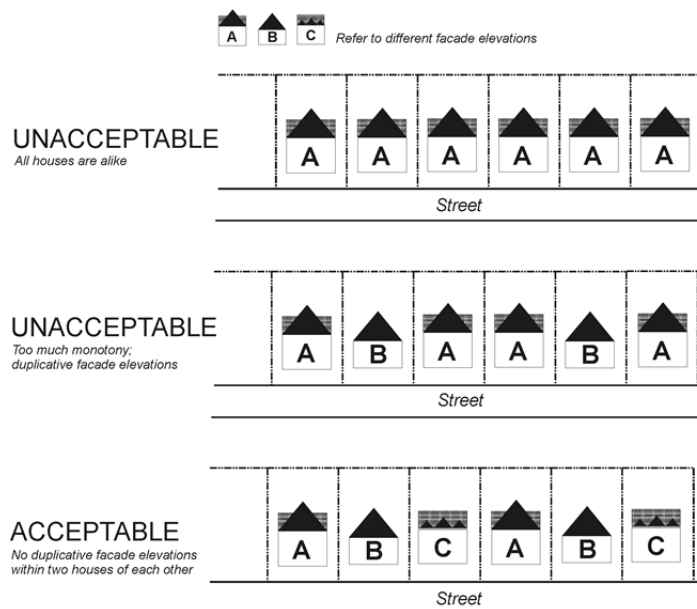
7. Housing style variety. Duplicative front façade elevations adjacent to each other are prohibited. In order to qualify as a different façade elevation, dwellings shall have different roofline configurations and different entry/porch designs. Simple reverse configurations of the same façade elevation on adjacent lots are not sufficient to meet this requirement. In addition, a minimum of two of the following alternatives shall be utilized:

- a. Different window opening locations and designs,
- b. One and two –story dwellings,
- c. Different exterior finish materials and finishes, or
- d. Different garage location, configuration and design.

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Example Layouts:

These single-family dwellings employ different rooflines, material treatments, porch design, windows, and details to add visual interest and differentiate the dwellings from each other.



8. Prohibited materials. Plywood and other similar sheet siding materials, such as T1-11 siding, shall not be used for front facades and facades facing streets, except that board and batten siding shall be allowed [for façade variation up to 40 percent of the front façade facing the street.](#)

9. Street tree. [One street tree shall be installed per small lot, per the provisions of TMC 13.06.502.](#)

F. Design Requirements – Level 2. In addition to meeting all the design requirements listed in subsection E, above, all new single-family dwellings on new lots that are more than 10% smaller than the applicable [standard](#) minimum lot size and/or width requirements in Section 13.06.100.D ([for which a lot size variance is required where greater reductions are permitted, or a variance has been approved](#)), shall meet the following design standards:

1. Architectural details. At least three of the following architectural details shall be incorporated into the street-facing façades of the dwelling:
 - a. Decorative porch or entry design, including decorative columns or railings,
 - b. Bay windows or balconies,
 - c. Decorative molding / framing details around all front facade windows and doors,
 - d. Decorative door design including transom and/or side lights or other distinctive feature,

- e. Decorative roofline elements, such as brackets, multiple dormers, and chimneys,
 - f. Decorative building materials, including decorative masonry, shingle, brick, tile, stone, or other materials with decorative or textural qualities,
 - g. Landscaped trellises or other decorative elements that incorporate landscaping near the building entry, or
 - h. Other decorative façade elements or details that meet the intent of the criteria
2. At least one of the following must be provided:
- a. Dwelling(s) shall meet Built Green or other equivalent environmental certification for new construction, or
 - b. Dwelling(s) shall include a porch with a minimum area of 60 square feet and no dimension less than 6 feet.

13.06.150 Accessory dwelling units.

A. Intent. Accessory dwelling units (hereinafter referred to as “ADUs”) are intended to:

1. Provide homeowners with a means of providing for companionship and security.
2. Add affordable units to the existing housing supply.
3. Make housing units within the City available to moderate income people.
4. Provide an increased choice of housing that responds to changing needs, lifestyles (e.g., young families, retired), and modern development technology.
5. Protect neighborhood stability, property values, and the single-family residential appearance by ensuring that ADUs are installed in a compatible manner under the conditions of this section.
6. Increase density in order to better utilize existing infrastructure and community resources and to support public transit and neighborhood retail and commercial services.

B. Procedures. Any property owner seeking to establish an ADU in the City of Tacoma shall apply for approval in accordance with the following procedures:

1. Application. Prior to installation of an ADU, the property owner shall apply for an ADU permit with Planning and Development Services. A complete application shall include a properly completed application form, floor and structural plans for modification, and fees as prescribed in subsection B.2 below, and an affidavit of owner occupancy as prescribed in subsection B.3 below.

2. Fees. Fees shall be required in accordance with Section 2.09.020. Upon sale of the property, a new owner shall be required to sign a new affidavit and to register the ADU, paying the applicable fee in accordance with Section 2.09.020.

~~3. Affidavit. The property owner shall sign an affidavit before a notary public affirming that the owner occupies either the main building or the ADU, and agrees to all requirements provided in subsection C.~~

43. Notice on title. The owner of any property containing an ADU shall record with the Pierce County Auditor a notice on title of the ADU. Such notice shall be in a form as specified by Planning and Development Services, and shall include as a minimum: (a) the legal description of the property which has been permitted for the ADU; (b) affirmation that the owner shall occupy either the main building or the ADU, and agrees to all requirements provided in subsection C.; and (c) the conditions necessary to apply the restrictions and limitations contained in this section. The property owner shall submit proof that the notice on title has been recorded prior to issuance of an ADU permit by Planning and Development Services. The notice on title shall run with the land as long as the ADU is maintained on the property. The property owner may, at any time, apply to Planning and Development Services for a termination of the notice on title. Such termination shall be granted upon proof that the ADU no longer exists on the property.

45. Permit. Upon receipt of a complete application, application fees, ~~a notarized affidavit,~~ proof of recorded notice on title, and approval of any necessary building or other construction permits, an ADU permit shall be issued.

65. Inspection. The City shall inspect the property to confirm that minimum and maximum size limits, required parking and design standards, and all applicable building, health, safety, energy, and electrical code standards are met.

76. Violations. A violation of this section regarding provision of ownership shall be governed by subsection C.8, and a violation of provision of legalization of nonconforming ADUs shall be governed by subsection C.14. Violations of any other provisions shall be governed by Section 13.05.100.

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C. Requirements. The creation of an ADU shall be subject to the following requirements, which shall not be subject to variance.

1. Number. One ADU shall be allowed per residential lot as a subordinate use in conjunction with any new or existing single-family detached dwelling in the City of Tacoma. ~~The lot must meet the standard minimum lot size requirement for a single-family detached dwelling in the applicable zoning district (for example, in the R-2 zoning district a single-family lot must be at least 5,000 square feet to be eligible to have an ADU).~~

2. Occupancy. The maximum number of occupants in an ADU shall be 4 persons. Maximum occupancy may be further limited by the Minimum Building and Structures Code in Title 2.

~~3. Location. The ADU shall be permitted as a second dwelling unit added to or created within the main building or, when allowed, permitted as a detached unit preferably located in the rear yard and/or adjacent to alleys. A detached ADU shall not be located in front of the main building or in the side yard setback area.~~

~~3.4. Composition. The ADU shall include facilities for cooking, living, sanitation, and sleeping.~~

~~5. Size. The ADU, excluding any garage area and other non-living areas, such as workshops or greenhouses, shall not exceed 40 percent of the total square footage of the main building and the ADU combined, after modification or construction. In addition, the maximum square footage of a detached ADU shall not exceed 10% of the square footage of the lot. An ADU shall not contain less than 300 square feet or more than 1,000 square feet.~~

~~6. Height. The maximum height limit for detached ADUs shall be the same as for other detached accessory structures (see Section 13.06.100.D); provided that two-story structures, where a detached ADU is located on the second floor, may be allowed up to 25 feet in height with the approval of a conditional use permit.~~

~~7. Setbacks. Detached ADUs shall be setback a minimum of 5 feet from the side and rear property lines, except when the detached ADU abuts an alley where no setback along the alley shall be required.~~

~~4.8. Ownership. The property owner (i.e., title holder or contract purchaser) must maintain his or her occupancy in the main building or the ADU. Owners shall sign an affidavit record a notice on title which attests to their occupancy and attests that, at no time, shall they receive rent for the owner-occupied unit. Falsely attesting owner-residency shall be a misdemeanor subject to a fine not to exceed \$5,000, including all statutory costs, assessments, and fees. In addition, ADUs shall not be subdivided or otherwise segregated in ownership from the main building.~~

~~9. Design—Attached ADUs. An attached ADU shall be designed to maintain the architectural design, style, appearance, and character of the main building as a single-family residence. If an attached ADU extends beyond the current footprint or existing height of the main building, such an addition must be consistent with the existing facade, roof pitch, siding, and windows. Only one entrance for the main building is permitted to be located in the front facade of the dwelling. If a separate outside entrance is necessary for an attached ADU, it must be located either off the rear or side of the main building. Such entrance must not be visible from the same view of the building which encompasses the main entrance to the building and must provide a measure of visual privacy. For units with a separate exterior entrance, a pedestrian walkway, which shall be at least 4 feet wide and composed of materials that are distinct from any adjacent vehicle driving or parking surfaces, shall be provided between the ADU and the nearest public sidewalk, or where no sidewalk exists, the nearest public street right-of-way.~~

~~10. Design—Detached ADUs. A detached ADU shall be designed to match the architectural design, style, appearance, and character of the main building by utilizing complimentary colors and finish materials, window styles, and a roof design similar to the main building. The entrance door to a detached ADU shall not face the same property line as the entrance door to the main building except when the entrance door to the ADU is located behind the rear wall of the main building. A pedestrian walkway, which shall be at least 4 feet wide and composed of materials that are distinct from any adjacent vehicle driving or parking surfaces, shall be provided between the detached ADU and the nearest public sidewalk, or where no sidewalk exists, the nearest public street right-of-way.~~

~~5.11. Parking. No off-street parking space shall be required for the ADU, in addition to the off-street parking required for the main building, pursuant to Section 13.06.510. If additional ADU parking is provided, such parking shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practicably be developed. If access is not practicably available to the rear yard, subject to determination by the City Engineer, then vehicular access to the front may be developed subject to the limitations in Section 13.06.510.A.6.~~

~~6.12. Home occupations. Home occupations shall be allowed, subject to existing regulations, in either the ADU or the main building, but not both. However, if both the main building and the ADU contain home occupations, only one of the two is permitted to receive customers on the premises.~~

~~7.13.~~ Legalization of Nonconforming ADUs. Nonconforming ADUs existing prior to the enactment of these requirements may be found to be legal if the property owner applied for an ADU permit prior to December 31, 1995, and brings the unit up to Minimum Housing Code standards. After January 1, 1996, owners of illegal ADUs shall be guilty of a misdemeanor and, upon conviction thereof, subject to a fine not to exceed \$1,000, including all statutory costs, assessments, and fees, plus \$75 per day after notice of the violation has been made. All owners of illegal ADUs shall also be required to either legalize the unit or remove it.

D. Bulk, Location and Design Requirements. The creation of an ADU shall be subject to the following requirements.

1. The lot must meet the standard minimum lot size requirement for single-family detached dwellings in the applicable zoning district (for example, in the R-2 zoning district a single-family lot must be at least 5,000 square feet, or 4,500 with Small Lot Design Standards, to be eligible to have an ADU). Attached ADUs that do not increase the building envelope of the existing structure are exempt from this requirement.

2. Size. The ADU, excluding any garage area and other non-living areas, such as workshops or greenhouses, shall not exceed 40 percent of the total square footage of the main building and the ADU combined, after modification or construction. An ADU shall not contain less than 200 square feet or more than 1,000 square feet. In addition, detached ADUs shall meet the standards of 13.06.100.F. Accessory building standards.

3. Height. The maximum height limit for detached ADUs shall be the same as for other detached accessory structures (see Section 13.06.100.D). Alternatively, two-story detached ADUs may be allowed up to 25 feet in height provided the following: The structure shall not intercept a 45-degree daylight plane inclined into the ADU site from a height of 15 feet above existing grade, measured from the required 5 foot setback line; and, second story windows facing abutting properties, and within 10 feet of the property line, shall be constructed in a manner to prevent direct views into the neighboring property, through such methods as clerestory windows, or semi-translucent glass.

4. Location. The ADU shall be permitted as a second dwelling unit added to or created within the main building or, when allowed, permitted as a detached structure located in the rear yard.

5. Setbacks. Detached ADUs shall be setback a minimum of 5 feet from the side and rear property lines, excepting that no setback from the alley shall be required.

6. Design - Attached ADUs. An attached ADU shall be designed to maintain the architectural design, style, appearance, and character of the main building as a single-family residence. If an attached ADU extends beyond the current footprint or existing height of the main building, such an addition must be consistent with the existing facade, roof pitch, siding, and windows. Only one entrance is permitted to be located in the front facade of the dwelling. If a separate outside entrance is necessary for an attached ADU, it must be located either off the rear or side of the main building. Such entrance must not be visible from the same view of the building which encompasses the main entrance to the building and must provide a measure of visual privacy.

7. Design - Detached ADUs. A detached ADU shall be designed to complement the architectural design, style, appearance, and character of the main building by utilizing complementary colors and finish materials, window styles, and roof design to the main building. The entrance door to a detached ADU shall not face the same property line as the entrance door to the main building except when the entrance door to the ADU is located behind the rear wall of the main building.

8. Walkways. For ADUs with a separate exterior entrance, a pedestrian walkway shall be provided between the ADU and the nearest public sidewalk, or where no sidewalk exists, the nearest public street right-of-way. The walkway shall be at least 4 feet wide and composed of materials that are distinct from any adjacent vehicle driving or parking surfaces. The walkway may function as a shared pedestrian/vehicle space provided that it is constructed of distinct materials, is located along an exterior edge of a driving surface, and vehicles are not permitted to park on the walkway.

* * *

13.06.200 Commercial Districts.

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

1. Implement goals and policies of the City's Comprehensive Plan.
2. Implement Growth Management Act goals, county-wide, and multi-county planning policies.
3. Create a variety of commercial settings matching scale and intensity of use to location.
4. Attract private investment in commercial and residential development.

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5. Provide for predictability in the expectations for development projects.
6. Allow for creative designs while ensuring desired community design objectives.

* * *

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. 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.]

3. Use table abbreviations.

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

4. District use table.

| Uses | T | C-1 | C-2 ¹ | HM | PDB | Additional Regulations ^{2,3} (also see footnotes at bottom of table) |
|--------------------------------------|----------|----------|------------------|----------|----------|--|
| * * * | | | | | | |
| Juvenile community facility | N | N | N | N | N | Prohibited except as provided for in Section 13.06.530. |
| <u>Live-Work unit</u> | <u>N</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | |
| Lodging house | P | P | P | P | P | |
| Marijuana processor | N | N | N | N | N | |
| Marijuana producer | N | N | N | N | N | |
| Marijuana retailer | N | P | P | P* | P* | *Limited to 7,000 square feet of floor area, per business, in the HM and PDB Districts. See additional requirements contained in Section 13.06.565 |
| Master plans for any conditional use | CU | CU | CU | CU | CU | The purpose of this process is to allow an applicant to seek approval for a development program which occupies a large site with multiple-buildings, a complex program, and a detailed plan developed by the applicant which would be implemented in phases and which would extend beyond the normal expiration date, to be reviewed after a ten-year period for those portions of the plan which have not yet been developed. |
| Microbrewery/winery | N | N | N | N | N | |
| Mobile home/trailer court | N | N | CU | N | N | |
| Nursery | N | N | P | N | N | |
| Office | P | P | P | P | P | |
| Parks, recreation and open space | P | P | P | P | P | Subject to the requirements of Section 13.06.560,D. |
| Passenger terminal | N | N | P | N | N | |
| * * * | | | | | | |

13.06.300 Mixed-Use Center Districts.

A. District Purposes. The specific purposes of the Mixed-Use Center Districts regulations are to:

1. Increase the variety of development opportunities in Tacoma by encouraging greater integration of land uses within specific districts in a manner consistent with the Growth Management Act, the Regional Plan: Vision 2020, the County-Wide Planning Policies for Pierce County, and the City’s Comprehensive Plan.
2. Strengthen the City’s economic base by encouraging more efficient use of existing infrastructure and limited land supply through mixed-use, density, and design, as well as transit and pedestrian orientation in specified centers.
3. Allow and encourage a variety of housing options within mixed-use centers, including residences over businesses that can promote live-work arrangements which reduce demands on the transportation system.
4. Help provide employment opportunities closer to home and reduce vehicular trips for residents of the City and surrounding communities by encouraging mixed-use development.
5. Create a variety of suitable environments for various types of commercial and industrial uses, and protect them from the adverse effects of inharmonious uses.
6. Allow commercial and industrial growth in specified centers and/or districts while minimizing its impact on adjacent residential districts through requirements of buffering, landscaping, compatible scale, and design.
7. Accommodate and support alternative modes of transportation, including transit, walking, and bicycling, to reduce reliance on the automobile by making specified centers more “pedestrian-oriented” and “transit-oriented” through the provision of street amenities, landscaping, windows, continuous building frontages, limited curb cuts, and direct pedestrian entrances adjacent to the right-of-way and/or public sidewalk.
8. Locate and design parking to be consistent with the overall intent of providing a pedestrian and transit-supportive environment that encourages human-oriented design instead of vehicle-oriented design and promotes alternatives to single-occupancy vehicles. Examples include building location at the street, parking location behind or within buildings, adequate screening, avoidance of pedestrian-vehicle conflicts, and conveniently located transit stops.
9. Within Centers, the core areas of the district are the central hub and focus for the greatest level of growth and activity. Within these core areas, enhanced standards and design flexibility is appropriate to ensure that they are developed consistent with the community vision and goals for these areas, as outlined in the Comprehensive Plan.

10. To promote and attract dense infill development that may otherwise have resulted in the expansion of the region’s urban footprint into sensitive greenfield areas within the watershed, and to achieve a compact land use pattern that promotes air and water quality, healthy watersheds and the reduction of regional stormwater runoff.

B. Districts established. The following specific districts are established to implement the purposes of this section and the goals and policies of Tacoma’s Comprehensive Plan:

1. NCX Neighborhood Commercial Mixed-Use District. To provide areas primarily for immediate day-to-day convenience shopping and services at a scale that is compatible and in scale with the surrounding neighborhood, including local retail businesses, professional and business offices, and service establishments. This district is intended to enhance, stabilize, and preserve the unique character and scale of neighborhood centers and require, where appropriate, continuous retail frontages largely uninterrupted by driveways and parking facilities with street amenities and direct pedestrian access to the sidewalk and street. Residential uses are encouraged as integrated components in all development.
2. CCX Community Commercial Mixed-Use District. To provide for commercial and retail businesses intended to serve many nearby neighborhoods and draw people from throughout the City. These areas are envisioned as evolving from traditional suburban development to higher density urban districts. Walking and transit use are facilitated through designs which decrease walking distances and increase pedestrian safety. Uses include shopping centers with a wide variety of commercial establishments; commercial recreation; gas stations; and business, personal, and financial services. Residential uses are encouraged in CCX Districts as integrated development components.
3. UCX ~~and UCX-TD~~ Urban Center Mixed-Use District. To provide for dense concentration of residential, commercial, and institutional development, including regional shopping centers, supporting business and service uses, and other regional attractions. These centers are to hold the highest densities outside the Central Business District. An urban center is a focus for both regional and local transit systems. ~~A TD designation is used for the Urban Center Mixed Use District in the Tacoma Dome area to provide specific transit oriented development, consistent with the Tacoma Dome Area Plan.~~ Walking and transit

use is facilitated through designs which decrease walking distances and increase pedestrian safety. Residential uses are encouraged in UCX Districts as integrated development components.

4. RCX Residential Commercial Mixed-Use District. To provide sites for medium- and high-intensity residential development in centers, with opportunities for limited mixed use. This district is primarily residential in nature and provides housing density on the perimeter of more commercial mixed-use zones. Commercial uses in this district are small in scale and serve the immediate neighborhood. These uses provide opportunities for employment close to home. This district frequently provides a transition area to single-family neighborhoods.

5. CIX Commercial Industrial Mixed-Use District. To provide sites for a mix of commercial establishments and limited industrial activities, including light manufacturing, assembly, distribution, and storage of goods, but no raw materials processing or bulk handling. Larger scale buildings are appropriate. Residential uses are permitted.

6. NRX Neighborhood Residential Mixed-Use District. To provide for a predominantly residential neighborhood, to discourage removal of existing single-family residential structures; and to encourage in-fill residential development of appropriate size and design. This district is designed for areas characterized by an established mix of housing types and limited neighborhood commercial uses, in areas which were formerly zoned to permit residential development at densities greater than single-family, where redevelopment removed many existing single-dwelling structures and where there is continued development pressure that threatens single-family dwellings. Adaptive reuse of existing single-family detached structures as duplexes or triplexes is permitted with special review. Multiple-family dwellings in existence at the time of reclassification to NRX are conforming uses.

7. URX Urban Residential Mixed-Use District. To provide sites for medium intensity residential development, such as townhouses, condos and apartments. This district is residential in nature and provides housing density in proximity to more commercial mixed use zones. This district serves as a transition between more intensive MUC uses and surrounding residential areas.

8. HMX Hospital Medical Mixed-Use District. This district is intended for limited areas that contain hospitals and/or similar large-scale medical facilities along with a dense mix of related and supportive uses, such as outpatient medical offices, care facilities, counseling and support services, medical equipment and support facilities, food and lodging. Residential uses are also appropriate. The district includes limitations on non-medical and non-related uses. It is not intended for introduction into areas not containing or non-contiguous to a hospital or similar facility. Walking and transit use is facilitated through designs which decrease walking distances and increase pedestrian safety. This classification is not appropriate inside Comprehensive Plan designated low-intensity areas.

C. Applicability and pedestrian streets designated.

Applicability. The following tables compose the land use regulations for all Mixed-Use Center Districts. All portions of Section 13.06.300 and applicable portions of Section 13.06.500, apply to all new development of any land use variety, including additions and remodels, in all Mixed-Use Center Districts, unless explicit exceptions or modifications are noted. The requirements of Sections 13.06.300.A through 13.06.300.D 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. [Refer to 13.06A.052 for Pedestrian Streets within Downtown Tacoma.](#)

TABLE C.1: MIXED-USE CENTER PEDESTRIAN STREETS ESTABLISHED

| <p>The following pedestrian streets are considered key streets in the development and utilization of Tacoma’s mixed-use centers, due to pedestrian use, traffic volumes, transit connections, and/or visibility. They are designated for use with certain provisions in the mixed-use zoning regulations, including use restrictions and design requirements, such as increased transparency, weather protection and street furniture standards. In some centers, these “pedestrian streets” and/or portions thereof are further designated as “core pedestrian streets” for use with certain additional provisions. The “core pedestrian streets” are a subset of the “pedestrian streets,” and thus, those provisions that apply to designated “pedestrian streets” also apply to designated “core pedestrian streets.”</p> | | |
|---|--|--|
| Mixed-Use Center | Designated Pedestrian Streets (All portions of the streets within Mixed-Use Centers, unless otherwise noted.) | Designated Core Pedestrian Streets (All portions of the streets within Mixed-Use Centers, unless otherwise noted) |
| 6th Avenue and Pine Street | 6th Avenue | 6 th Avenue |
| Narrows (6 th Avenue and Jackson) | 6 th Avenue | 6 th Avenue |
| Downtown Tacoma (Tacoma Dome Area) | Puyallup Avenue; East 25th Street*; East 26th Street; East D Street | N/A |
| McKinley (East 34 th and McKinley) | McKinley Avenue from Wright Avenue to East 39 th Street* | McKinley Avenue from Wright Avenue to East 36 th Street |

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| | | |
|--|--|---|
| Lower Portland Avenue | Portland Avenue*, East 32 nd Street, East 29 th Street | Portland Avenue |
| Proctor (North 26th Street and Proctor Street) | North 26th Street; North Proctor Street* | North 26 th Street; North Proctor Street |
| Stadium (North 1st Street and Tacoma Avenue) | Division Avenue from North 2nd Street to Tacoma Avenue; Tacoma Avenue*; North 1st Street; North I Street | Division Avenue from North 2nd Street to Tacoma Avenue; Tacoma Avenue; North 1st Street |
| Hilltop | Martin Luther King Jr. Way*; South 11th Street; Earnest S. Brazill Street; 6th Avenue, South 19th Street | Martin Luther King Jr. Way from S. 9th to S. 15th, South 11th Street; Earnest S. Brazill Street |
| Lincoln (South 38th Street and G Street) | South 38th Street*; Yakima Avenue from South 37th Street to South 39th Street; and South G Street south of 36th Street | South 38th Street |
| South 34th and Pacific | Pacific Avenue | Pacific Avenue |
| South 56th Street and South Tacoma Way | South Tacoma Way*; South 56th Street | South Tacoma Way |
| East 72nd Street and Portland Avenue | East 72nd Street*; Portland Avenue | East 72nd Street, Portland Avenue |
| South 72nd Street and Pacific Avenue | South 72nd Street; Pacific Avenue* | Pacific Avenue |
| Tacoma Central/Allenmore | Union Avenue*; South 19th Street between South Lawrence Street and South Union Avenue | Union Avenue south of South 18th Street; South 19th Street between South Lawrence Street and South Union Avenue |
| Tacoma Mall Area | South 47th/48th Transition Street; Steele Street* | N/A |
| TCC/James Center | Mildred Street*; South 19th Street | Mildred Street south of South 12th Street; South 19th Street |
| Westgate | Pearl Street*; North 26th Street | Pearl Street |
| <p><i>* Indicates primary designated pedestrian streets. In centers where multiple streets are designated, one street is designated the Primary Pedestrian Street. This is used when applying certain provisions, such as the maximum setback requirements for projects that abut more than one pedestrian street.</i></p> | | |

D. Land use requirements.

1. 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.

2. Use table abbreviations.

| | | |
|----|---|--|
| P | = | Permitted use in this district. |
| CU | = | Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640. |
| TU | = | Temporary use consistent with Section 13.06.635. |
| N | = | Prohibited use in this district. |

3. District use table.

| Uses | NCX | CCX | UCX | UCX-TD | 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 | 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. |
| Adult retail and entertainment | N | N | N | N | N | N | N | N | N | Prohibited, except as provided for in Section 13.06.525. |
| Agricultural uses | N | N | N | N | N | N | N | N | N | |
| Airport | CU | CU | CU | CU | CU | CU | CU | CU | CU | |
| Ambulance services | N | CU | CU | CU | N | P | P | N | N | |
| Animal sales and service | P | P | P | P | N | P | N | N | N | Except in the CIX District, must be conducted entirely within an enclosed structure. Must be set back 20 feet from any adjacent residential district or use. |
| Assembly facility | P | P | P | P | CU | P | N | N | N | Prohibited at street level along designated pedestrian streets in NCX. ² |
| Brewpub | P | P | P | P | P | P | N | N | N | Brewpubs located in NCX, CCX, UCX, and RCX shall be limited to producing, on-premises, a maximum of 2,400 barrels per year of beer, ale, or other malt beverages, as determined by the annual filings of barrelage tax reports to the Washington State Liquor Control Board. UCX-TD is limited to 5,000 barrels in the same manner. Equivalent volume winery limits apply. |
| Building materials and services | N | P | P | CU | N | P | N | N | N | Prohibited at street level along frontage of designated core pedestrian streets. ² |
| Business support services | P | P | P | P | N | P | N | N | N | In NCX, all activities must occur within buildings; outdoor storage/repair is prohibited. Customer service offices must be located at building fronts on designated pedestrian streets in NCX. |
| Carnival | TU | TU | P | TU | N | TU | TU | TU | N | Subject to Section 13.06.635. |
| Cemetery/internment services | N | N | N | N | N | N | N | N | N | New facilities are not permitted. Enlargement of facilities in existence prior to the effective date of this provision (May 27, 1975) may be approved in any zoning district subject to a conditional use permit. See Section 13.06.640. |
| Commercial parking facility | P | P | P | P | N | P | P | N | N | In UCX-TD, only permitted if provided in a structure or below ground facility. Prohibited at street level along frontage of designated pedestrian streets in NCX and CCX Districts. ² |
| Commercial recreation and entertainment | P | P | P | P | N | P | N | N | N | |
| Communication facility | CU | CU | P | P | N | P | N | N | N | Prohibited at street level along frontage of designated pedestrian streets in NCX and CCX Districts. ² |

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| Uses | NCX | CCX | UCX | UCX-TD | RCX ¹ | CIX | HMX | URX | NRX | Additional Regulations ^{3,4,5} (also see footnotes at bottom of table) |
|--------------------------------------|-----|-----|-----|-------------------|------------------|-----|-----|-----|-----|--|
| Confidential shelter | P | P | P | P | P | P | P | P | P | See Section 13.06.535. Prohibited at street level along frontage of designated core pedestrian streets in NCX. ² Not subject to minimum densities founding Section 13.06.300.E. |
| Continuing care retirement community | P | P | P | P | P | P | P | P | P | See Section 13.06.535. Prohibited at street level along frontage of designated core pedestrian streets in NCX. ² |
| Correctional facility | N | N | N | N | N | N | N | N | N | |
| Craft Production | P | 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. All production, processing and distribution activities are to be conducted within an enclosed building. |
| Cultural institution | P | P | P | P | N | P | N | N | N | |
| Day care, family | P | P | P | P | P | N | P | P | P | |
| Day care center | P | P | P | P | P | P | P | P | CU | Not subject to RCX residential requirement. ¹ |
| Detoxification center | N | N | N | N | N | CU | CU | N | N | |
| Drive-through with any use | P | P | P | P | N | P | P* | N | N | Within the “UCX – TD” District, drive-throughs are required to be located entirely within a building. * In the HMX District, drive-throughs are only allowed for hospitals and associated medical uses. All drive-throughs are subject to the requirements of TMC 13.06.513. |
| Dwelling, single-family detached | P | P | P | P | P | P | P | P | P | In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.300.E for minimum densities. |
| Dwelling, two-family | P | P | P | P | P | P | P | P | CU | In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.300.E for minimum densities. |
| Dwelling, three-family | P | P | P | P | P | P | P | P | CU | In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.300.E for minimum densities. |

| Uses | NCX | CCX | UCX | UCX-TD | RCX ¹ | CIX | HMX | URX | NRX | Additional Regulations ^{3,4,5} (also see footnotes at bottom of table) |
|------------------------------------|-----|-----|-----|-------------------|------------------|-----|-----|-----|-----|---|
| Dwelling, multiple-family | P | P | P | P | P | P | P | P | N | In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.300.E for minimum densities. In the NRX District, multiple-family dwellings lawfully in existence on August 31, 2009, the time of reclassification to this district, shall be considered permitted uses; said multiple-family dwellings may continue and may be changed, repaired, replaced or otherwise modified, provided, however that the use may not be expanded beyond property boundaries owned, leased, or operated as a multiple-family dwelling at the time of reclassification to this district. |
| Dwelling, townhouse | P | P | P | P | P | P | P | P | CU | In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.300.E for minimum densities. |
| Dwelling, accessory (ADU) | P | P | P | P | P | P | P | P | P | In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.150 for specific Accessory Dwelling Unit (ADU) Standards. |
| Eating and drinking | P | P | P | P | P | P | P* | N | N | Outdoor seating is permitted with a 12-seat maximum in RCX. In RCX live entertainment is limited to that consistent with a Class "C" Cabaret license, as designated in Chapter 6B.70. In all other districts, live entertainment is limited to that consistent with a either a Class "B" or Class "C" Cabaret license, as designated in Chapter 6B.70. *Limited to 7,000 square feet of floor area, per business, in the HMX District. |
| Emergency and transitional housing | CU | P | P | P | CU | N | CU | CU | CU | See Section 13.06.535. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² |
| Extended care facility | P | P | P | P | P | P | P | P | P | See Section 13.06.535. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² |
| Foster home | P | P | P | P | P | P | P | P | P | In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² |
| Fueling station | N | P | P | P | N | P | N | N | N | Prohibited along frontage of designated pedestrian streets within the UCX and CCX Districts. ² Fueling station pump islands, stacking lanes and parking areas shall be located at the side or rear of the building. |
| Funeral home | P | P | P | P | N | P | P | N | N | |
| Golf course | N | N | N | N | N | N | N | N | N | |
| Group housing | P | P | P | P | P | P | P | P | P | In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² |
| Heliport | N | N | N | N | N | CU | CU | N | N | |

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| Uses | NCX | CCX | UCX | UCX-TD | RCX ¹ | CIX | HMX | URX | NRX | Additional Regulations ^{3,4,5} (also see footnotes at bottom of table) |
|-------------------------------------|-----|-----|-----|-------------------|------------------|-----|-----|------|-----|--|
| Home occupation | P | P | P | P | P | P | P | P | P | Home occupations shall be allowed in all X-Districts pursuant to the standards found in Sections 13.06.100.E and 13.06A.050. |
| Hospital | N | CU | CU | CU | N | P | P | N | N | |
| Hotel/motel | P | P | P | P | N | P | P | N | N | |
| Industry, heavy | N | N | N | N | N | N | N | N | N | |
| Industry, light | N | N | N | P | N | P | N | N | N | In UCX-TD, only permitted if 50 percent of site contains an enclosed building. |
| Intermediate care facility | P | P | P | P | P | P | P | P | P | See Section 13.06.535. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² |
| Juvenile community facility | P | P | P | P | P/CU | P | N | P/CU | CU | In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² See Section 13.06.530 for additional information about size limitations and permitting requirements. |
| Lodging house | P | P | P | P | P | P | P | P | CU | Prohibited at street level along frontage of designated core pedestrian streets in NCX and CCX Districts. ² |
| Marijuana processor | N | N | N | N | N | N | N | N | N | |
| Marijuana producer | N | N | N | N | N | N | N | N | N | |
| Marijuana retailer | P | P | P | P | N | P | P* | N | N | *Limited to 7,000 square feet of floor area, per business, in the HMX District. See additional requirements contained in Section 13.06.565 |
| Master plan for any conditional use | CU | CU | CU | CU | CU | CU | CU | CU | CU | The purpose of this process is to allow an applicant to seek approval for a development program which occupies a large site with multiple-buildings, a complex program, and a detailed plan developed by the applicant which would be implemented in phases and which would extend beyond the normal expiration date, to be reviewed after a ten-year period for those portions of the plan which have not yet been developed. |
| Microbrewery/winery | N | N | N | P | N | P | N | N | N | Microbreweries shall be limited to 15,000 barrels per year of beer, ale, or other malt beverages, as determined by the filings of barrelage tax reports to the Washington State Liquor Control Board. Equivalent volume winery limits apply. |
| Mobile home/trailer court | N | N | N | N | N | N | N | N | N | |
| Nursery | P | P | P | N | N | P | N | N | N | |
| Office | P | P | P | P | P | P | P | N | N | Not subject to RCX residential requirement for properties fronting the west side of South Pine Street between South 40th Street and South 47th Street. ¹ |

| Uses | NCX | CCX | UCX | UCX-TD | RCX ¹ | CIX | HMX | URX | NRX | Additional Regulations ^{3,4,5} (also see footnotes at bottom of table) |
|--|-----|-------|-------|-------------------|------------------|-------|-----|-----|-----|--|
| Parks, recreation and open space | P | P | P | P | P | P | P | P | P | Not subject to RCX residential requirement. ¹ Subject to the requirements of Section 13.06.560.D. |
| Passenger terminal | P | P | P | P | N | P | N | N | N | |
| Personal services | P | P | P | P | P | P | P* | N | N | *Limited to 7,000 square feet of floor area, per business, in the HMX District. |
| Port, terminal, and industrial; water-dependent or water-related (as defined in Chapter 13.10) | N | N | N | N | N | N | N | N | N | |
| Public safety and public service facilities | P | P | P | P | P | P | P | P | CU | In the NRX District, unless the specific use is otherwise allowed outright, public service facilities are permitted only upon issuance of a conditional use permit. See Section 13.06.640. Not subject to RCX residential requirement. ¹ |
| Religious assembly | P | P | P | P | P | P | P | P | CU | Not subject to RCX residential requirement. ¹ |
| Repair services | P | P | P | P | N | P | N | N | N | In NCX, all activities must occur within buildings; outdoor storage/repair is prohibited. |
| Research and development industry | N | N | N | N | N | P | N | N | N | |
| Residential care facility for youth | P | P | P | P | P | P | P | P | P | See Section 13.06.535. See definition for bed limit. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² Not subject to minimum densities found in Section 13.06.300.E. |
| Residential chemical dependency treatment facility | P | P | P | P | P | P | P | P | P | See Section 13.06.535. In CCX and NCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² |
| Retail | P | P/CU~ | P/CU~ | P/CU~ | P | P/CU~ | P* | N | N | ~ A conditional use permit is required for retail uses exceeding 45,000 square feet. See Section 13.06.640.J. *Limited to 7,000 square feet of floor area, per business, in the HMX District. |
| Retirement home | P | P | P | P | P | P | P | P | P | See Section 13.06.535. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² |
| School, public or private | P | P | P | P | P | P | P | P | CU | Not subject to RCX residential requirement. ¹ |
| Seasonal sales | TU | TU | TU | TU | TU | TU | TU | TU | TU | Subject to Section 13.06.635. |

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| Uses | NCX | CCX | UCX | UCX-TD | RCX ¹ | CIX | HMX | URX | NRX | Additional Regulations ^{3,4,5} (also see footnotes at bottom of table) |
|--|-----|-----|-----|-------------------|------------------|-----|-----|-----|-----|---|
| Self-storage | N | P | P | P | N | P | N | N | N | See specific requirements in Section 13.06.503.B. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² |
| Staffed residential home | P | P | P | P | P | P | P | P | P | See Section 13.06.535. See definition for bed limit. Prohibited at street level along designated core pedestrian streets in NCX and CCX Districts. ² Not subject to minimum densities found in Section 13.06.300.E. |
| Student housing | P | P | P | P | P | P | P | P | N | Prohibited at street level along frontage of designated core pedestrian streets in NCX and CCX Districts. ² |
| Surface mining | CU | CU | CU | CU | CU | CU | CU | CU | N | |
| Temporary uses | TU | TU | TU | TU | TU | TU | TU | TU | TU | See Section 13.06.635 |
| Theater | P | P | P | P | N | P | N | N | N | Theaters only permitted up to 4 screens in NCX and CCX. Theaters only permitted up to 6 screens in CIX. |
| Transportation/freight terminal | P | P | P | P | N | P | P | N | N | |
| Urban Horticulture | N | N | N | N | N | N | N | N | N | |
| Utilities | CU | CU | CU | CU | CU | CU | CU | CU | CU | In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² Not subject to RCX residential requirement. ¹ |
| Vehicle rental and sales | N* | P | P | P | N | P | N | N | N | In UCX-TD, only permitted if 50 percent of site contains an enclosed building. In CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. ² *Use permitted in the 56th Street and South Tacoma Way Mixed-Use Center NCX only, if all activities occur within buildings; outdoor storage repair, and sales are prohibited. |
| Vehicle service and repair | N* | P | P | P | N | P | N | N | N | All activities must occur within buildings; outdoor storage and/or repair is prohibited. Subject to development standards contained in Section 13.06.510.E. In UCX-TD, only permitted if 50 percent of site contains an enclosed building. In CCX Districts, prohibited along frontage of designated core pedestrian streets. ² *Use permitted in the 56th Street and South Tacoma Way Mixed-Use Center NCX only, provided all activities occur entirely within buildings; outdoor storage and/or repair is prohibited. |
| Vehicle service and repair, industrial | N | N | P | P | N | P | N | N | N | Subject to additional development standards contained in Section 13.06.510.E. |
| Vehicle storage | N | N | N | N | N | P | N | N | N | Subject to development standards contained in Section 13.06.510.D. |

| Uses | NCX | CCX | UCX | UCX-TD | RCX ¹ | CIX | HMX | URX | NRX | Additional Regulations ^{3,4,5} (also see footnotes at bottom of table) |
|---|----------|----------|----------|---------------------|------------------|----------|----------|----------|----------|---|
| Warehouse, storage | N | N | N | N | N | P | N | N | N | |
| Wholesale or distribution | N | N | N | N | N | P | N | N | N | |
| <u>Work-Live</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>N</u> | <u>Not subject to minimum density requirements.</u> |
| Wireless communication facility | P*/CU** | P*/CU** | P*/CU** | P*/CU** | P*/CU** | P*/CU** | P*/CU** | P*/CU** | P*/CU** | *Wireless communication facilities are also subject to Section 13.06.545.D.1. **Wireless communication facilities are also subject to Section 13.06.545.D.2. |
| Work release center | N | N | CU | N | N | CU | N | N | N | Permitted with no more than 15 residents in the UCX and no more than 25 residents in the CIX, subject to a Conditional Use Permit and the development regulations found in Section 13.06.550. |
| Uses not prohibited by City Charter and not prohibited herein | N | N | N | N | N | N | N | N | N | |

Footnotes:

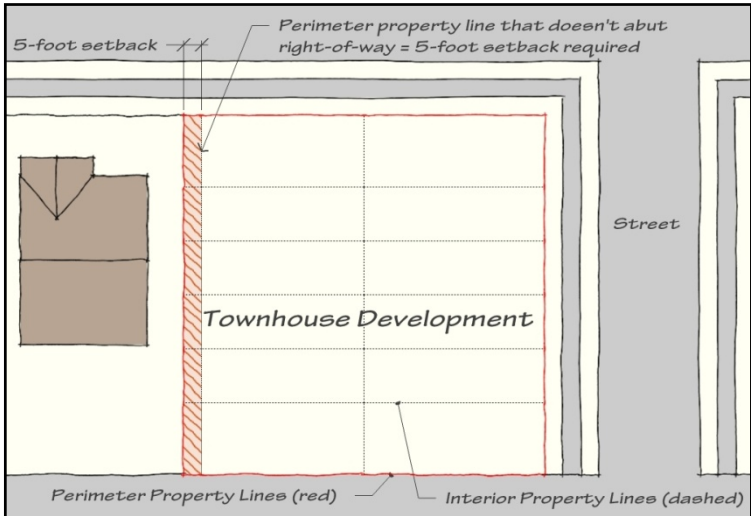
1. The floor area of any development in RCX must be at least 75 percent residential, unless otherwise noted.
2. For uses that are restricted from locating at street-level along designated pedestrian or core pedestrian streets, the following limited exception is provided. Entrances, lobbies, management offices, and similar common facilities that provide access to and service a restricted use that is located above and/or behind street-level uses shall be allowed, as long as they occupy no more than 50-percent or 75 feet, whichever is less, of the site’s street-level frontage on the designated pedestrian or core pedestrian street. See Section 13.06.300.C. for the list of designated pedestrian and core pedestrian streets.
3. 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.F for additional details, limitations and requirements.
4. Commercial shipping containers shall not be an allowed type of accessory building in any mixed-use zoning district. Such storage containers may be allowed as a temporary use, subject to the limitations and standards in Section 13.06.635.
5. Additional restrictions on the location of parking in mixed-use zoning districts are contained in the parking regulations – see Section 13.06.510.A.1 Table 2

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E. Building envelope standards.

1. The following table contains the primary building envelope requirements. See Section 13.06.501 for additional requirements:

| | NCX | CCX | UCX | UCX-TD | RCX | CIX | HMX | URX | NRX | Additional Requirements |
|-------------------|---------------|---------------|---------------|--------------------------|---------------|---------------|---------------|---------------|---|-------------------------|
| Minimum lot area | 0 square feet | 0 square feet | 0 square feet | 0 square feet | 0 square feet | 0 square feet | 0 square feet | 0 square feet | 3,750 square feet for single-family dwellings; 2,500 square feet per unit for duplexes; 6,000 square feet for triplexes and multi-family dwellings; 5,000 square feet total per townhouse development | |
| Minimum lot width | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet | 25 feet for single-family dwellings, duplexes and triplexes; 14 feet for townhouses | |

| | NCX | CCX | UCX | UCX-TD | RCX | CIX | HMX | URX | NRX | Additional Requirements |
|-------------------|---|--------|--------|--------|--------|--------|--------|--------|--|--|
| Minimum setbacks: | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet | 0 feet | For single, two- and three-family dwellings and townhouses: 10-foot front, 5-foot sides, 15-foot rear For other uses: 10-foot front, 7.5-foot sides, 20-foot rear | Maximum setbacks may apply (see Section 13.06.300.F). If a buffer is required, a minimum setback is created (see Section 13.06.503). Townhouse setback standards apply to the perimeter property lines of the development and not to individual internal property lines between townhouses in the same development. See 13.06.501.N for additional requirements applicable to duplex, triplex and townhouse developments. |
| | <p>For townhouse developments, a setback of at least 5 feet shall be provided along the perimeter of the development on all sides that do not abut public street or alley right-of-way.</p>  | | | | | | | | | |
| | <p>For X District property across a non-designated Pedestrian Street from R-1, R-2 or R-2SRD District property, the following front yard setback shall be provided:</p> <ul style="list-style-type: none"> • Minimum 10-foot front yard setbacks are required along non-designated Pedestrian Streets. • Limited exception: For corner lots that also front on a designated Pedestrian Street, this setback shall not apply for the first 130 feet from the corner, as measured along the edge of the right-of-way. • Covered porches and entry features may project up to 6 feet into the setback. • The setback area may include landscaping, walkways, pedestrian plazas, private patios, porches, or vehicular access crossings (where allowed), but not include parking. | | | | | | | | | |

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| | NCX | CCX | UCX | UCX-TD | RCX | CIX | HMX | URX | NRX | Additional Requirements |
|-------------------------------------|--|---|--|--|----------------------|---------|----------|-----------------------|---------|---|
| Maximum height of structures (feet) | 45 feet ¹ ; 65 feet in the Stadium Mixed-Use Center ¹ | 60 feet; 75 feet, if at least 25 percent of floor area is residential or through use of TDRs from an identified TDR sending area ⁴ . | 75 feet; 120 feet, if at least 25 percent of floor area is residential or through use of TDRs from an identified TDR sending area ⁴ . | 75 feet²; 120 feet, if for a cultural institution or at least 25 percent of floor area is residential, including hotels, or through use of TDRs from an identified TDR sending area⁴. | 60 feet ¹ | 75 feet | 150 feet | 45 feet ³² | 35 feet | Height will be measured consistent with Building Code, Height of Building. Maximum heights, shall be superseded by the provisions of Section 13.06.503.A. Certain specified uses and structures are allowed to extend above height limits, per Section 13.06.602. |
| | ¹ In NCX, RCX, and CIX Districts, additional height above these standard height limits may be allowed in certain areas through the X-District Height Bonus Program – see Section 13.06.300.E.2. | | | | | | | | | |
| | ² In UCX-TD Districts, for all properties lying south of a line running parallel to the center line of the alley between East 26th Street and East 27th Street starting at the western boundary of the UCX-TD District and running east to the center line of East E Street, then north to the center line of East 26th Street, then east to the eastern boundary of the UCX-TD District, height is 120 feet, if at least 4 of the design elements found in Section 13.06A.080 (excluding Section 13.06A.080(8)) are incorporated into the project. Height can be increased to 225 feet, if at least 4 of the design elements are incorporated and 2 of the special features found in Section 13.06A.090 (excluding Section 13.06A.090(7)) are included. | | | | | | | | | |
| | ³² In the McKinley Mixed-Use Center, the portion of the URX District that is north of the alley between East Wright Avenue and East 34th Street has a height limit of 35 feet instead of 45 feet. | | | | | | | | | |
| Upper story setback | See Section 501.C.2 for stepback standards along pedestrian streets. | See Section 501.C.2 for stepback standards along pedestrian streets. | None | 10 feet from adjacent lot line for portion over 50 feet in height. | None | None | None | None | None | See Section 13.06.503; residential transition standards may also apply. |

| | NCX | CCX | UCX | UCX-TD | RCX | CIX | HMX | URX | NRX | Additional Requirements |
|--|--|---|---|--|--|---|--|------|------|--|
| Maximum floor area | 30,000 square feet per business; 45,000 square feet for full service grocery stores only; offices shall be exempt from these limits. | 45,000 square feet per business for retail uses, unless approved with a conditional use permit. See Section 13.06.640.J | 45,000 square feet per business for retail uses, unless approved with a conditional use permit. See Section 13.06.640.J | 45,000 square feet per business for retail uses, unless approved with a conditional use permit. See Section 13.06.640.J | 30,000 square feet per business ; 45,000 square feet for full service grocery stores only. | 45,000 square feet per business for retail uses, unless approved with a conditional use permit. See Section 13.06.640.J | 7,000 SF per business for eating and drinking, retail and personal services uses | None | None | See Section 13.06.300.D for limitations on the amount of non-residential space allowed in developments in RCX Districts. |
| Minimum density (units/acre) | 30; 40 on designated pedestrian streets (see Section 13.06.300.C) | 30; 40 on designated pedestrian streets (see Section 13.06.300.C) | 40 | 30 | 30; 40 on designated pedestrian streets (see Section 13.06.300.C) | None | None | 25 | None | Projects that do not include residential uses, and mixed-use projects (such as residential & commercial, residential & industrial, or residential & institutional) are exempt from minimum-density requirements. |
| <p>For purposes of this provision, density shall be calculated by dividing the total number of dwelling units in a development by the area, in acres, of the development site, excluding any accessory dwelling units or areas dedicated or reserved for public rights-of-way or full private streets. In the same manner, to determine the minimum number of units required to meet this standard, multiply the size of the property, in acres, by the required minimum density, then round up to the nearest whole number. For example, the minimum number of units required on a 6,5007,000 square foot (15.16-acre) property located in the UCX-TD District would be 65 units (15.16 x 4030 = 4.476.4, which rounds up down to 56 units).</p> | | | | | | | | | | |

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2. X-District Height Bonuses. The X-District Height Bonus program provides a mechanism to allow for additional height for projects within certain portions of the Neighborhood Mixed-Use Centers. It is designed to encourage new growth and foster economic vitality within the centers, consistent with the State Growth Management Act and the City’s Comprehensive Plan, while balancing taller buildings and greater density with public amenities that help achieve the community’s vision for the centers, with improved livability, enhanced pedestrian and transit orientation, and a quality built environment, and realize other City-wide goals. Through this program, projects within certain areas may qualify for additional building height, above and beyond the standard maximum height limits outlined above, under Subsection E.1. In order to achieve these increased height limits, projects are required to provide one or more public benefit bonus features.

a. Applicability. Where applicable in the Mixed-Use Centers, the height bonus provision allows for projects to be eligible to increase the standard maximum height limit through the incorporation of one or more public benefit features into the development of the project. These public benefit features are divided into two levels, each of which is outlined below (see graphic on the next page). The following table details the areas within the various neighborhood centers that are eligible for this height bonus program and the maximum additional height allowed through each of the two bonus levels:

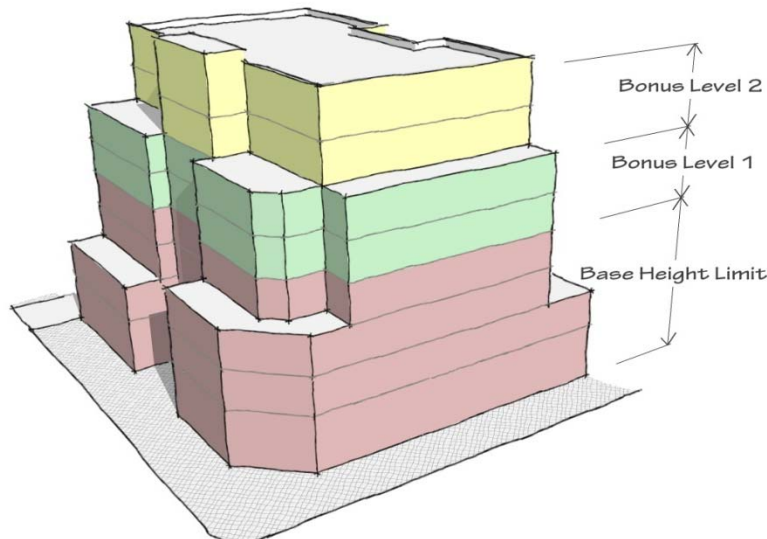
| Zoning District & Center | Base Height Limit (allowed without any bonus items) | Maximum Height Allowed Through Level 1³ | Maximum Height Allowed Through Level 2³ |
|---|---|---|---|
| NCX – Neighborhood Commercial Mixed-Use District (Proctor, Lincoln, 6th & Pine, McKinley, and Narrows Centers) | 45 feet | 65 feet | Not Available |
| NCX – Neighborhood Commercial Mixed-Use District (Stadium Center) | 65 feet | 75 feet | 85 feet |
| NCX – Neighborhood Commercial Mixed-Use District (56th & South Tacoma Way Center) | 45 feet | 65 feet | 85 feet |
| NCX – Neighborhood Commercial Mixed-Use District (MLK Center – property within 200 ft of Core Pedestrian Street) ¹ | 45 feet | 65 feet | 85 feet |
| NCX – Neighborhood Commercial Mixed-Use District (MLK Center – property not within 200 ft of core pedestrian street) ¹ | 45 feet | 65 feet | Not Available |
| RCX – Residential Commercial Mixed-Use District (MLK Center – east of MLK Jr. Way and between 9th and 13th Streets) | 60 feet | 70 feet ² | 80 feet |
| CIX – Commercial-Industrial Mixed-Use District (56th & South Tacoma Way Center) | 75 feet | 90 feet | 100 feet |

Footnotes:

1. The 200-foot depth used to define some of the areas eligible for the height bonus program shall be extended to encompass an entire development site when at least 60% of the development site is within the standard 200-foot deep bonus area. For purposes of this provision, the “development site” can include multiple parcels as long as they are part of the same project proposal and are abutting or separated by no more than an alley right-of-way.
2. Within the RCX-zoned area, the “Residential Use” item that is provided within the Level 1 bonus palette is not available.
3. Projects that qualify for this program are still subject to the upper-story stepback restrictions found in Section 13.06.503.A.

b. Height Bonus Palettes. The two tables below outline the various public benefit features available for incorporation as part of a project in order to increase maximum height limits, as described above. The following limitations and guidelines apply to the use of the bonus palettes:

- (1) In no case, regardless of how many bonus features are incorporated, can the additional maximum height limits outlined above be exceeded.
- (2) In cases where the bonus height associated with a feature exceeds the maximum bonus height available, that bonus feature can be incorporated but shall only be worth the maximum amount available. For example, if the maximum amount available is 10 feet and a project incorporates the “Affordable Housing” bonus feature (which is normally worth 20 feet), that feature would only be worth 10 feet in that case.
- (3) Within each level, projects can include any combination of the available features to achieve the additional allowed height. In those areas where the maximum height bonus available is divided into two steps, the bonus features in the Level 2 palette cannot be utilized for the first step of additional height and the bonus features in the Level 1 palette cannot be utilized for the second step of additional height.
- (4) The bonus palettes identify the minimum of what must be incorporated in order to achieve each feature and qualify for the associated bonus height. Bonus features must be provided in full in order to qualify and partial credit is not available. For example, the “Residential Use” bonus feature requires that at least 50% of the project be residential in order to receive 10 feet of additional height – providing 25% of the project as residential is not worth 5 feet.
- (5) Bonus features cannot be counted more than once toward the additional allowed height or be worth more than the maximum height identified for that feature, even if the project provides more than the minimum amount required to qualify (providing a bonus feature twice or at twice the level described is not worth twice the bonus amount). A limited exception to this restriction is allowed for green roofs, such that a green roof can count as the “Green Roof” bonus item and also be one part of a larger design strategy to achieve the “LID Stormwater Management” or “Energy Efficiency” bonus items.
- (6) Bonus features are not subject to variance.



X-District Height Bonus Program

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(7) Height Bonus Palette – Level 1:

| HEIGHT BONUS PALETTE – LEVEL 1 | | |
|--|--|---------------------|
| BONUS FEATURE | DEFINITION | BONUS HEIGHT |
| Pedestrian-Oriented Environment | | |
| Ground Floor Retail or Restaurant | At least 70% of ground floor project street frontage along the designated core pedestrian street designed to accommodate retail and/or restaurant uses. Retail space(s) shall be a minimum of 1,000 square feet and have a minimum depth and width of 25 feet. Restaurant space(s) shall be a minimum of 2,000 square feet and shall incorporate necessary venting and sewer facilities. The space shall have a minimum interior height of 12 feet from the finished floor to the finished ceiling above and have direct visibility and accessibility from the public sidewalk. Projects not fronting on a core pedestrian street are ineligible to use this palette item. | 5 feet |
| Public Art (1%) | A feature worth 1% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council), to be installed on-site, exterior to the building with a location and design that benefits the streetscape, or in an approved off-site location within the same Mixed-Use Center and within 1,000 feet of the project site. Art features shall be coordinated with the City’s Arts Administrator and approved by the Arts Commission. | 5 feet |
| Structured Parking (50%) | At least 50% of the required parking is provided within the building footprint (above or below ground). For projects that do not require parking but wish to utilize this feature, the amount required shall be based on the amount of parking that would be required for the proposed development if it were not exempted. | 10 feet |
| Structured Parking (100%) | All parking is provided within building footprint (above or below ground). For projects that do not require parking but wish to utilize this feature, the amount required shall be at least the amount of parking that would be required for the proposed development if it were not exempted. | 20 feet |
| Transit-Oriented Development | | |
| Transit Stop/Station Improvement | Provide twice the level of improvements that are required by code. If no improvements are required, provide the first level of required improvements. Only applicable to transit stops located within 500 feet of the project site. Must coordinate with Pierce Transit. See Section 13.06.511, Transit Support Facilities. | 5 feet |
| Residential Use | Residential use for at least 50% of a mixed-use project’s floor area. | 10 feet |

| HEIGHT BONUS PALETTE – LEVEL 1 | | |
|---------------------------------------|--|---------------------|
| BONUS FEATURE | DEFINITION | BONUS HEIGHT |
| Sustainability | | |
| LID Stormwater Management | Manage stormwater through an integrated system and management plan that utilizes various low impact development techniques, such as permeable surfaces, roof rainwater collection systems, bioretention/rain gardens, etc. System shall be designed to result in no net increase in the rate and quantity of stormwater runoff from existing to developed conditions or, if the amount of existing imperviousness on the project site is greater than 50%, the system shall be designed to result in a 25% decrease in the rate and quantity of stormwater runoff. The system shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities. | 10 feet |
| Green Roof | Provide a green roof that covers at least 60% of the building footprint. Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities. Green roofs shall conform to best available technology standards, such as those published by Leadership in Energy and Environmental Design (LEED). | 10 feet |
| Solar Energy Collection | Install a solar energy collection system on the site that is designed to provide at least 15% of the expected annual operating energy for the building. The system shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such systems. | 10 feet |
| Adjacent Historic Rehabilitation | Retention, renovation and incorporation of a designated or listed City Landmark adjacent to new construction. Renovation must qualify as a “substantial rehabilitation” as defined in RCW 84.26.020(2). Incorporation and renovation shall be coordinated with the City’s Historic Preservation Officer and approved by the Landmarks Preservation Commission. | 10 feet |
| Landmark Designation | Voluntary placement of any significant, historic building in the same Mixed-Use Center on the Tacoma Register of Historic Places. Notice of intent to utilize incentive required in writing prior to submittal of Landmark Nomination. Listing is subject to the approval of the Landmarks Preservation Commission and City Council. | 10 feet |
| Historic Façade Retention | Retention and incorporation of an existing façade that is 50 or more years in age. The project shall retain 100% of the original front wall surface, window and door configurations, cornice line, parapet and any original architectural ornamentation. New construction exceeding the height of the original façade must be setback behind the street-side plane of the original façade. Subject to the approval of the Historic Preservation Officer. | 10 feet |
| Energy Efficiency | Design the structure to reduce energy usage beyond the prerequisite standards by at least 20% for new structures and 10% for existing structures or existing portions of structures. Project shall utilize an energy cost budget analysis to demonstrate energy savings over current standards. | 10 feet |

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| HEIGHT BONUS PALETTE – LEVEL 1 | | |
|---------------------------------------|--|---------------------|
| BONUS FEATURE | DEFINITION | BONUS HEIGHT |
| Quality of Life | | |
| Affordable Housing | At least 20% of residential units provided for households making less than 80% of area median income. In order to qualify, the affordable units shall meet all of the standards prescribed through the City’s Multi-family Property Tax Incentive program. | 20 feet |
| Affordable Housing Trust Fund | Contribution to the City’s Housing Trust Fund in an amount equal to 0.5% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council). This contribution would be made available in loans or grants to public or private developers for the development of housing for households making less than 80% of area median income. First priority for the use of the contribution would be within the mixed-use center where the project contribution is being made. | 10 feet |
| Open Space Fund Contribution (0.5%) | Contribution to the City’s Open Space Fund in an amount equal to 0.5% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council). These funds would be utilized for acquisition and management of open spaces within the City, with a particular focus, when appropriate, on acquiring and managing open spaces within and in close proximity to the subject Mixed-Use Center. | 10 feet |
| Transfer of Development Rights (TDR) | Use of TDRs from an identified TDR sending area. | 10 feet |

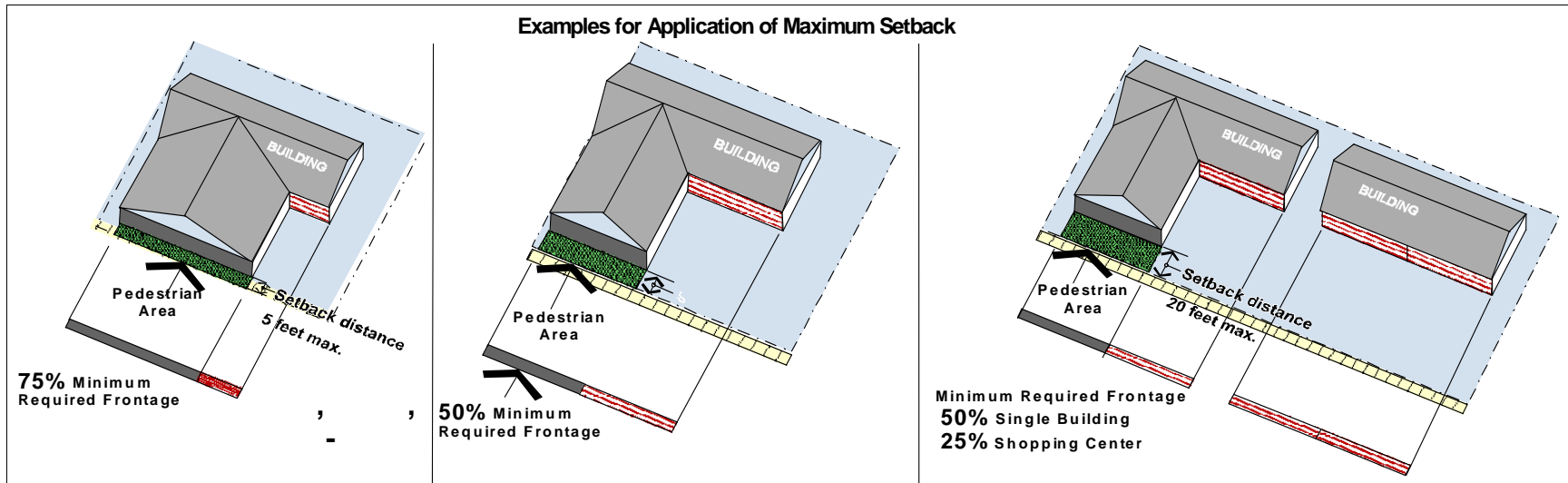
(8) Height Bonus Palette – Level 2:

| HEIGHT BONUS PALETTE – LEVEL 2 | | |
|---------------------------------------|--|--|
| BONUS FEATURE | DEFINITION | BONUS HEIGHT |
| Quality of Life | | |
| Transfer of Development Rights (TDR) | Use of TDRs from an identified TDR sending area. | 10 feet (Stadium Center and MLK Center RCX-zoned area); 20 feet (MLK and 56th & South Tacoma Way Centers) |

c. The Director, or his/her designee, shall have the authority to require any and all necessary agreements or documentation, as they deem appropriate, to ensure that projects utilizing the height bonus program maintain all required bonus features for the life of the project. Any such agreements or documentation shall be in a format acceptable to the City Attorney and shall be recorded on the title of the property.

F. Maximum setback standards. To achieve a pedestrian serviceable environment, where buildings are located in close proximity to the street and designed with areas free of pedestrian and vehicle movement conflicts, maximum building setbacks are required as follows:

| | Non-residential buildings and/or shopping centers of 30,000 square feet or less floor area | Non-residential buildings greater than 30,000 square feet floor area | Shopping centers greater than 30,000 square feet floor area |
|---|--|--|---|
| NCX, and RCX, and UCX-TD Districts | <ul style="list-style-type: none"> 5 feet maximum front and corner side setback from the property lines at the public right-of-way for 75 percent of front and corner side facade. | <ul style="list-style-type: none"> 5 feet maximum setback from property lines at the public right-of-way for 75 percent of front and corner side facade. | <ul style="list-style-type: none"> 5 feet maximum setback from property lines at the public right-of-way for at least 75 percent of the front and corner side street frontage of the shopping center. |
| CCX Districts | <ul style="list-style-type: none"> 10 feet maximum front and corner side setback from the property lines at the public right-of-way for 50 percent of front and corner side facade. | <ul style="list-style-type: none"> 10 feet maximum setback from the property line at the public right-of-way for 50 percent of the front or side of the facade. | <ul style="list-style-type: none"> 10 feet maximum setback from the property lines at the public right-of-way for at least 25 percent of the front and corner side street frontage of the shopping center. |
| UCX, HMX and CIX Districts | <ul style="list-style-type: none"> 20 feet maximum front and corner side setback from the property lines at the public right-of-way for 50 percent of front and corner side facade. | <ul style="list-style-type: none"> 20 feet maximum setback from the property line at the public right-of-way on either 50 percent of the front or side of the facade. | <ul style="list-style-type: none"> 20 feet maximum setback from the property lines at the public right-of-way for at least 25 percent of the front and corner side street frontage of the shopping center. |
| Pedestrian Streets | <ul style="list-style-type: none"> When the site is adjacent to a designated pedestrian street(s), that street(s) frontage shall be utilized to meet the maximum setback requirement with the front, side, and/or corner side of the facade, as indicated above. When the site has more than two pedestrian street frontages, the primary pedestrian street frontage shall be utilized to meet the maximum setback requirement. | | |
| Motor Vehicles | <ul style="list-style-type: none"> Maximum setback areas shall be designed to be sidewalk, pedestrian plaza, public open space, landscaping, and/or courtyard, and to be free of motor vehicles at all times. | | |
| Corner Sites | <ul style="list-style-type: none"> To allow additional flexibility on corner sites, particularly for features such as outdoor seating areas or other enhanced pedestrian amenities, the minimum percentage may be calculated based on the total of the front and corner side building frontage and the required percentage provided along any combination of the two, as long as the total percentage requirement is met. | | |
| Exceptions | <ul style="list-style-type: none"> In UCX-TD, setback distance beyond the maximum may be used if the additional area is devoted to pedestrian plazas, public open spaces, and/or courtyards, with no motor vehicle use and at least 25 percent of the building frontage meets the maximum setback. In all X-Districts, when there is a steep slope (at least 25% slope with a vertical relief of 10 or more feet) located adjacent to the sidewalk the maximum setback requirement shall be measured from the top or toe of the slope, as appropriate. When a residential buffer is required, the buffer requirement shall supersede the maximum setback requirement (see Section 13.06.502.D). | | |
| Exemptions in all Mixed-Use Center Districts | <ul style="list-style-type: none"> Additions to legal, nonconforming buildings are exempt from maximum setbacks, provided, the addition reduces the level of nonconformity as to maximum setback. When a public easement precludes compliance with this standard, the setback requirement shall be measured from the back edge of the easement. Buildings that are 100 percent residential do not have a maximum setback. The primary building of a fueling station, where fueling stations are allowed, is subject to the maximum setback on only one side of the building on corner parcels. Kiosks without retail, and intended for fuel payment only, are exempt. Public facilities on sites greater than 5 acres in neighborhood, community and urban mixed-use centers shall be exempt from maximum setback requirements. This exemption shall expire upon the establishment of a new Institutional Zoning designation, an Institutional Master Plan process, or similar zoning process for reviewing, evaluating and approving large, public, campus-like facilities. Within parks, recreation and open space uses, accessory or ancillary structures, such as restroom buildings, playground equipment and picnic shelters, are exempt from the maximum setback standards. | | |



| TABLE 13.06.300.G: X-District Residential Yard Space Standards |
|--|
| <p><u>1. 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.</u></p> |
| <p><u>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.</u></p> |

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 of a public park or public school that includes outdoor recreational facilities.
 - (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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~~G. Residential X District Yard Space Standards. The following standards apply to all new duplex/triplex, townhouse, multi-family or mixed-use development in X-Districts. They are intended to provide yard space for residents of these developments.~~

~~1. 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 100 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. Projects located within 300 feet of a public park or public school that includes outdoor recreational facilities are exempt from this requirement.~~

~~a. Common Yard space. Where accessible to all residents, common yard space may count for up to 100 percent of the required 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. Special requirements and recommendations 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:~~

~~(a) No dimension is less than eight feet.~~

~~(b) It is open on at least two sides.~~

~~(8) Decks and courtyards located on the top of a portion of a building may count as common open space as long as they are visible from multiple dwelling units within the building (this is distinguished from rooftop decks that are not visible from multiple units, which are addressed separately under subsection e, below).~~

~~b. Balconies. Private balconies, porches, decks, patios or yards may be used to meet up to 50 percent of the required yard space. To qualify as yard space, such spaces shall be at least thirty five square feet, with no dimension less than four feet.~~

~~e. Rooftop decks may be used to meet up to 25 percent of yard space for all multi-family uses and up to 50 percent of the required yard space in mixed-use developments, provided they:~~

~~(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.~~

~~4. All units shall have access to at least one qualifying yard space, either their own, a shared yard space, or both.~~

H. Common requirements. To streamline the Zoning Code, certain requirements common to all districts are consolidated under Sections 13.06.500 and 13.06.600. These requirements apply to Section 13.06.300 by reference.

Refer to Section 13.06.500 for the following requirements for development in Mixed-Use Center Districts:

- 13.06.501 Building design standards.
- 13.06.502 Landscaping and/or 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.
- 13.06.520 Signs.
- 13.06.602 General restrictions (contains certain common provisions applicable to all districts, such as general limitations and exceptions regarding height limits, yards, setbacks and lot area)

* * *

13.06.400 Industrial Districts.

The 400 series contains regulations for all industrial classifications, including the following:

- M-1 Light Industrial District
- M-2 Heavy Industrial District
- PMI Port Maritime & Industrial District

(Ord. 27574 §§ 2,3; passed Mar. 20, 2007; Ord. 27079 § 24; passed Apr. 29, 2003; Ord. 26933 § 1; passed Mar. 5, 2002)

13.06.400.A Industrial district purposes.

The specific purposes of the Industrial districts are to:

1. Implement goals and policies of the City’s Comprehensive Plan.
2. Implement Growth Management Act goals, county-wide planning policies, and multi-county planning policies.
3. Create a variety of industrial settings matching scale and intensity of use to location.
4. Provide for predictability in the expectations for development projects.

(Ord. 27079 § 25; passed Apr. 29, 2003)

* * *

13.06.400.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. 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.

3. Use table abbreviations.

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

4. District use table.

Tacoma Municipal Code

| Uses | M-1 | M-2 | PMI | Additional Regulations ¹ |
|--|----------|----------|----------|--|
| * * * | | | | |
| Juvenile community facility | P/N* | P/N* | P | See Section 13.06.530 for resident limits and additional regulations. *Not permitted within the South Tacoma M/IC Overlay District. |
| <u>Live-Work unit</u> | <u>P</u> | <u>N</u> | <u>N</u> | |
| Lodging house | P/N* | N | N | In M-1 districts, permitted only within residential or institutional buildings in existence on December 31, 2008, the effective date of adoption of this provision, or when located within a mixed-use building where a minimum of 1/3 of the building is devoted to industrial or commercial use. *Not permitted within the South Tacoma M/IC Overlay District. |
| Marijuana processor | N | P | P | See additional requirements contained in Section 13.06.565 |
| Marijuana producer | N | P | P | See additional requirements contained in Section 13.06.565 |
| Marijuana retailer | P~ | P~ | N | ~Within the South Tacoma M/IC Overlay District, limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet in the M-1 district. See additional requirements contained in Section 13.06.565 |
| Master plan for any conditional use | CU | CU | CU | The purpose of this process is to allow an applicant to seek approval for a development program which occupies a large site with multiple-buildings, a complex program, and a detailed plan developed by the applicant which would be implemented in phases and which would extend beyond the normal expiration date, to be reviewed after a ten-year period for those portions of the plan which have not yet been developed. |
| Microbrewery/winery | P | P | P | |
| Mobile home/trailer court | N | N | N | |
| Nursery | P | P | N | |
| Office | P* | P* | P | *Within the South Tacoma M/IC Overlay District, unless an accessory use, limited to 10,000 square feet of floor area per development site in the M-2 district and 15,000 square feet in the M-1 district. |
| Parks, recreation and open space | P | P | P | Subject to the requirements of Section 13.06.560.D. |
| Passenger terminal | P | P | P | |
| Personal services | P | P | P | |
| Port, terminal, and industrial; water-dependent or water-related (as defined in Chapter 13.10) | N | N | P* | *Preferred use. |
| Public safety and public service facilities | P | P | P | |
| Religious assembly | P | P | P | |
| Repair services | P | P | P | |

* * *

13.06.501 Building design standards.

A. General applicability. The design standards of this section are required to implement the urban design goals of the Comprehensive Plan of the City of Tacoma. The building design standards apply to all new development in C-1, C-2, HM, T, PDB, and Mixed-Use Center Districts and alterations, as outlined below, as well as to townhouses in R-districts, except as follows:

1. Standards. Each item of this section shall be addressed individually. Exceptions and exemptions noted for specific development situations apply only to the item noted.
2. Alterations. Three thresholds are used to gauge the extent of design standard compliance on alterations to existing development:
 - a. Level I alterations include all remodels and/or additions within a two year period whose cumulative value is less than 50% of the value of existing development or structures, as determined by the applicable Building Code. The requirement for such alterations is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade's siding, then the siding shall meet the applicable exterior building material standards, but elements such as building modulation would not be required.
 - b. Level II alterations include all remodels and/or additions within a two year period whose cumulative value ranges from 50% to 200% of the value of the existing development or structure, as determined by the applicable Building Code. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II alterations.
 - c. Level III alterations include all remodels and/or additions within a two year period whose cumulative value exceeds 200% of the value of the existing development or structure, as determined by the applicable Building Code. Such alterations shall conform to ALL standards.
 - d. The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.
 - e. No addition or remodel shall increase the level of nonconformity or create new nonconformities to the development or design standards.

* * *

H. X-District Mass Reduction Standards. The following requirements apply to all development located in any X-District, unless specifically exempted.

1. Façade Articulation: The following design choices are intended to help reduce the apparent mass of structures and achieve a more human scale environment by providing physical breaks in the building volume that reduce large, flat, geometrical planes on any given building elevation.

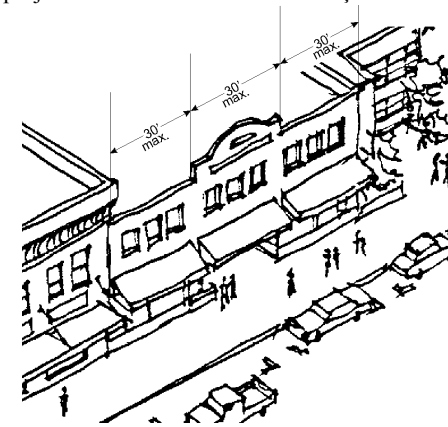
a. All building facades fronting directly on a Designated Pedestrian Street must include at least two of the following articulation features at intervals no greater than 40 feet to reinforce the desired pattern of small storefronts adjacent to the sidewalk. Buildings that have 60 feet or less of frontage on the designated pedestrian street are exempt from this standard.

- (1) Use of window and/or entries that reinforce the pattern of small storefront spaces.
- (2) Use of vertical piers to reinforce the pattern of small storefront spaces. Such piers must project at least 2 inches from the façade and extend from the ground floor to the roofline.
- (3) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
- (4) Roofline modulation as defined in Section 13.06.501.I
- (5) Change in building material or siding style.

Example Figures

Right: This building uses roofline modulation, window configurations, and weather protection elements to reinforce the pattern of small storefronts.

Below: Other acceptable façade articulation examples. All use window configurations to reinforce the desired small storefront pattern. Other features used in these examples to meet the standards include:



Vertical piers

Roofline modulation

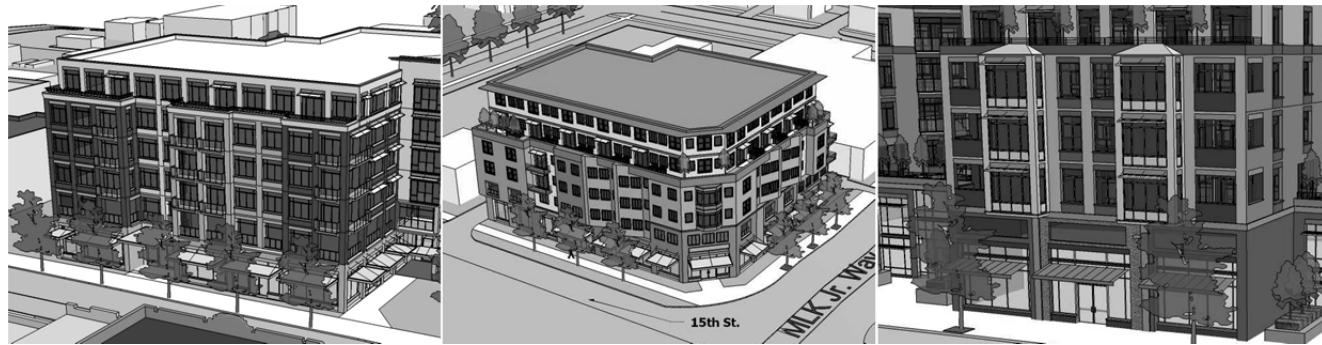
Different weather protection elements



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| <p>b. All non-residential facades fronting on a non-Pedestrian Designated Street or containing a pedestrian entrance must include at least three of the following articulation features at intervals no greater than 60 feet. Buildings that have 120 feet or less of frontage on the non-designated street 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.</p> | <ol style="list-style-type: none"> (1) Use of window configurations and/or entries that reinforce the pattern of storefront spaces. (2) 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 and/or roofline modulation as defined in Section 13.06.501.I. Otherwise, the minimum depth and width of modulation shall be 10 and 15 feet, respectively. (3) Use of separate weather protection features that reinforce the pattern of storefront spaces. (4) Roofline modulation as defined in Section 13.06.501.I (5) 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 feet of the façade. (6) Change in building material or siding style. (7) Use of vertical piers. Such piers must project at least 2 inches from the façade and extend from the ground floor to the roofline. (8) Providing a trellis, tree, or other landscape feature within each interval. Such feature must be at least one-half the height of the building (at planting time for any landscaping element). |
| <p>c. All residential buildings and residential portions of mixed-use buildings shall include at least three of the following articulation features at intervals of no more than 30 feet along all facades 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.</p> | <ol style="list-style-type: none"> (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.I. Otherwise, minimum depth and width of modulation is 10 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.I (5) Vertical articulation of the façade. This refers to design treatments that provide a clear delineation of the building’s top, middle and bottom. <ol style="list-style-type: none"> (a) Top features may include a sloped roofline or strong cornice line as defined in Section 13.06.501.I. For facades 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 |

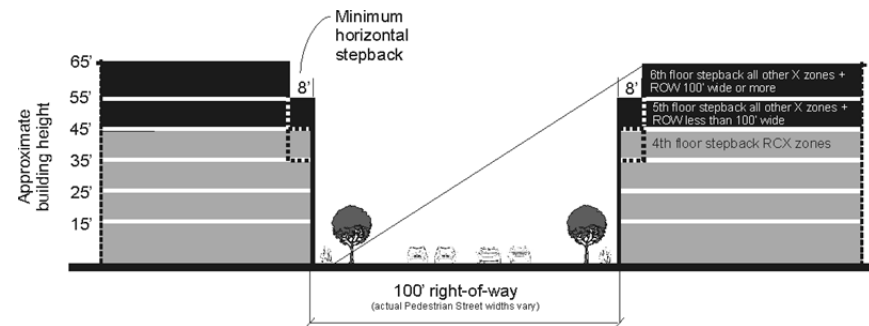


Above: Residential building articulation at 30-foot or less intervals. Below: Articulation examples of mixed-use buildings containing residential uses on upper floors. These examples include vertical and horizontal modulation and changes in building materials at no more than 30-foot articulation intervals.



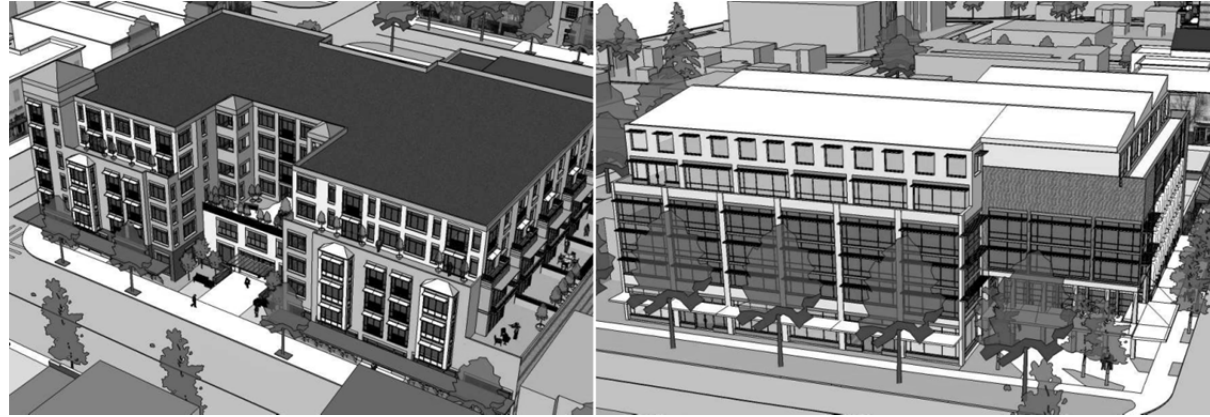
2. Mass Reduction: Upper Floor Streetfront Stepbacks. The following standards are intended to reduce the appearance of bulk and reduce the potential for shade and shadow impacts on pedestrian streets. They apply to all development along designated pedestrian streets, unless specifically exempted.

- a. 8’ minimum stepback along the streetfront façade for 4th floor and above in RCX Districts.
- b. 8’ minimum horizontal stepback along for 5th floor and above in X Districts other than RCX, where the ROW width is less than 100’.
- c. 8’ minimum horizon stepback for 6th floor and above in X zones other than RCX, where the ROW width is 100’ or greater.
- d. Exceptions to b and c; above: Portions of buildings adjacent to street corners along designated pedestrian streets can depart from this standard to incorporate distinctive street corner design elements such as a turret. Such corner building features shall be no more than 25 feet in width along both streets and other portions of the building shall meet applicable stepback standards. One distinctive design element of no more than 25 feet in width is allowed to extend vertically without these required stepbacks for each façade along a designated pedestrian street.



3. Mass Reduction: Maximum Façade Widths. The following standards are intended to incorporate a significant modulation of the exterior wall through all floors except the ground floor. They apply to the upper story facades of multi-story buildings that are greater than 120 feet in width. Such buildings shall include at least one of the following features to break up the massing of the building and add visual interest:

- a. Provide vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings the modulation must extend through more than one-half of the building floors.
- b. Use of a contrasting vertical modulated design component that extends through all floors above the first floor fronting on the street (upper floors that are stepped back more than 10 feet from the façade are exempt) and featuring at least two of the following:
 - (1) Utilizes a change in building materials that effectively contrast from the rest of the façade.
 - (2) Component is modulated vertically from the rest of the façade by an average of 6 inches.
 - (3) Component is designed to provide roofline modulation per 13.06.501.I, below.
- c. Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting façades must employ the following:
 - (1) Different building materials and/or configuration of building materials.
 - (2) Contrasting window design (sizes or configurations).



Examples of façades wider than 120 feet that effectively use techniques to reduce the apparent bulk and scale of the structure. The image on the left uses street and upper level courtyards whereas the right image uses both vertical building modulation and the use of contrasting building materials and articulation.

I. X-District Roofline Standards. The following requirements apply to all development located in any X-District, unless specifically exempted. They are intended to ensure that roofline is addressed as an integral part of building design to discourage flat, unadorned rooflines that can result in an industrial appearing, monotonous skyline. Roofline features are also intended to further reduce apparent building volume and further enhance features associated with human scale development.

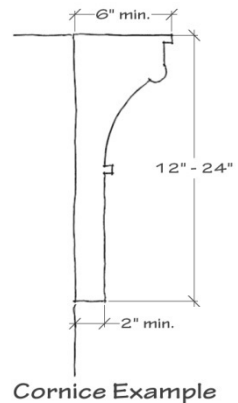
1. Roofline modulation. Roofline modulation is not required of all buildings. However, in order to qualify as a façade articulation element in other mass reduction standards herein, the roofline shall meet the following modulation requirements along façades facing a street:

a. For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques. Otherwise, the minimum vertical dimension of roofline modulation is the greater of 4 feet or 0.2 multiplied by the wall height.

b. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components (such as gabled, hipped, shed, or other similar roof forms) at the interval required per the applicable standard in Section H, above. Rounded, gambrel, and/or mansard forms may be averaged.

2. Flat roof standards. Buildings or portions thereof featuring flat roofs (horizontal roofs with either no slope or only a slope sufficient to effect drainage, often which incorporate surrounding parapets) that do not incorporate roofline modulation, as described above, shall employ decorative roofline treatments incorporating one or more of the following design elements along façades facing a street:

- a. A cornice of two parts with the top projecting at least 6 inches from the face of the building and at least 2 inches further from the face of the building than the bottom part of the cornice. See graphic at right. The height of the cornice shall be at least 12-inches high for buildings 10 feet or less in height; 18-inches for buildings greater than 10 feet and less than 30 feet in height; and 24-inches for buildings 30 feet and greater in height. The cornice must extend along at least 75 percent of the façade.
- b. A one-piece cornice element that projects at least 18 inches from the façade for buildings four stories or less or at least 2 feet from the façade for buildings taller than 4 stories. The cornice line must extend along at least 75 percent of the façade.
- c. Use of balcony/deck railings that function as a visual roofline element. Such railings must be at least 2 feet in height and extend along at least 75 percent of the facade and shall be visible from the adjacent street centerline.
- d. Use of contrasting building materials on the top floor or top two floors for buildings five stories or taller, for at least 75 percent of the facade.

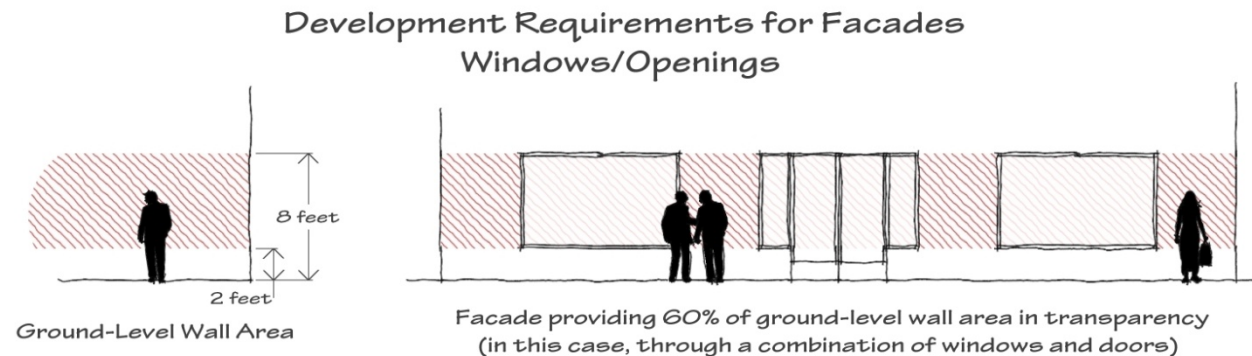


3. Roofline elements shall not project over property lines, except where permitted on property lines abutting public right-of-way.

4. Canopy Exemption. Fueling station canopies, drive through canopies, or similar canopies are exempt from roofline requirements.

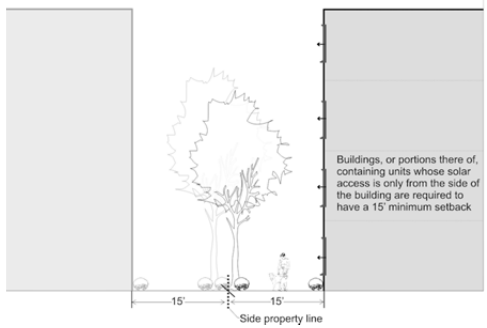

J. X-District Windows and Openings: Façade Transparency and Solar Access. The following requirements apply all development in any X District, unless specifically exempted. These requirements are intended to increase public visibility for public safety, to provide visual interest to pedestrians that helps encourage pedestrian mobility, to provide for natural lighting to buildings interiors to conserve energy, and to provide architectural detailing and variety to building elevations on each story.

1. Street level transparency standards for non-residential uses:
 - a. Facades facing a designated Core Pedestrian Street shall have transparent windows or openings for at least 60 percent of the ground level wall area.
 - b. Facades facing a designated Pedestrian Street shall have transparent windows or openings for at least 50 percent of the ground level wall area.
 - c. Facades facing a non-pedestrian street, internal courtyard, plaza or containing customer entrances and facing customer parking lots of 20 stalls or greater shall have transparent windows or openings for at least 40 percent of the ground level wall area.
 - d. Flexibility for sloping properties. The window and opening requirements shall be reduced to 30 percent of the ground level wall area for building elevations where the finished grade level adjacent to the building is four feet above or below the level of the sidewalk. The requirement shall be further reduced to 20 percent of the ground level wall area in instances where the application of this standard is not possible due to steep grades running parallel to the elevation and crossing the floor plates of the building.
 - e. Flexibility for industrial uses. The window and opening requirements shall be reduced to 30 percent of the ground level wall area for the facades of industrial uses located along designated Pedestrian Streets and reduced to 20 percent of the ground level wall area for the facades of industrial uses facing a non-pedestrian street, internal courtyard, plaza or containing customer entrances and facing customer parking lots of 20 stalls or greater.
 - f. Flexibility for structured parking. For structured parking or portions of a building containing structured parking that is located at the ground level and subject to these requirements, the window and opening requirement for that portion of the ground-level wall area shall be reduced to 30 percent along façades facing designated Pedestrian Streets and 20 percent along façades facing a non-pedestrian street, internal courtyard, plaza or containing customer entrances and facing customer parking lots of 20 stalls or greater. Additionally, alternatives such as decorative grilles, art work, display windows, or similar features can be substituted for the transparency required in that portion of the ground-level façade.
 - g. Required view. Required windows or openings must provide either views into building work areas, sales areas or lobbies. Art or display windows may substitute for transparent elements for up to 25% of the requirement on facades facing designated Pedestrian Streets and up to 50% on all other applicable facades. Art and display windows shall be at least 2 feet deep, recessed and integrated into the façade of the building (tack on display cases do not qualify).
 - h. The “ground level wall area” is defined as the area between 2 feet and 8 feet above the adjacent finished grade.
 - i. This standard shall apply on a maximum of 2 such building elevations, and shall apply in the order provided above. As an example, for a building that faces a Core Pedestrian Street, a non-pedestrian street, and a qualifying parking lot, the requirements would apply to the façade facing the Core Pedestrian and either the façade facing the non-designated street or the façade facing the parking lot.
 - j. Rough openings are used to calculate this requirement.



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| <p>2. Upper level transparency standards for non-residential uses:</p> | <p>a. Exterior walls facing streets or containing a customer entrance and facing customer parking lots of 20 stalls or greater shall use a combination of transparent windows or openings and architectural relief that provide visual demarcation of each floor. b. Upper level windows shall be a different type than the ground level windows on the same elevation. c. For purposes of this requirement, a window type is either a grouping of windows, a window size, or a window shape.</p> |
| <p>3. Residential buildings and residential portions of mixed-use buildings shall incorporate transparent windows and doors equal to at least 15% of all vertical façade surfaces facing the street and equal to at least 10% of all vertical surfaces facing alleys, courtyards, plazas and surface parking lots.</p> | |

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| <p>4. Solar access for residential units.</p> | <p>a. Buildings or portions thereof containing dwelling units whose solar access is only from the side or rear of the building (facing towards the side or rear property line) shall be set back from the applicable side or rear property lines at least 15 feet. This standard shall not apply in cases where the rear or side property line abuts an alley. Examples are provided below.</p> <div style="display: flex; justify-content: space-around; align-items: center;">   </div> |
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5. Window/Trim Detailing. Building facades shall employ techniques to recess or project individual windows or groupings of windows above the ground floor at least two inches from the surrounding facade or incorporate window trim at least four inches wide surrounding the windows. Windows on façades that face the rear property line or alleys are exempt from this standard.

Examples:

Recessed window OK

Projected window OK

Window with trim OK

Unacceptable



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| <p>K. X-District Façade Surface Standards. The following requirements apply to all development in any X-Districts, unless specifically exempted. These requirements 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 facade materials and/or treatment and to encourage more active consideration of the surrounding setting.</p> | |
| <p>1. Blank walls limitation</p> | <p>a. Blank wall definition: A ground floor wall or portion of a ground floor wall that is over 4 feet in height and has a horizontal length greater than 15 feet without a transparent window or door</p> <p>b. Blank walls facing a street, internal pathway, or customer parking lot of 20 stalls or greater must be treated in one or more of the following ways:</p> <ul style="list-style-type: none"> (1) Transparent windows or doors. (2) Display windows at least 2 feet in depth and integrated into the façade (tack-on display cases do not qualify). (3) Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Such planting areas shall include planting materials that are sufficient to obscure or screen at least 60 percent of the wall’s surface within 3 years. (4) Installing a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least 60 percent of the wall’s surface within 3 years. For large areas, trellises should be used in conjunction with other blank wall treatments. |
| <p>2. Building face orientation</p> | <p>a. The building elevation(s) facing street public rights-of-way shall be a front, side, or corner side and shall not contain elements commonly associated with a rear elevation appearance, such as loading docks, utility meters, and/or dumpsters.</p> <p>b. For buildings that have more than 2 qualifying elevations, this requirement shall only be applied to two of them.</p> |
| <p>3. Building Details for Core Pedestrian Streets</p> | <p>All facades facing designated Core Pedestrian Streets shall be enhanced with appropriate details. All new buildings shall employ at least one detail element from each of the three categories below. To qualify as an element, features must be used continuously along the façade or at 30-foot intervals.</p> <p>a. Window and/or entry treatment:</p> <ul style="list-style-type: none"> (1) Display windows divided into a grid of multiple panes. (2) Transom windows. (3) Roll-up windows/doors. (4) Recessed entry. (5) Decorative door. (6) Arcade. (7) Landscaped trellises or other permanent decorative elements that incorporate landscaping near the building entry. <p>b. Decorative facade attachments:</p> <ul style="list-style-type: none"> (1) Decorative weather protection element(s) such as a steel canopy or glass, fixed-fabric, or retractable awning. (2) Decorative building-mounted light fixtures. |

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c. Decorative building materials and other facade elements:
(1) Use of brick, stonework, and architectural pre-cast concrete for at least 10 percent of siding material on the façade.
(2) Incorporating a decorative mix of building materials.
(3) Decorative kick-plate, pier, or belt course.

Decorative elements referenced above must be distinct and unique elements or unusual designs that require a high level of craftsmanship. The examples below include a decorative door, use of materials, transom windows, and a retractable awning (left image), decorative lights, arcade, use of brick, and decorative planters near the entry (center image), and decorative canopies, decorative windows, and use of brick (right image).



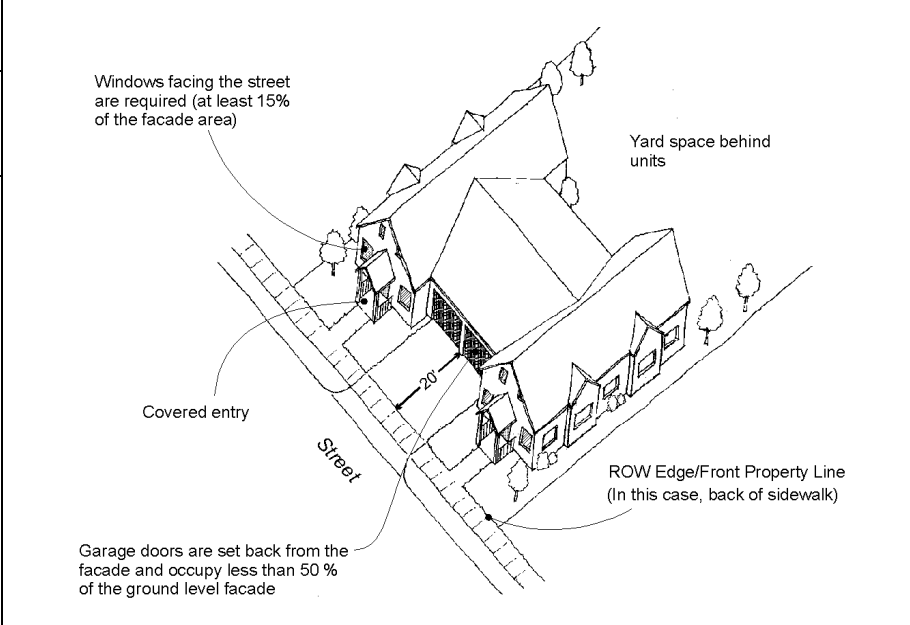
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| <p>L. X-District Pedestrian Standards. The following requirements apply to all development in any X-District, except where noted or specifically exempted. These requirements are intended to enhance pedestrian mobility and safety in commercial areas by providing increased circulation, decreasing walking distances required to enter large developments, and providing walkways partially shielded from rain and/or snow.</p> | |
| <p>1. Customer entrances</p> | <p>a. Additional entrances. An additional direct customer entrance(s) shall be provided to the same building elevation which contains the primary customer entrance so that customer entrances are no further than 250 feet apart when such elevations face the public street or customer parking lot. If a corner entrance is used, this requirement applies to only 1 elevation.</p> <p>b. Designated streets. Non-residential or mixed-use buildings on designated pedestrian streets noted in Section 13.06.200.E or Section 13.06.300.C shall provide at least 1 direct customer entrance, which may be a corner entrance, within 20 feet, facing, and visible to the designated street. For such buildings over 30,000 square feet of floor area, the maximum distance is increased to 60 feet.</p> |
| <p>2. Street level weather protection</p> | <p>a. Weather protection shall be provided above a minimum of 50 percent of the length of hard surfaced, public or private walkways and/or plazas along façades containing customer and/or public building entries or facing public street frontage. Façades or portions of façades where planting strips of more than 5 feet in width separate the walkway from the building wall are exempt from these standards.</p> <p>b. Mixed-Use Center District designated pedestrian streets. Weather protection shall be provided above a minimum of 80 percent of the length of hard surfaced, public or private walkways and/or plazas along façades containing customer and/or public building entries or facing public street frontage.</p> <p>c. Weather protection may be composed of awnings, canopies, arcades, overhangs, marquees, or similar architectural features. It is required to cover only hard surfaced areas intended for pedestrian use and not areas such as landscaping.</p> <p>d. Weather protection must cover at least 5 feet of the width of the public or private sidewalk and/or walkway, but may be indented as necessary to accommodate street trees, street lights, bay windows, or similar accessories to not less than 3 feet in width.</p> <p>e. Weather protection is required for all multi-family building entries. For private entries, required weather protection must be at least 3 feet deep along the width of the entry. For common building entries, the required weather protection shall be 5 feet.</p> |

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| <p>M. X-District Fencing, Retaining Wall and Utility Standards. The following requirements apply to all development in any X-District, unless specifically exempted. They are intended to provide for thoughtful placement and design of utilities, mechanical equipment, service areas and fences to mitigate visual impact on public views, general community aesthetics and residential privacy.</p> | |
| <p>1. Utility screening</p> | <p>a. Rooftop. All rooftop mechanical for new construction shall be screened with an architectural element such as a high parapet, a stepped or sloped roof form or an equivalent architectural feature which is at least as high as the equipment being screened. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. In those instances where the rights-of-way within 125 feet of the building are above the roof level of the building, the mechanical equipment should be the same color as the roof to make the equipment less visible. Limited flexibility in this standard is allowed to ensure that the function of the HVAC equipment is not compromised by the screening requirement.</p> <p>b. All ground level. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street and other pedestrian areas. If such elements are mounted in a location visible from the street, common open space or pedestrian plaza, internal pedestrian pathway, customer parking lots (alleys are excluded), or shared internal access roads for residential uses, they shall be screened with vegetation or by architectural features. All landscape screening shall provide 50 percent screening at the time of planting and 100 percent screening within 3 years of planting. Items that exceed 4 feet in height must use an opaque fence or structure to screen the element. Limited flexibility in this standard is allowed to ensure that the function of the utility equipment is not compromised by the screening requirement.</p> <p>c. Service, loading, and garbage areas. Developments shall provide a designated area for service elements (refuse and disposal). Such elements shall be sited along the alley, where available. Where there is no alley available, service elements shall be located and/or screened to minimize the negative visual, noise, odor, and physical impacts.</p> |
| <p>2. Fencing type limitation</p> | <p>a. Chain link fencing, with or without slats, is prohibited for required screening.</p> <p>b. Barbed or razor wire. The use of barbed or razor wire is limited to those areas not visible to a public street or to an adjacent residential use.</p> <p>c. Chain link. Chain link or similar wire fencing is prohibited between the front of a building and a public street, except for wetland preservation and recreation uses.</p> <p>d. Electrified. The use of electrified fencing is prohibited in all zoning districts.</p> <p>e. The maximum height of free-standing walls, fences, or hedges between any public street and building shall be 3 feet. Exception: Decorative fences up to 8 feet in height may be allowed between a public street and any residential use provided the portion of the fence between 3 and 7 feet above grade is at least 50 percent transparent and features a planting strip at least 5 feet wide with Type C or D landscaping to soften the view of the fence and contribute to the pedestrian environment. Fences required by the Washington State Liquor Control Board shall also be exempt from the maximum height limitation, provided any portion of the fence between 3 and 7 feet above grade is at least 50 percent transparent.</p> <p>f. The maximum height of free standing fences along an alley shall be 3 feet, except that fences greater than 3 feet in height are allowed if the portion of the fence between 3 and 7 feet above grade is at least 20% transparent. Fences along alleys are allowed provided fences greater than 3 feet in height are at least 20% transparent between 3 and 7 feet above grade. If no transparency is provided, the maximum height of such fence shall be 3 feet.</p> |
| <p>3. Retaining Walls</p> | <p>a. Retaining walls located adjacent to public street rights-of-way shall be terraced such that individual sections are no greater than 4 feet in height. Bench areas between retaining wall sections shall be planted with Type C or D landscaping to soften the view of the wall and contribute to the pedestrian environment.</p> |

N. ~~X-District~~ Single, Two, and Three-Family Dwelling Standards. 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. They are intended to emphasize pedestrian access, compatibility with residential neighborhoods, building orientation to the street, and to minimize impacts of vehicular access.

1. Covered entries are required for each common entry or individual dwelling unit entry with minimum dimensions of 4 feet by 6 feet.
2. Windows on the street. At least 15 percent of the street-facing facades (all vertical surfaces facing the street) shall be comprised of transparent windows and/or doors. Rough openings are used to calculate this requirement.
3. 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 property line, the building or portion of the building with such doors shall be setback at least 20 feet from the 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 facade 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 facade 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.
 - e. Driveway approaches shall also be consistent with the standards in Section 13.06.510.



4. Corner duplexes. Duplexes located on corner lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-family dwelling from each street. Where no alley is available for vehicular access, separate driveways for each unit may be placed on opposite streets.
5. Building design, duplexes and triplexes. 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 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.
6. Building design, single-family detached. Single-family detached dwellings shall not use front facades that are duplicative with adjacent single-family detached dwellings. In order to qualify as a different facade elevation, dwellings shall have different roofline configurations and different entry/porch designs. Simple reverse configurations of the same facade elevation on adjacent lots are not sufficient to meet this requirement. In addition, a minimum of two of the following alternatives shall be utilized:
 - a. Different window opening locations and designs,
 - b. One and two-story dwellings,
 - c. Different exterior finish materials and finishes, or
 - d. Different garage location, configuration and design.

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- 7. Utilities.
 - a. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.
 - b. Service, loading, and garbage areas. Developments shall provide a designated area for service elements (refuse and disposal). Such elements shall be sited along the alley, where available. Such elements shall not be located along the street frontage. Where there is no alley available, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts and shall be screened from view from the street and sidewalk.
- 8. Fencing.
 - a. Chain link fencing, with or without slats, is prohibited for required screening.
 - b. Barbed or razor wire. The use of barbed or razor wire is limited to those areas not visible to a public street or to an adjacent residential use.
 - c. Chain link. Chain link or similar wire fencing is prohibited between the front of a building and a public street, except for wetland preservation and recreation uses.
 - d. Electrified. The use of electrified fencing is prohibited in all zoning districts.
 - e. The maximum height of free-standing walls, fences, or hedges between any public street and building shall be 3 feet. Exception: Decorative fences up to 8 feet in height may be allowed between a public street and any residential use provided such fence is at least 50 percent transparent and features a planting strip at least 5 feet wide with Type C or D landscaping to soften the view of the fence and contribute to the pedestrian environment.

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~~13.06.502 Landscaping and/or buffering standards.~~

~~A. General requirements. The landscaping section is divided into five sections, with one each specifically addressing the landscaping requirements for development in Residential Zoning Districts, Commercial Zoning Districts, Mixed Use Zoning Districts, Industrial Zoning Districts, and Shoreline Zoning Districts. In addition to the standards outlined in each of those tables, the general requirements contained herein and the landscaping types outlined in subsection G apply to all districts.~~

~~1. Intent. The landscaping requirements, as a whole, are intended to contribute to the aesthetic environment of the City; 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; and buffer visual impacts of development.~~

~~2. 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, as outlined below.~~

~~a. Alterations. Three thresholds are used to gauge the extent of landscaping standard compliance on alterations to existing development:~~

~~(1) Level I alterations to a site include all remodels and/or additions within a two-year period whose cumulative value is less than 50% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. The requirement for such alterations is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, for an expanded parking area, landscaping would be required for the new parking area, but the applicant would not be required to bring an existing parking area into conformance with these landscaping standards.~~

~~(2) Level II alterations to a site include all remodels and/or additions within a two-year period whose cumulative value ranges from 50% to 200% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II.~~

~~(3) Level III alterations to a site include all remodels and/or additions within a two-year period whose cumulative value exceeds 200% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. Such developments shall be brought into conformance with ALL of the applicable landscaping standards.~~

~~(4) The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.~~

~~(5) No alteration shall increase the level of nonconformity or create new nonconformities to these standards.~~

~~3. Required landscape plans shall be prepared by a licensed landscape architect, certified nursery professional, or certified landscaper. Exempted developments:~~

~~a. Residential developments with less than 7 units.~~

~~b. Non-residential and mixed-use developments featuring less than 500 square feet of landscaping.~~

~~4. Native landscaping. The retention and use of new native landscaping is encouraged and permitted for any and all landscaping. New landscaping materials shall include species native to the Puget Sound lowland region of the Pacific Northwest or non-invasive naturalized species that have adapted to the climatic conditions of the region in the following minimum amounts:~~

~~a. 50 percent of trees.~~

~~b. 75 percent of ground cover and shrubs.~~

~~5. Landscaping, visibility and safety. Except in cases where required landscaping is intended to provide dense visual buffers, trees and shrubs shall be selected and maintained to maximize visibility at eye level for safety. To meet this requirement, shrubs shall be chosen and maintained at no taller than 3 feet. Trees shall be selected and pruned (once tall enough) to maximize views below 7 feet in height. Limited flexibility in the selection of trees and shrubs shall be allowed to address unique circumstances such as unusual topography, existing features, or where strict adherence to this standard is not necessary to meet the intent. This provision does not apply to buffers required along property lines that abut residentially-zoned property and to Landscaping Type A.~~

~~6. Street trees.~~

~~a. Street trees shall be compatible with other trees in the vicinity by variety, species, and planting pattern. Trees and any associated grates must comply with any applicable, adopted business area improvement plan, streetscape design plan, and/or the City's Tree Planting Program.~~

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b. Street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, other streetscape amenities, etc. To achieve consistency with an existing, well established pattern of tree spacing, the quantity of required street trees may be reduced.

e. Street trees shall, when possible, be planted within the right of way adjacent to the curb and between the pedestrian lane/sidewalk and curb. When this is not possible, street trees may be located within the right of way and behind the sidewalk. If neither of these preferred locations is possible, such as when existing infrastructure prevents trees from being planted within the right of way, trees located within 10 feet of the right of way may be counted as street trees.

d. In cases where street trees are provided adjacent to a required buffer, the trees provided as street trees may be used to reduce the number of trees required in the buffer area.

7. General tree size standards. Unless specified otherwise, trees provided to meet the landscaping requirements shall be consistent with these minimum size standards. For deciduous trees, at least 50% of the trees provided shall be a minimum 2-inch caliper at the time of planting, with the remaining deciduous trees a minimum 1½-inch caliper. The caliper of deciduous trees shall be measured 4½ feet above the root ball or grade (diameter at breast height, or DBH). For evergreen trees, at least 50% of the trees provided shall be a minimum of 6 feet tall at the time of planting, with the remaining evergreen trees a minimum of 5 feet tall at the time of planting. Evergreen trees provided to meet these requirements shall also be species with the ability to develop a minimum branching width of 8 feet within 5 years. In all cases, trees that are provided that are above and beyond the landscaping requirements can be smaller.

8. General tree variety standards. In order to improve and protect the health, aesthetic quality, and sustainability of the City's urban forest, projects shall provide a mix of trees. For projects that involve the planting of between four and ten trees, at least two different kinds (genera) of trees shall be included. For projects involving the planting of more than ten trees, at least three different kinds (genera) of trees shall be included.

9. General shrub size standards. Unless specified otherwise, shrubs provided to meet these requirements shall be from a minimum 3-gallon container.

10. Landscaping quantity calculations. When a specified amount or number of trees or plants is specified, that shall be the minimum number required. Any requirement resulting in a fraction, when applied, shall be rounded up or down to the nearest whole number. In cases where the minimum is expressed as a ratio of a number of trees or shrubs per a specified amount of area or length of site frontage or buffer (such as 3 trees per 100 feet of street frontage), the number of required trees or shrubs shall be calculated by applying the ratio to the square footage of the area or length of the associated frontage or buffer. For example, under a street tree requirement of 3 trees per 100 feet of street frontage, a site with 50 feet of street frontage would require 2 trees ($50 \times 3/100 = 1.5$, which rounds up to 2) and a site with 90 feet of street frontage would require 3 trees ($90 \times 3/100 = 2.7$, which rounds up to 3). The same planting may satisfy more than one requirement, unless specifically noted otherwise.

11. Minimum landscaped area—overall site. Where a minimum amount of landscaped area is identified for an entire site, that percentage shall be considered the minimum requirement. More specific requirements that also apply, such as buffering or parking lot landscaping, may necessitate more landscaping than this minimum.

12. Credits for retaining existing trees and shrubs. These requirements are provided to encourage tree preservation because of the greater visual and ecological benefits of mature plantings.

a. The following tree planting credits are available for existing trees, provided an arborist's or landscape architect's appraisal determines that the tree(s) is healthy and can be saved. If retained trees are damaged during or after construction, replacement shall be based upon the same ratios:

- One required tree for every retained tree of at least equal size;
- Two required trees for every retained tree that is 8 inches to 20 inches in diameter (measured at breast height);
- Three required trees for every retained tree 20 inches to 32 inches in diameter (measured at breast height);
- Four required trees for every retained tree over 32 inches in diameter (measured at breast height).

b. Existing shrubs, which comply with the minimum plant size specifications of this table, may count towards the required landscape plantings. Invasive plants, such as blackberry and scotch broom, shall not count towards the required plantings.

13. Minimum unpaved planting area per tree. Trees shall be provided with the following minimum planting areas:

- a. Parking lot trees and other trees on private property; 60 square feet, 5-foot minimum width.
- b. Street trees in the right of way; 24 square feet; 4-foot minimum width.
- c. Street trees in right of way with tree grates; 16 square feet; 4-foot minimum width.

~~14. Minimum tree trunk setbacks. Trees shall be planted a minimum of 2 feet from a sidewalk or curb, 5 feet from a structure, and 10 feet from pedestrian light standards or parking lot light standards. However, limited flexibility in the placement of trees shall be allowed to address unique circumstances such as unusual topography or where other required or existing features limit the ability to strictly meet this standard.~~

~~15. Installation. Landscaping meeting the standards of this section shall be installed by the time of final occupancy.~~

~~16. Maintenance. Landscaping shall be maintained in a healthy, growing, and safe condition, and replaced or repaired as necessary, during the plant establishment period and for the life of the project. Pruning of required trees or shrubs shall be for the purpose of maintaining the tree or shrub in a healthy growing condition and/or to enhance its natural growing form. Trees and shrubs shall not be excessively pruned such that it adversely affects the healthy living condition of the plant, significantly damages the natural growing form of the plant, or eliminates or significantly reduces the purpose for the planting. Modifications to the landscaping shall be in conformance with these standards and subject to approval of the City.~~

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| Section 13.06.502.B Residential District Landscaping | | R-1, R-2, R-2-SRD, HMR-SRD, R-3, R-4, R-4-L, R-5, R-1-PRD, R-2-PRD, R-3-PRD, R-4-PRD, R-4-L-PRD, R-5-PRD |
| Exemptions | | |
| <p>a. Single-family detached, two-family, and three-family dwellings are exempt from all landscaping requirements contained in this table.</p> <p>b. Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are exempt from the perimeter strip, buffer and interior landscaping distribution requirements below.</p> <p>e. Parking lots of 20 stalls or less and loading areas are exempt from the interior landscaping distribution requirements to allow flexibility in placement of required landscaping.</p> <p>d. Park and recreation uses are only required to meet the Overall Site and Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table.</p> | | |
| Minimum Landscaping Area | | |
| Overall site | <ul style="list-style-type: none"> In R-4-L, R-4, and R-5 Districts, and for conditional uses permitted in Section 13.06.640, a minimum of 5 percent of the entire site, minus the area covered by structures, shall be planted with a mixture of trees, shrubs, and groundcover plants. | |
| Site perimeter strip | <ul style="list-style-type: none"> Perimeter strips may be broken for primary structures, vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys. A minimum 7-foot wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip shall be reduced to 5 feet for parcels of 150 feet or less in depth. A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees. The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants. | |
| Buffer Planting Areas. In addition to the intent of the landscaping requirement noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar districts to soften visual and aesthetic impacts (unless exempted above): | | |
| Mobile home/trailer courts abutting R-1, R-2, and R-3 districts: | <ul style="list-style-type: none"> A wall, fence, vegetated wall, evergreen hedge, or other suitable enclosure of minimum height four and one-half feet and maximum height of seven feet placed at least five feet from the side and rear lot lines. The area between such enclosures and the property lines shall be landscaped to form a permanent screening area. A landscaped screening area at least five feet in depth must be provided along the street frontage on a non-arterial street forming a boundary between a mobile home park site and an R-1, R-2, or R-3 District and must be located between the street curbline and a line five feet inside and parallel with the front lot line. No signs shall be permitted on any part of a screening enclosure or within a screening area. The Director may waive the requirement for a screening enclosure and/or screening area if equivalent screening is provided by existing parks, parkways, recreation areas, or by topography or other natural conditions. | |
| Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots: | | |
| Tree size and quantity | <ul style="list-style-type: none"> A minimum of 1 tree per 1,000 square feet of parking lot area shall be provided. For parking areas behind buildings of 20 stalls or less that are shielded by buildings from public street view, a minimum of 1 tree per 2,000 square feet of parking lot area is required. If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement. | |

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| Interior landscaping distribution | <ul style="list-style-type: none"> • Trees and planting areas shall be at aisle ends and evenly distributed throughout the parking lot with no stall more than 50 feet from a tree trunk. • At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway. |
| Street trees | <ul style="list-style-type: none"> • 3 trees per 100 feet of site street frontage shall be provided. |

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| Section 13.06.502.C Commercial District Landscaping | T, C-1, C-2, HM, PDB |
| Exemptions | |
| <ul style="list-style-type: none"> • Single family, two family, and three family dwellings are exempt from all landscaping requirements contained in this table. • Parking lots of 20 stalls or less, loading areas, and fueling stations are exempt from the Interior Landscaping Distribution requirements contained in the Planting Requirements section of this table, to allow flexibility in placement of required landscaping. • Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are exempt from the Perimeter Strip, Buffer and Interior Landscaping Distribution requirements below. • C, T, HM, or PDB property across an arterial street or highway from R District property is not required to provide a Buffer Planting Area along the affected property line abutting the arterial street or highway. • Park and recreation uses are only required to meet the Overall Site and Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table. | |
| Minimum Landscaping Area (unless exempted above) | |
| Overall site | A minimum of 10 percent of the entire site, minus the area covered by structures, shall be covered with a mixture of trees, shrubs, and groundcover plants. |
| Site perimeter strip | <ul style="list-style-type: none"> • Perimeter strips may be broken for primary structures, vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys. • A minimum 7-foot wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip shall be reduced to 5 feet for parcels of 150 feet or less in depth. • A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees. • The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants. |
| Buffer Planting Areas. In addition to the intent of the landscaping requirements noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts (unless exempted above): | |
| C, T, HM, or PDB District property abutting R District property | <ul style="list-style-type: none"> • A continuous planting area that has a minimum width of 15 feet and contains Type A Landscaping shall be provided on the property, along the boundary with the R District. <ul style="list-style-type: none"> • Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to the minimum 7-foot wide buffer listed below. |

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| <p>C, T, HM, or PDB District property across the street or alley from R District property</p> | <ul style="list-style-type: none"> • A continuous planting area that has a minimum width of 7 feet and contains Type B or C Landscaping shall be provided on the property, across from the R District. • Buffer planting areas may be broken only for vehicle and pedestrian access crossings and to allow limited access to and use of utility services located in alleys. |
| <p>Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots (unless exempted above).</p> | |
| <p>Tree size and quantity</p> | <ul style="list-style-type: none"> • A minimum of 1 tree per 1,000 square feet of new parking lot area shall be provided. • For parking areas behind buildings of 20 stalls or less that are shielded by buildings from public street view, a minimum of 1 tree per 2,000 square feet of parking lot area is required. • If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement. |
| <p>Interior landscaping distribution</p> | <ul style="list-style-type: none"> • Trees and planting areas shall be at aisle ends and evenly distributed throughout the new parking lot with no stall more than 50 feet from a tree trunk. • At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway. |
| <p>Street trees</p> | <ul style="list-style-type: none"> • 3 trees per 100 feet of site street frontage shall be provided. |

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| <p>Section 13.06.502.D X-District Landscaping</p> | <p>RCX, NCX, CCX, UCX, UCX-TD, CIX, URX, HMX, NRX</p> |
| <p>Exemptions</p> | |
| <ul style="list-style-type: none"> • Single family detached dwellings are exempt from all landscaping requirements contained in this table. • Parking lots of 15 stalls or less, loading areas, and fueling stations are exempt from the Interior Landscaping Distribution requirements contained in the Planting Requirements section of this table, to allow flexibility in placement of required landscaping. • Parking lots of 15 stalls or less, located behind buildings and accessed by alleys, are exempt from the Perimeter Strip, Buffer and Interior Landscaping Distribution requirements below. • Property across an arterial street or highway from R-District property is not required to provide a Buffer Planting Area along the affected property line abutting the arterial street or highway. • Park and recreation uses are only required to meet the Front Yard and Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table. | |
| <p>Minimum Landscaping Area (unless exempted above)</p> | |
| <p>Overall site</p> | <p>1. For single purpose residential developments, a minimum of 15 percent of the entire site, minus the area covered by structures, shall be covered with a mixture of trees, shrubs, and groundcover plants.</p> <p>a. Exceptions and departures to landscaped area requirement.</p> <p>i. Requirements for developments with structured parking are relaxed based on the percentage of structured parking to the total number of on-site parking spaces. For example, if all parking is structured, there is no overall site landscaping requirement. If 50 percent of the parking is structured, then the amount of required overall site landscaping is reduced by 50 percent (to 7.5 percent).</p> <p>ii. Green roofs and roof gardens may be used to meet up to one-third of the landscaped area requirements.</p> <p>iii. Planting strips within street rights-of-way shall not be counted toward this requirement.</p> |
| <p>Residential Buffer Planting Areas. In addition to the intent of the landscaping requirements noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts (unless exempted above). These landscaping provisions are also intended to soften the appearance of buildings from the street and enhance the aesthetics of development.</p> | |
| <p>X-District property abutting R-1, R-2 or R-2SRD District property</p> | <ul style="list-style-type: none"> • A continuous planting area that has a minimum width of 15 feet and contains Type A Landscaping shall be provided on the property, along the boundary with the R-District. • Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to 10 feet in width. |
| <p>X-District property across the alley from R-1, R-2 or R-2SRD District property</p> | <ul style="list-style-type: none"> • A continuous planting area that has a minimum width of 7 feet and contains Type B or C Landscaping shall be provided on the property, across from the R-District. • Buffer planting areas may be broken only for vehicle and pedestrian access crossings and to allow limited access to and use of utility services. |

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| Front Yard | |
| Front Yard Landscaping | <ul style="list-style-type: none"> ● In areas where buildings are not located adjacent to the sidewalk, the area between the public sidewalk and buildings shall incorporate expanded sidewalk space, outdoor seating, plazas and/or landscaping with a combination of trees, shrubs, and/or ground cover plants. |
| Foundation Planting | <ul style="list-style-type: none"> ● All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards: <ol style="list-style-type: none"> 1. The landscaped area must be at least three feet wide. 2. There must be at least one shrub for every three lineal feet of foundation. 3. Groundcover plants must fully cover the remainder of the landscaped area. |
| Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots (unless exempted above). | |
| Street Trees | <ul style="list-style-type: none"> ● Street trees shall be provided at a ratio of 3 trees per 100 feet of site street frontage shall be provided. |
| Parking Lot Landscaping | <ol style="list-style-type: none"> 1. Perimeter parking lot landscaping: <ol style="list-style-type: none"> a. Streets: 10-foot wide planting strip with Type C Landscaping. b. Side and rear yards: 10-foot wide planting strips with Type B or C Landscaping. Where the subject property is 150 feet or less in depth, the perimeter strip can be reduced to 5 feet in width. e. Perimeter strips may be broken only for vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys. 2. Internal parking lot landscaping: <ol style="list-style-type: none"> a. Planting areas with trees are required at all parking aisle ends. b. 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. e. Trees shall be provided at an average of 30-foot intervals along walkways within or adjacent to parking lots. d. Type C Landscaping shall be used for internal parking lot landscaping. e. Bioretention cells or swales may be incorporated into required planting areas. |

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| <p>Section 13.06.502.E Port Maritime and Industrial District Landscaping</p> | <p>M-1, M-2, PMI</p> |
| <p>Exemptions</p> | |
| <ul style="list-style-type: none"> • Single family, two family, and three family dwellings are exempt from all landscaping requirements contained in this table. • Required landscaped perimeter strips may be substituted with central landscaping, except where necessary to screen an outdoor storage or industrial use from an R-District property. Central landscaping is in equal proportion to that which would have been required and can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc. Required landscaped perimeter strips are those not otherwise exempted by the provisions in this section. • Required landscaped perimeter strips and street trees may be exempted if demonstrated that such requirement would interfere with adjacent or intersecting railroads, including private spur railroads, existing storm water ditches, or national security requirements. • When there is a 20-foot vertical grade difference between M or PMI District property that is abutting R-District property, no buffer is required along the affected property line if such grade difference is demonstrated to provide comparable protection. • When there is a 20-foot vertical grade difference between M or PMI District property that is located across the street or alley from R-District property or adjacent to R-District property within a mixed-use district center, no buffer is required along the affected property line if such grade difference is demonstrated to provide comparable protection. • Park and recreation uses are only required to meet the Minimum Landscaping Area Overall site requirements and the Planting Requirements of this table. Passive open space areas of such uses are exempt from all landscaping requirements of this table. | |
| <p>Minimum Landscaping Area (unless exempted above)</p> | |
| <p>Overall site</p> | <ul style="list-style-type: none"> • Five percent of parking areas over 20,000 square feet of gross lot area shall be planted with a mixture of trees, shrubs, and groundcover plants. Not more than five percent is required for such parking areas, but this requirement is separate from the required site perimeter strip or buffer plantings. |
| <p>Site perimeter strip</p> | <ul style="list-style-type: none"> • Perimeter strips may be broken for primary structures and vehicle and pedestrian access crossings. • A minimum 5-foot wide perimeter strip that is covered with a mixture of trees, shrubs, and groundcover plants shall be provided along arterial street frontages. |
| <p>Buffer Planting Areas. In addition to the intent of the landscaping requirements noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts, (unless exempted above):</p> | |
| <p>M or PMI District property abutting R-District property</p> | <ul style="list-style-type: none"> • A continuous planting area that has a minimum width of 15 feet and contains Type A Landscaping shall be provided on the property, along the boundary with the R-District. • Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to the minimum 7-foot wide buffer listed below. |

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| M or PMI District property across the street or alley from R District property | <ul style="list-style-type: none"> • A continuous planting area that has a minimum width of 7 feet and contains Type B or C Landscaping shall be provided on the property, across from the R District. • Buffer planting areas may be broken only for vehicle and pedestrian access crossings and to allow limited access to and use of utility services. • In cases where there is a demonstrated site constraint, the minimum buffer width may be reduced to a minimum 4 feet, with the integration of a continuous site-obscuring fence or vegetated wall. |
| Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots, (unless exempted above). | |
| Tree size and quantity | <ul style="list-style-type: none"> • A minimum 1 tree per 1,000 square feet of parking lot area shall be provided. • If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement. |
| Interior landscaping distribution | <ul style="list-style-type: none"> • Trees and planting areas shall be at aisle ends and evenly distributed throughout the new parking lot with no stall more than 50 feet from a tree trunk. • At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway. |
| Street trees | <ul style="list-style-type: none"> • In M-1 Districts, 3 trees per 100 feet of site street frontage shall be provided. |

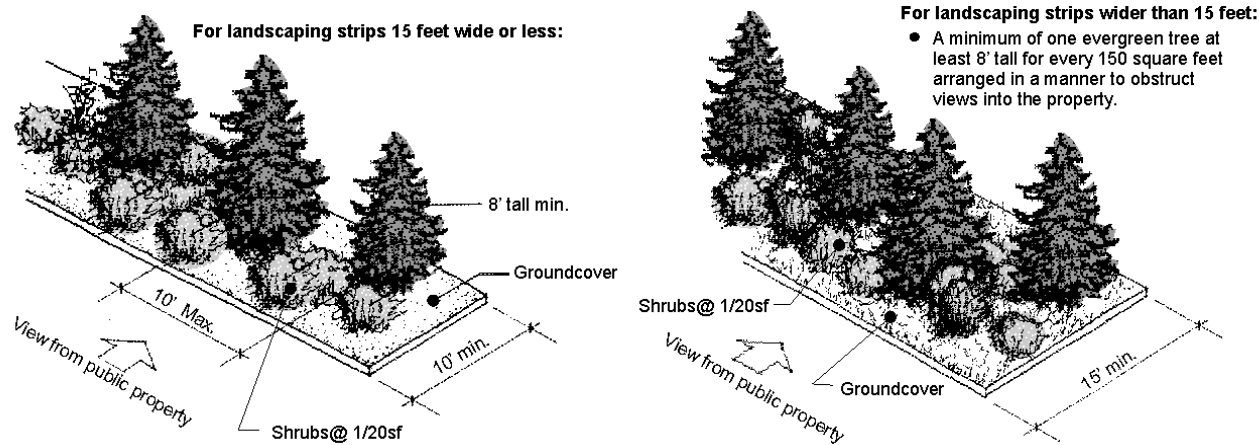
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| Section 13.06.502.F Shoreline District Landscaping | All Shoreline Districts |
| Applicability | |
| Landscaping shall be provided consistent with this table for all new surface parking lots as outlined below. In addition to these standards, the specific shoreline landscaping requirements and standards contained in Section 6.7 of the Shoreline Master Program also apply to all shoreline districts. | |
| Minimum Landscaping Area | |
| Overall site | <ul style="list-style-type: none"> • Surface parking shall be separated from any roadway or property line by a landscaped area at least six feet wide. This parking lot perimeter strip may be broken only for vehicle and pedestrian access crossings. Such landscaped area shall be counted toward the requirements below. • Parking lots that are less than 20,000 square feet in area shall contain a minimum of 15 percent landscaping of the parking area (including the interior). • Parking lots that are 20,000 square feet in area or greater shall contain a minimum of 20 percent landscaping of the parking area (including the interior). • If parking areas cannot be located on the street/landward side of the building, or within a structure, a minimum landscaped buffer of 10 feet adjacent to the shoreline shall be provided and maintained. • In the S-8 Thea Foss Waterway Shoreline District, landscaping shall additionally be consistent with the Thea Foss Waterway Design Guidelines. |
| Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots (unless exempted above). | |

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| <p>Tree size and quantity</p> | <ul style="list-style-type: none"> • Parking lots shall contain one medium growing tree for every 1,500 square feet of parking area. • Parking lots shall be landscaped with canopy type trees and predominantly evergreen shrubs and groundcover plants. • In the S-8 Thea Foss Waterway Shoreline District, landscaping shall additionally be consistent with the Thea Foss Waterway Design Guidelines. |
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Section 13.06.502.G
Landscaping Types

Landscaping Type A—A dense landscaping screen separating different uses. Specifically:

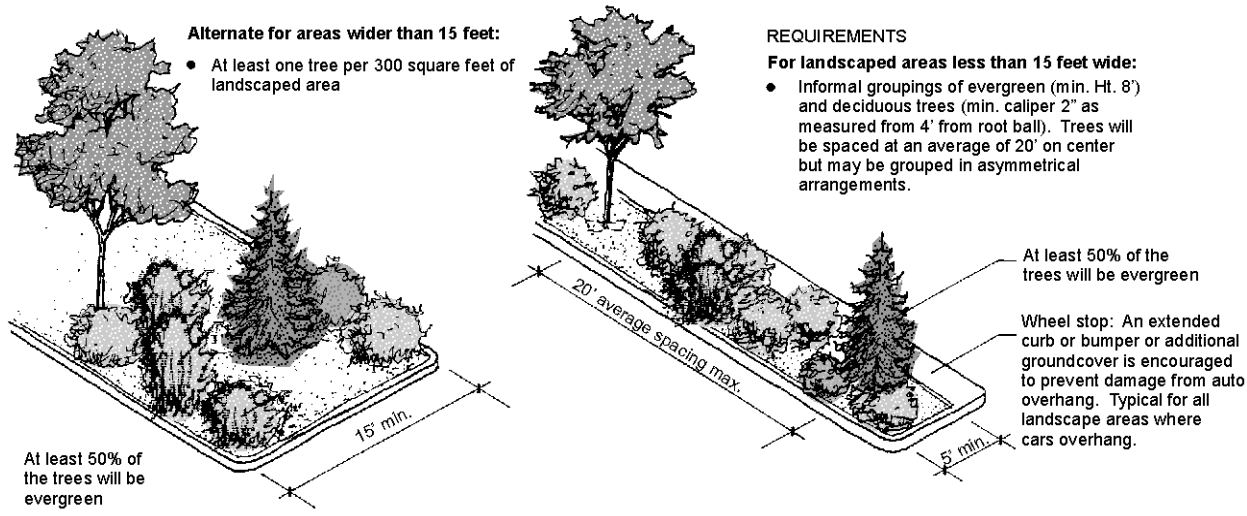
- a. For landscaping strips 10 to 15 feet wide:
 - i. At least one row of evergreen trees, minimum 8 feet in height at the time of planting and 10 feet maximum separation.
 - ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. In addition to being from minimum 3-gallon sized containers, shrubs shall be at least 16 inches tall at planting and have a mature height of at least 3 feet.
 - iii. Groundcover plants.
 - iv. Bioretention cells or swales can be incorporated into these landscaping strips.
- b. For landscaping strips wider than 15 feet:
 - i. A minimum of one evergreen tree for every 150 square feet arranged in a manner to obstruct views into the property.
 - ii. Shrubs and groundcover as required above.
 - iii. Bioretention cells or swales can be incorporated into these landscaping strips.



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Landscaping Type B—A moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment. Specifically:

- a. For landscaping strips less than 15 feet wide:
 - i. Informal groupings of evergreen and/or deciduous trees. At least 50 percent of the trees must be evergreen. At least one tree per 500 square feet of landscaped area. Trees to be spaced at an average of 20 feet on center, but may be grouped in asymmetrical arrangements.
 - ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area.
 - iii. Groundcover plants.
 - iv. Bioretention cells or swales can be incorporated into these landscaping strips.
- b. For landscaping strips wider than 15 feet:
 - i. At least one tree per 300 square feet of landscaped area. At least 50 percent of the trees must be evergreen.
 - ii. Tree species, shrubs, and groundcover as required above.
 - iii. Bioretention cells or swales can be incorporated into these landscaping strips.



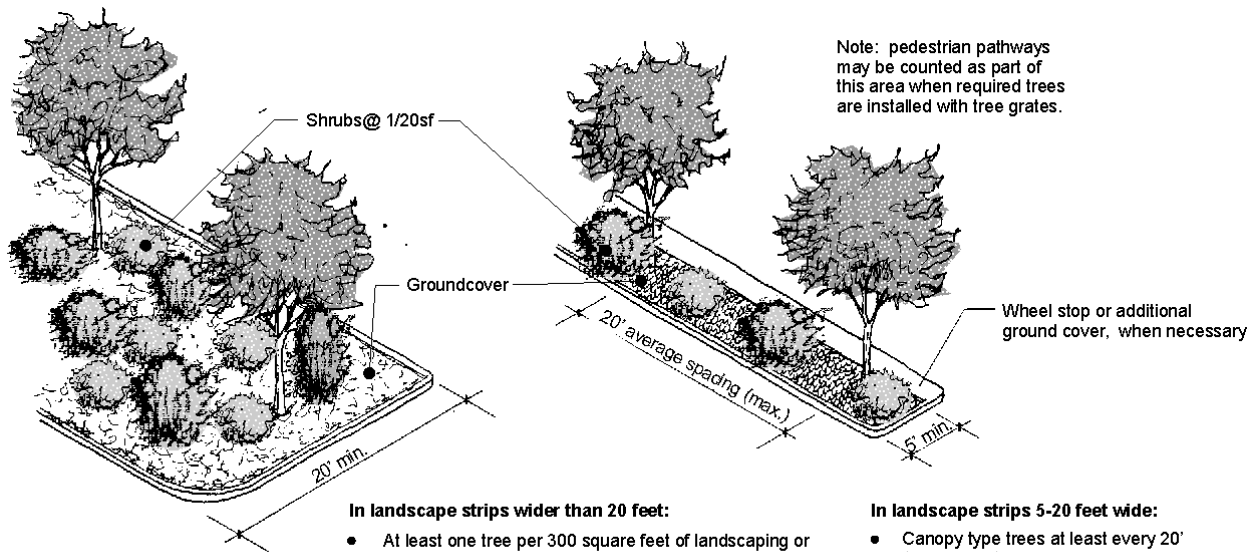
Landscaping Type C—Landscaping provides visual relief in parking areas and along roadways where both a canopy of trees and visibility is required.

a. For landscaping strips 5 to 20 feet wide:

- i. Trees at 20 feet on center.
- ii. Shrubs at a rate of one shrub per 20 square feet of landscaped area.
- iii. Groundcover plants.
- iv. Bioretention cells or swales can be incorporated into these landscaping strips.

b. For landscaping strips wider than 20 feet:

- i. At least one tree per 300 square feet of landscaped area or 20 foot separation (on average). Place trees to create a canopy in desired locations without obstructing necessary view corridors.
- ii. Tree species, shrubs, and groundcover as required above.
- iii. Bioretention cells or swales can be incorporated into these landscaping strips.



In landscape strips wider than 20 feet:

- At least one tree per 300 square feet of landscaping or 20' separation (on average). Place trees to create a canopy in desired location without obstructing necessary view corridors.

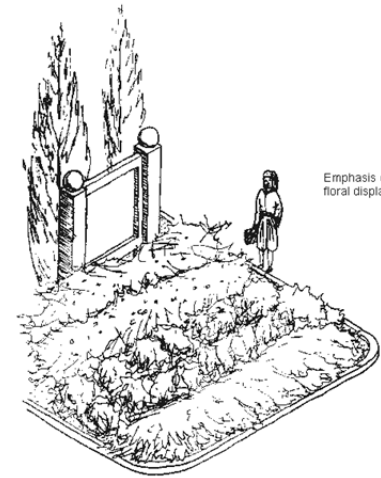
In landscape strips 5-20 feet wide:

- Canopy type trees at least every 20' (on average).

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Landscaping Type D—A decorative landscaped display with colorful flowers or foliage as a focal setting for signs, special site elements and/or high visibility or pedestrian areas. Specifically:

- a.—Shrubs, at least 50 percent of which must exhibit decorative floral or foliage, shall cover at least 50 percent of the landscaped area within 3 years.
- b.—The remaining 50 percent of the landscaped area may be planted with trees, shrubs, perennials, groundcover plants, or cultivated flower beds.



Emphasis on plantings with floral display or unique foliage

Landscaping Type E—Enhancing natural areas to better integrate developments into existing conditions. Specifically:

- a.—Landscaping shall consist of trees, shrubs, and groundcover plants that are native to the Puget Sound and are appropriate to the conditions of the site.
- b.—Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.
- c.—Minimum 20 feet in width if used as a screen or required front yard treatment.



Mixture of native trees, shrubs, and groundcover arranged in a naturalistic setting

Min. 20' if used as part of screen or required front yard treatment

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.

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):

a. Level I alterations to a site include all remodels and/or additions within a two-year period whose cumulative value is less than 50% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. The requirement for such alterations is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, for an expanded parking area, landscaping would be required for the new parking area, but the applicant would not be required to bring an existing parking area into conformance with these landscaping standards.

b. Level II alterations to a site include all remodels and/or additions within a two-year period whose cumulative value ranges from 50% to 200% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II.

c. Level III alterations to a site include all remodels and/or additions within a two-year period whose cumulative value exceeds 200% of the value of the existing development or structure, as determined by the Building Code, excluding purchase costs of the property and/or structure. Such developments shall be brought into conformance with ALL of the applicable landscaping standards.

d. The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

e. No alteration shall increase the level of nonconformity or create new nonconformities to these standards. Existing landscaping that is above and beyond the current requirements may be removed, provided that the quantity is not reduced below the current requirements for the use on the site. All required landscaping shall be preserved in a healthy and thriving condition or replaced as necessary to maintain conformance with the applicable code requirements herein.

2. Street trees. In addition to the thresholds identified above, street trees are required 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 new permanent roadways, excluding residential Local Improvement Districts; alterations to the width of existing permanent roadways; constructing new sidewalk; replacing 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.

c. If street trees are required in the applicable zone, then existing street trees shall be preserved in healthy condition per the tree preservation requirements of this section and the technical specifications of the UFM, or replaced, in association with street improvement projects.

C. General Landscaping Requirements applicable to all required landscaping.

1. Process and procedural requirements.

a. Landscape Plans and Landscape Management Plans demonstrating compliance with the installation, plant material, area and location, and maintenance requirements of this Section shall be submitted for all development proposals with landscaping requirements.

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(1.) Landscape Plans and Landscape Management Plans, when required, shall be prepared by a Registered Landscape Architect, Certified Landscape Technician, or Certified Professional Horticulturalist, unless otherwise approved by the City, and shall be submitted in a form specified by the City.

(a.) Landscape Plans must be drawn to scale and show all of the following:

- Plant species names (common and scientific);
- Plant stock sizes, condition, and quantity;
- Installation location of plant materials;
- Existing and proposed utilities;
- Existing and proposed bus stops (as applicable);
- Existing trees planned to be retained;
- Finished grade; and,
- Required irrigation systems (if applicable).

(b.) Landscape Management Plans shall address the following:

- Entity responsible for maintenance of the landscape during the establishment period (3 years following planting); and
- A schedule of maintenance activities, including, but not limited to, pruning, watering, fertilization, and inspection and replacement of dead and/or damaged plant materials.

(2.) Developments with less than 500 square feet of landscaped area are exempt from submitting a Landscape Management Plan, and may submit a Landscape Plan prepared by a non-professional. New permanent roadways involving fewer than 10 street trees are exempt from submitting a Landscape Management Plan.

b. The Urban Forest Manual (UFM) provides best management practices for plant selection, design, installation, care, and other specifications. Required landscaping shall be selected, installed and maintained consistent with the technical guidance of the UFM.

c. The Director will consider adopted neighborhood, area-specific or streetscape design specifications and/or plans for landscaping selection and location, and may modify the standard requirements of this section if such plans meet the intent of this section.

d. Modifications to landscaping installed under this section shall be in conformance with the intent of these requirements and the technical guidance of the UFM. Regular maintenance and pruning; replacement of plant material in kind; and revisions to planting plans that are consistent with all requirements and any conditions of approved permits, are authorized without further review. Significant changes to the configuration or location of required landscaped areas require the approval of the Director.

e. Landscaping quantity calculations. When an amount or number of trees or plants is specified, that shall be the minimum number required. Any requirement resulting in a fraction of 0.3 or greater, when applied, shall be rounded up to the nearest whole number. Any requirement resulting in a fraction of less than 0.3 shall be rounded down to the nearest whole number. In cases where the minimum is expressed as a ratio of a number of trees or shrubs per a specified amount of area or length of site frontage or buffer, the number of required trees or shrubs shall be calculated by applying the ratio to the square footage of the area or length. For example, street tree requirements of 4 Small, 3 Medium or 2 Large trees per 100 feet of street frontage can be viewed as 1 Small per 25 feet, 1 Medium per 33.33 feet, or 1 Large tree per 50 feet. Small, Medium and Large Trees may be used in combination, according to the applicable ratios.

EXAMPLE: A site with 50 feet of street frontage would require 2 Small ($50 \times 4/100 = 2$), 2 Medium ($50 \times 3/100 = 1.5$, which rounds up to 2), or 1 Large ($50 \times 2/100 = 1$).

EXAMPLE: A site with 60 feet of street frontage would require 3 Small ($60 \times 4/100 = 2.4$ which rounds up to 3), 2 Medium ($60 \times 3/100 = 1.8$, which rounds up to 2), or 1 Large ($60 \times 2/100 = 1.2$, which rounds down to 1).

f. Landscaping provided to meet one requirement may in some cases count toward another applicable requirement if the intent of both requirements are being fully met. When two or more landscaping requirements apply to the same portion of a site, the most stringent of the requirements shall apply.

g. All landscaping required by this section must be planted prior to the issuance of a certificate of occupancy. If the applicant files financial security with the City, which ensures that the vegetation will be installed, the vegetation may be deferred during the summer months to the next planting season, but for no more than 6 months, unless otherwise approved by the Director.

2. Plant Material Selection.

a. Existing trees, shrubs, and groundcover which comply with the requirements of this Section may count towards the required landscape plantings.

b. Native and climate-adapted landscaping. All required landscaping shall be climate-adapted. The retention and use of natives is encouraged and permitted for any and all landscaping. Invasive species, as identified in the UFM, shall not count toward meeting required plantings. Noxious weeds are prohibited from being planted in required landscaped areas.

(1.) Habitat Corridors. A minimum of 50 percent of required landscaping located within Comprehensive Plan designated Habitat Corridors, and a minimum of 25 percent in adjacent areas within 20 feet of Habitat Corridors, must be native plant species. Reductions are permitted when necessary to follow coordinated plans to address slope stability, habitat health, streetscape or area-wide plans.

c. Required landscaping areas are encouraged to incorporate Low Impact Development (LID) bioretention and infiltration stormwater facilities, as defined in the City of Tacoma Stormwater Management Manual. Limited flexibility shall be granted to specific standards as applicable to accommodate LID features.

d. Visibility and safety. Except in cases where required landscaping is intended to provide dense visual buffers or to enhance natural conditions, trees and shrubs shall be selected and maintained to maximize visibility at eye level for safety. To meet this requirement, shrubs shall be chosen that will readily remain under 3 feet in height. Trees shall be selected and pruned (once tall enough) to maximize views below 7 feet in height.

e. Trees.

(1) Tree Species Selection – Small, Medium and Large species. Trees are categorized as small, medium or large based on their height and crown spread at maturity and on their growth rate. Trees size categories are determined according to the Canopy Factor, which is calculated using the following formula: (mature height in feet) x (mature crown spread in feet) x (growth rate number) x 0.01 = Canopy Factor. The growth rate number is 1 for slow growing trees, 2 for moderately growing trees, and 3 for fast growing trees. Large Trees have a Canopy Factor greater than 90; Medium Trees have a Canopy Factor from 40 to 90; Small Trees have a Canopy Factor less than 40.

(a.) Small, Medium and Large Tree lists are included in the UFM. To determine the size category of a tree not listed in the UFM, the applicant must provide an authoritative source of information about the tree’s mature height, crown spread and growth rate. Objective information must come from published sources or from the nursery providing the tree growth information, often called “cut sheets”.

(2) Species shall be selected to avoid or minimize potential conflicts with infrastructure and utilities. Trees under power lines shall have a maximum mature height (at 25 years of age) not greater than 25 feet. New tree plantings shall be a minimum of 2 feet from pavement (curb, sidewalk, alley, street), 5 feet from a structure, 5 feet from underground utilities, and 10 feet from light standards. Distances may be reduced, with staff approval, upon a demonstration that the species selected will not cause infrastructure conflicts. The UFM contains additional guidelines on this subject.

(3) Tree variety. For projects that involve the planting of between four and ten trees, at least two different kinds (Genera) of trees shall be included. For projects involving the planting of more than ten trees, at least three different kinds (Genera) of trees, and a mixture of tree types (evergreen and deciduous) shall be included. For projects that involve planting more than twenty-five trees, no more than 25 percent shall be from one Genera and a minimum of 20 percent must be evergreen.

(4) Tree size at planting. Trees provided to meet the landscaping requirements shall be consistent with the following size requirements at the time of planting: For deciduous trees, at least 50 percent of the trees provided shall be a minimum 2-inch caliper at the time of planting, with the remaining deciduous trees a minimum 1½-inch caliper. For evergreen trees, at least 50 percent of the trees provided shall be a minimum of 6 feet tall, with the remaining evergreen trees a minimum of 5 feet tall at the time of planting. Evergreen trees provided to meet these requirements shall also be species with the ability to develop a minimum branching width of 8 feet within 5 years.

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f. Shrubs and Groundcover.

- (1) Turf lawn and mulch are not considered groundcover for the purposes of complying with this section.
- (2) Low Impact Development bioretention and infiltration stormwater facilities, as defined in the City of Tacoma Stormwater Management Manual, that incorporate trees, shrubs and/or groundcover may count as meeting tree, shrub and groundcover requirements.
- (3) Shrub variety. If there are more than 25 required shrubs, no more than 20 percent of them can be of one species.
- (4) Groundcover and shrub plants must be planted at a density that will cover the entire area within three years.
- (5) Unless specified otherwise, shrubs provided to meet these requirements shall be from a minimum 2-gallon container.

3. Installation and Maintenance.

- a. Landscaping shall be installed and maintained in a healthy, thriving, and safe condition, and replaced as necessary, during the plant establishment period and for the life of the project, consistent with the requirements, standards and specifications of this Section and the UFM.
- b. Conditions shall be provided to promote tree longevity, thus reducing the need for replacement. Considerations shall include planting species in locations and with conditions favorable to their health, and providing appropriate protection from potential damage from adjacent uses, development or activities.
- c. Minimum tree trunk setbacks, unpaved planting area per tree, soil volumes and spacing requirements shall be provided for healthy tree growth, as follows:

| | <u>Small Trees</u> | <u>Medium Trees</u> | <u>Large Trees</u> |
|---|--------------------|---------------------|--------------------|
| <u>Minimum unpaved planting area (sq. ft.):</u> | <u>24</u> | <u>40</u> | <u>60</u> |
| <u>Minimum tree pit width (ft.):</u> | <u>4</u> | <u>5</u> | <u>6</u> |
| <u>Minimum tree pit length (ft.):</u> | <u>6</u> | <u>8</u> | <u>10</u> |
| <u>Minimum soil volume (cu. ft.):</u> | <u>72</u> | <u>120</u> | <u>180</u> |
| <u>Minimum spacing (ft.) between trees:</u> | <u>10</u> | <u>25</u> | <u>40</u> |

Exceptions to these minimums may be approved with staff review, upon demonstration that healthy tree growth will be achieved and infrastructure and other conflicts will be avoided.

- d. All required landscaping must be planted in the ground, where feasible. In cases where this is not feasible, the use of planters or other approaches may be authorized as long as minimum soil depth and unpaved planting area dimensions are maintained. Soil composition and volume shall be provided as appropriate to promote the health of the plants, per the specifications of the UFM.
- e. Irrigation. An irrigation system, which in some cases shall include hand watering, shall be provided for all required landscaping per the guidance of the UFM, to ensure survival through the plant establishment period.
- f. Pruning: Pruning of required trees or shrubs shall be for the purpose of maintaining the tree or shrub in a healthy and thriving condition and/or to enhance its natural growing form. Trees and shrubs shall not be excessively pruned such that it adversely affects the healthy living condition of the plant, significantly damages the natural growing form of the plant, or eliminates or significantly reduces the purpose for the planting. Topping, an extreme form of pruning, of trees required by this Section is prohibited. This prohibition does not apply to pruning performed to remove a safety hazard, to remove dead or diseased material, or to avoid overhead power lines.
- g. Violations of the provisions of this section are subject to Code Enforcement, per TMC 13.05.100.

D. Credits and Flexibility

- 1. Utilizing credits and flexibility. The following credits may be utilized separately or in combination.

2. Tree retention. The following tree planting credits are available for existing trees, provided a Certified Arborist's Report determines that the tree(s) is healthy and can be saved through construction activities. If retained trees are damaged during or after construction, replacement shall be based upon the same ratios. A Certified Arborist's Report and Tree Protection Plan consistent with the requirements outlined in the UFM showing existing trees, existing and proposed grading, new development on the site (such as buildings, utilities, etc.), measures taken to protect existing trees and any new trees that will be planted on the site shall be submitted if trees are being retained for credit. To be eligible for this credit, trees must be healthy and have minimal serious defects or defects that cannot be mitigated by proper pruning as indicated on the Arborist Report and Tree Protection Plan. Trees shall count according to their species as Small, Medium and Large Trees.

a. One required tree for every retained tree of at least equal size;

b. Two required trees for every retained tree that is 8 inches to 20 inches in DBH;

c. Three required trees, for every retained tree 20 inches to 32 inches in DBH;

d. Four required trees, for every retained tree over 32 inches in DBH.

e. In order to facilitate and provide an incentive for the retention of substantial numbers of mature trees, additional flexibility is available on Parking Lot Distribution requirements. See table 13.06.502.E.

3. Evergreen trees. Evergreen trees, above and beyond those otherwise required, shall count as 1.1 trees toward total number required. If greater than two-thirds of required trees are Evergreens, additional flexibility is available on Parking Lot Distribution requirements. See table 13.06.502.E.

4. Low Impact Development features. For sites utilizing Low Impact Development (LID) techniques as defined in the City of Tacoma Stormwater Management Manual as their primary stormwater management approach, additional flexibility is available on Parking Lot Distribution requirements. See table 13.06.502.E.

5. Urban Forestry Fund. In limited instances when specific site characteristics do not support the preservation or planting of trees, funds may instead be paid into the City Urban Forestry Fund. Applicants must demonstrate to the satisfaction of the Director that specific site characteristics make the installation of landscaping on the site problematic to its reasonable use. Landscaping buffer requirements may not be modified through this provision. Landscaping must still be installed to the maximum extent practicable. Funds collected will be used by the City Urban Forestry Program to plant trees on other public or private property within the City. The required amount will be equal to 1.5 times the cost to purchase and plant the required landscaping and maintain it through establishment, as specified in the UFM.

6. Self-managed Agencies. An optional process for additional flexibility is available for public agencies with urban forestry programs and plans. This option is intended to encourage public agencies to take a leadership role in implementing urban forestry goals and policies. This flexibility can facilitate more intensive development of a particular development site, while meeting the urban forestry policies of the Comprehensive Plan and the intent of the landscaping code by planting the required landscaping at another site within the City of Tacoma in the agency's permanent control.

a. To initiate this optional process, public agencies must submit a request to 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 Comprehensive Plan and landscaping code. The general landscaping requirements of this section apply. Plantings already required by a separate regulatory authority may not count toward meeting the requirements of this section. Upon review, the Director will issue a Determination regarding the consistency of the request with the Comprehensive Plan and code intent. If approved, the Determination shall grant self-managed agency status for up to ten years, subject to reevaluation. The Director reserves the right to withdraw the self-managed agency status should the intent not be met.

b. Self-managed agencies may choose to plant landscaping required as part of a particular development proposal in another location per their urban forestry plan. This flexibility can be utilized at the agency's discretion on subsequent site-specific development proposals. Each request to utilize this process as part of a development proposal review shall make reference to the approved Determination, be supported by running totals of landscaping planted in this manner, and include status updates on ongoing health of such landscaping.

c. Landscaping Buffers, when required, must be provided on the development site and cannot be shifted to another site. In addition, to the extent feasible, some portion of required street trees and parking lot landscaping shall be

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planted at the development site, or if shifted from the development site shall be planted in proximity to impervious surfaces, in order to achieve commensurate stormwater benefits.

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| <p><u>TMC 13.06.502.E Landscaping requirements applicable to Residential, Commercial, Industrial and Mixed-Use Districts.</u></p> <p>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.</p> | |
| <p><u>Exemptions:</u></p> <p>(1) <u>Single, two and three-family developments, unless in association with a full plat or a short plat with 5-9 lots, are exempt from all landscaping requirements.</u></p> <p>(2) <u>Passive open space areas are exempt from all landscaping requirements (however development activities on such sites may trigger landscaping requirements).</u></p> <p>(3) <u>Park and recreation uses are exempt from the Overall Site, Site Perimeter and Buffer requirements of this section.</u></p> | |
| <p><u>Using this table:</u></p> <ul style="list-style-type: none"> <u>This table contains both numerical and distribution requirements for trees. In each case, whichever requirement would generate the larger number shall control and be the required number of trees.</u> | |
| <p><u>Overall Site Landscaping:</u> Overall Site Landscaping is intended to ensure that a minimum amount of landscaping is provided with development.</p> | |
| <p><u>Overall Site Landscaping Minimums</u></p> | <p><u>This requirement may be provided anywhere on the site. The amount is determined as a percentage of the site which is not covered with structures. It may be satisfied by landscaping provided to meet other requirements.</u></p> <ul style="list-style-type: none"> <u>Residential Districts: 5 percent</u> <u>Commercial Districts: 10 percent</u> <u>Industrial Districts: 5 percent of parking areas over 20,000 sf</u> <u>X Districts: 15 percent (for single-purpose residential projects)</u> |
| <p><u>Planting requirements</u></p> | <p><u>When Required, Overall Site Landscaping shall consist of a mixture of trees, shrubs and groundcover plants, as follows:</u></p> <ul style="list-style-type: none"> <u>At least one Small Tree per 200 square feet; one Medium Tree per 300 sf; or one Large Tree per 400 sf of required overall site landscaped area.</u> <u>Shrubs and groundcover to completely cover the remaining area within 3 years.</u> |
| <p><u>X Districts Exceptions</u></p> | <ul style="list-style-type: none"> <u>Requirements for developments with structured parking are relaxed based on the percentage of structured parking to the total number of on-site parking spaces. For example, if all parking is structured, there is no overall site landscaping requirement. If 50 percent of the parking is structured, then the amount of required overall site landscaping is reduced by 50 percent.</u> <u>Green roofs and roof gardens may be used to meet up to one-third of the landscaped area requirements.</u> <u>Planting strips within street rights-of-way shall not be counted toward this requirement.</u> |

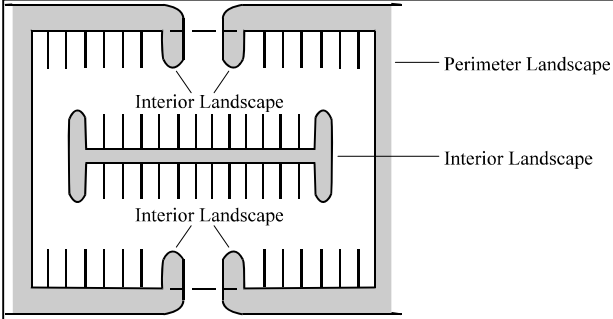
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| <p>Site Perimeter Landscaping: Site Perimeter Landscaping is intended to ensure that areas abutting public rights-of-way, and not developed with structures, be attractive, and provide the environmental benefits of vegetation.</p> | |
| <p><u>Exceptions:</u></p> <p>(1) Site Perimeter Landscaping is not required in Industrial or X Districts.</p> | |
| <p><u>General</u></p> | <ul style="list-style-type: none"> • When applicable, a Site Perimeter is required around the entire perimeter of the site. Perimeter strips may be broken for primary structures, vehicle and pedestrian access crossings, and to allow limited access to and use of utility services located in alleys, but not by accessory structures, paved areas, outdoor storage or other development. • A minimum 7-foot wide site perimeter strip shall be provided on sides without abutting street trees. The required perimeter strip shall be reduced to 5 feet for parcels of 150 feet or less in depth. • A minimum 5-foot wide site perimeter strip shall be provided on sides with abutting street trees. |
| <p><u>Planting Requirements</u></p> | <p>The perimeter strip shall be covered with a mixture of trees, shrubs, and groundcover plants, as follows:</p> <ul style="list-style-type: none"> • At least one Small Tree per 200 sf; one Medium Tree per 300 sf; or one Large Tree per 400 sf of required landscaped area. • Trees planted shall be generally evenly distributed over the site. • Place trees to create a canopy in desired locations without obstructing necessary view corridors. • Shrubs and groundcover to completely cover the remaining area within 3 years. |
| <p>Landscaping Buffers: Landscaping buffers are intended to function as a substantial vegetative screening providing physical and visual separation between dissimilar districts in order to soften visual and aesthetic impacts. Buffers also provide the aesthetic and environmental benefits of vegetation.</p> | |
| <p><u>Exceptions:</u></p> <p>(1) When there is a 20 foot vertical grade difference between a development site that is located across the street or alley or is abutting R-District property, no Landscape buffers are required along the affected property line if such grade difference is demonstrated to provide comparable protection.</p> <p>(2) When the development site is across an arterial street or highway from the R-District property being screened, it is not required to provide a Landscape buffer along the affected property line abutting the arterial street or highway.</p> <p>(3) The Director may waive the requirement for a screening if equivalent screening is provided by existing parks, parkways, recreation areas, or by topography or other natural conditions.</p> <p>(4) The Director may waive the requirement for a screening if the R-District property being screened is in long-term use for a purpose other than residential, and which would not be negatively impacted by adjacency to a more intensive use.</p> | |

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| <p><u>More intensive district abutting an R-District property</u></p> | <ul style="list-style-type: none"> • <u>A continuous planting area that has a minimum width of 15 feet shall be provided on the property, along the boundary with the R-District.</u> • <u>Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to the minimum 10-foot wide buffer listed below.</u> |
| <p><u>More intensive district across the street or alley from R-District property</u></p> | <ul style="list-style-type: none"> • <u>A continuous planting area that has a minimum width of 7 feet shall be provided on the property, across from the R-District.</u> • <u>In cases where there is a demonstrated site constraint, the minimum buffer width may be reduced to a minimum 4 feet, with the integration of a continuous site-obscuring vegetated fence or wall.</u> |
| <p><u>Planting – when abutting R-District</u></p> | <p>a. <u>For landscaping strips 10 to 15 feet wide:</u></p> <ol style="list-style-type: none"> <u>At least one row of evergreen trees, minimum 8 feet in height at the time of planting and 10 feet maximum separation.</u> <u>Shrubs at a rate of one shrub per 20 square feet of landscaped area. In addition to being from minimum 3-gallon sized containers, shrubs shall be at least 16 inches tall at planting and have a mature height of at least 3 feet.</u> <u>Groundcover plants.</u> <p><u>Note: These provisions supersede the standard height, spacing and visibility provisions of the General Section, above.</u></p> <p>b. <u>For landscaping strips wider than 15 feet:</u></p> <ol style="list-style-type: none"> <u>A minimum of one evergreen tree for every 150 square feet arranged in a manner to obstruct views into the property.</u> <u>Shrubs and groundcover as required above.</u> <p>c. <u>This Landscaping Buffer is not subject to landscaping credits or flexibility provisions of TMC 13.06.502.D.</u></p> <p>d. <u>Alternative species selection and spacing plans demonstrated to substantially meet the Buffer intent may be approved with staff review.</u></p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div data-bbox="525 925 1134 1380" style="text-align: center;"> <p>For landscaping strips 15 feet wide or less:</p> <p>8' tall min.</p> <p>Groundcover</p> <p>10' Max.</p> <p>10' min.</p> <p>Shrubs@ 1/20sf</p> <p>View from public property</p> </div> <div data-bbox="1155 925 1785 1380" style="text-align: center;"> <p>For landscaping strips wider than 15 feet:</p> <ul style="list-style-type: none"> • A minimum of one evergreen tree at least 8' tall for every 150 square feet arranged in a manner to obstruct views into the property. <p>Shrubs@ 1/20sf</p> <p>Groundcover</p> <p>15' min.</p> <p>View from public property</p> </div> </div> |

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| <p><u>Planting – across the street or alley from R-District</u></p> | <ul style="list-style-type: none"> • <u>At least one Medium Tree per 300; or one Large Tree per 400 square feet of landscaped area.</u> • <u>Trees to be spaced at an average of 20 feet on-center, but may be grouped in asymmetrical arrangements.</u> • <u>At least 50 percent of trees must be evergreen conifers.</u> |
| <p><u>Mobile home/trailer courts abutting Residential districts (where permitted).</u></p> | <ul style="list-style-type: none"> • <u>A wall, fence, vegetated wall, evergreen hedge, or other suitable enclosure of minimum height four and one half feet and maximum height of seven feet placed at least five feet from the side and rear lot lines. The area between such enclosures and the property lines shall be landscaped to form a permanent screening area.</u> • <u>A landscaped screening area at least five feet in depth must be provided along the street frontage on a non-arterial street forming a boundary between a mobile home park site and an R-1, R-2, or R-3 District.</u> • <u>No signs shall be permitted on any part of a screening enclosure or within a screening area.</u> |
| <p>Street trees: Street trees are intended to provide multiple benefits including aesthetics, traffic calming, environmental, shading, visual buffering and noise separation from streets.</p> | |
| <p><u>Exceptions:</u></p> <p>(1) <u>Street trees are not required in PMI Districts, with the exception of 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).</u></p> | |
| <p><u>Planting Requirements:</u></p> | <ul style="list-style-type: none"> • <u>Four Small Trees; three Medium Trees; or, Two Large Trees per 100 linear feet of site frontage.</u> • <u>Street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, traffic signs, or other streetscape features, or if such variations are demonstrated to better achieve the intent.</u> • <u>Street trees shall, when possible, be planted within the right-of-way adjacent to the curb and between the pedestrian lane/sidewalk and curb. When this is not possible or a different location would better achieve the intent, street trees may be located elsewhere within the right-of-way, including behind the sidewalk, in street medians, parking strips or bulbouts. If neither of these preferred locations is possible, such as when existing infrastructure prevents trees from being planted within the right-of-way, trees located within 10 feet of the right-of-way may be counted as street trees.</u> |

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| <p>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.</p> | |
| <p>Exceptions:</p> <ul style="list-style-type: none"> (1) Parking Lot Perimeter Landscaping is not required in M-2 or PMI Districts. (2) Parking lots of 15 stalls or less are not required to meet Interior Planting requirements. (3) Parking lots of 15 stalls or less, located behind buildings and accessed by alleys, are exempt from the Site Perimeter requirement. | |
| <p>Parking Area tree minimum - overall</p> | <ul style="list-style-type: none"> • One Small Tree per 700 square feet; one Medium Tree per 1,000 square feet; or, one Large Tree per 1,400 square feet of parking lot area. |
| <p>Parking Lot – Interior Planting Requirements</p> | <p>A mixture of trees, shrubs and groundcover meeting the following requirements:</p> <ul style="list-style-type: none"> • At least one Small Tree per 200 sf, one Medium Tree per 300 sf; or one Large Tree per 400 sf of landscaped area. • Trees planted shall be generally evenly distributed over the site. • Shrubs and groundcover plants as required above. • Trees placed to create a canopy in desired locations without obstructing necessary view corridors. |
| |  <p style="text-align: center;">LANDSCAPING: INTERIOR/EXTERIOR</p> |
| <p>Distribution</p> | <ul style="list-style-type: none"> • No stall shall be more than 50 feet from a tree trunk. • 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. • Planting areas with trees are required at all parking aisle ends. • 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. |
| <p>Distribution Flexibility Bonuses</p> | <p>For each of the following bonuses provided, Parking Lot Distribution requirements may be modified as follows: The maximum distance from each stall may increase by 10 feet; and, maximum parking row length may increase by 1 stall.</p> <ul style="list-style-type: none"> • Tree retention: Retention of trees at least 20 inches in diameter constitutes at least 50 percent of the number of required trees. • Evergreen trees: Evergreen trees constitute greater than two-thirds of required trees. • Low Impact Development: Sites utilizing Low Impact Development (LID) techniques as defined in the City of Tacoma Stormwater Management Manual as their primary stormwater management approach. |
| <p>Parking lot - Perimeter landscaping Planting Requirements</p> | <ul style="list-style-type: none"> • Parking Lots with more than 20 stalls are required to provide a 10-foot wide planting strip per the planting requirements below. • Where the subject property is 150 feet or less in depth, the perimeter strip can be reduced to 5 feet in width. • When applicable, a Parking Lot Perimeter is required around the shortest circumferential line defining the exterior boundary of a parking, loading or similar paved area, excluding driveways or walkways providing access to the facility. |

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| | <p><u>Parking Lot Perimeters shall be planted with a mixture of trees, shrubs and groundcover meeting the following requirements:</u></p> <ul style="list-style-type: none">• <u>At least one Small Tree per 200 sf, one Medium Tree per 300 sf; or one Large Tree per 400 sf of landscaped area.</u>• <u>Trees planted shall be generally evenly distributed over the site.</u>• <u>Shrubs and groundcover plants as required above.</u>• <u>Trees placed to create a canopy in desired locations without obstructing necessary view corridors.</u> |
| <p><u>X District Front Yard and Foundation Landscaping:</u> <u>Trees, shrubs and groundcover plantings intended to soften the visual appearance of exposed foundations and building frontages in highly pedestrian areas.</u></p> | |
| <ul style="list-style-type: none">• <u>In areas where buildings are not located adjacent to the sidewalk, the area between the public sidewalk and buildings shall incorporate expanded sidewalk space, outdoor seating, plazas and/or landscaping with a combination of trees, shrubs, and/or ground cover plants.</u>• <u>All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:</u><ol style="list-style-type: none">1. <u>The landscaped area must be at least three feet wide.</u>2. <u>There must be at least one shrub for every three lineal feet of foundation.</u>3. <u>Groundcover plants must fully cover the remainder of the landscaped area.</u> | |

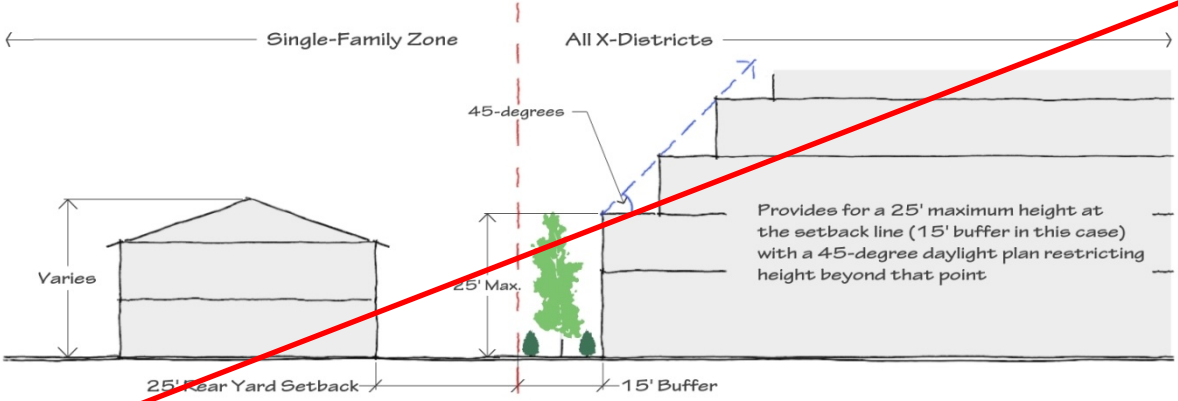
13.06.503 Residential transition standards.

The following items are required to help ensure appropriate transitions between non-residential and/or higher intensity development and adjacent residential districts, in terms of building bulk and scale, location of activity areas for privacy and noise reduction, provision of greenspace, and visual separation:

[See table below.]

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| <p>A. Upper Story Stepback</p> | <ol style="list-style-type: none"> 1. Structures shall not intercept a 25-degree daylight plane inclined into the C, T, PDB, HM, M, or PMI District from a height of 25 feet above existing grade at any R-District / C, T, PDB, HM, M, or PMI District boundaries, excluding boundaries with R-4 Districts, R-5 Districts, and/or non-residential uses in any R District. For purposes of this provision, vacant land located in an R-District shall be considered a residential use. 2. The following requirements apply in all X-Districts, where a Mixed-Use Center boundary is adjacent to single-family zoning (R-1, R-2 and R-2SRD Districts), except where the adjacent use within the single-family zone is a park, permanent open space, undevelopable steep slope, public facility or freeway. <ol style="list-style-type: none"> a. Projects abutting a single-family zone at a <u>street, an alley or rear or side property line</u> shall not intercept a 45-degree daylight plane inclined into the X-District from a height of <u>235 feet</u> above existing grade, measured from the inside edge of the required buffer or setback (example of abutting scenario below): <u>the zone transition line (example of the alley scenario below).</u> b. Projects abutting a single family zone at a street shall not intercept a 45 degree daylight plane inclined into the X District from a height of 35 feet above existing grade at the property line. <div style="text-align: center;"> <p>Upper Story Stepback - Alley Scenario</p> </div> |
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| |  <p style="text-align: center;">Upper Story Stepback - Abutting Scenario</p> |
| <p>B. Storage and/or Service Openings</p> | <p>Vehicle ingress, vehicle egress, and/or loading bay doors of self-storage uses and/or vehicle service uses shall not face any residentially-zoned property.</p> |
| <p>C. Buffer Planting Areas</p> | <p>SEE SECTION 13.06.502.</p> |
| <p>D. Lighting</p> | <ol style="list-style-type: none"> 1. Light trespass. Light trespass from sites in non-residential zoning districts shall not exceed 3 lux (0.3 foot candles) at parcel boundaries with residential zoning districts. This luminance value shall be measured at the eye in a plane perpendicular to the line-of-sight when looking at the brightest source in the field of view at any point on the property line of any residential parcel. 2. Residential light pollution. To ensure control of and to minimize glare, any lighting within 100 feet of an R District shall use luminaires which meet the Illuminating Engineering Society’s cutoff light distribution specification. 3. General light pollution. To control and minimize glare, all other luminaires for area and/or off-street parking shall meet the Illuminating Engineering Society’s semi-cutoff light distribution specification. Lighting shall be directed toward the site, with cutoff shields or other means, to prevent spillover glare to adjacent properties or vehicular traffic. Luminaires with a light source not greater than 1800 lumens (100 watt incandescent) are exempt from this requirement. 4. View-Sensitive Overlay Districts. Parking lot lighting shall not exceed 20 feet in height. |

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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.

Minimum parking requirements are particularly important in order to ensure resident, visitor, customer, and employee parking within reasonable distance to the uses served, reduce congestion on adjacent streets; and to minimize, to the extent possible, spillover parking into adjacent residential areas. The requirements herein set forth are also established to discourage under-used parking facilities and to minimize the amount of land dedicated to parking, consistent with the Comprehensive Plan, that encourages economic development, transit use, carpooling, energy conservation, and air quality improvement by providing for: only the minimum number of stalls necessary, compact stalls, shared parking between uses, transportation demand management, and incentives for reducing the size of parking areas.

Applicability. Buildings, structures, or uses hereafter established, built, enlarged, increased in capacity, or changed in principal use in all districts shall provide the following off-street parking areas:

1. Off-street parking spaces - quantity. The quantity of off-street parking shall be provided in accordance with the standards of the tables below.
 - a. Fractions. Fractions resulting from required parking calculations will be rounded up or down to the nearest whole number.
 - b. Multiple uses. Where an establishment on a lot contains multiple types of uses, the required parking spaces shall be equal to the total spaces determined by computing each use type separately, except where specifically stated otherwise herein.
 - c. Use not listed. In the case of a use not specifically mentioned in this section, the requirements for off-street parking facilities shall be determined by the City Traffic Engineer. Such determination shall be based upon the requirements for the use specified in this section that is most nearly comparable to the unspecified use and traffic engineering principles and studies.
 - d. Historic buildings and sites. 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.
 - e. For buildings in existence prior to the adoption of the Tacoma Municipal Code on May 18, 1953, no additional parking shall be required for changes in use. Existing parking that is above and beyond the current requirements may be removed, provided that the quantity of parking is not reduced below the current requirements for the use on the site. New development, including additions, shall provide parking as required.
 - f. In Commercial Districts (T, C-1, C-2, HM, and PDB), no additional parking shall be required for a change of use in a structure that existed prior to September 25, 2012. Existing parking that is above and beyond the current requirements may be removed, provided that the quantity of parking is not reduced below the current requirements for the use on the site. New development, including additions, shall provide parking as required.
 - g. If a new use would have required more parking before October 8, 2012, the accessible parking requirements shall be based on the standards in place before October 8, 2012, except in cases where, after consulting with the City’s ADA coordinator, the Building Official approves an alternative to providing on-site accessible parking upon a determination that the alternative is reasonable in light of circumstances associated with the specifics of an individual site and the needs of people with disabilities.

| TABLE 1 – Required Off-Street Parking Spaces ^{9, 14} | | |
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| 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 R-2SRD, R-3, R-4L and R-4 Districts. | Dwelling | 1.00 |

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| TABLE 1 – Required Off-Street Parking Spaces ^{9, 14} | | |
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| Three-family in R-2SRD, HMR-SRD and R-3 ^{1, 2, 12} | Dwelling. | 2.00 |
| <u>Group housing – up to 6 residents</u> | | <u>2.00</u> |
| <u>Group housing – 7 or more residents</u> ^{1, 16} | <u>Room, suite or dwelling</u> | <u>1.00</u> |
| Lots not conforming to area/width ³ | Dwelling. | 1.00 |
| <u>Mobile home park</u> ^{1, 2, 12} | | |
| Multiple-family dwelling and mobile home park ^{1, 2, 12, 16} | | |
| Located in 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). | |
| Retirement homes, apartment hotels, residential hotels, residential clubs, fraternities, sororities, and group living quarters of a university or private club ¹ | Guest room, suite, or dwelling. | Same as for multiple-family. |
| Residential in DR, DCC, DMU, and WR Districts | See Chapter 13.06A. | |
| Retail ^{10 (View-Sensitive)} | | |
| Retail commercial establishments, except as otherwise herein, less than 15,000 square feet of floor area | 1,000 square feet of floor area. | 2.50 |
| Shopping Center | 1,000 square feet of floor area. | 4.00 |
| Retail commercial establishments, except as otherwise herein | 1,000 square feet of floor area. | 4.00 |
| Eating and drinking establishments ^{11 (View-Sensitive)} | 1,000 square feet of floor area. | 6.00 |
| Office | | |
| Business and professional offices | 1,000 square feet of floor area. | 3.00 |
| Medical and dental clinics | 1,000 square feet of floor area. | 3.00 |
| Lodging | | |
| Hotel or Motel ¹ | Guestroom or suite. | 0.50 |
| Institutional | | |
| Libraries, museums, art galleries | 1,000 square feet of floor area. | 2.50 |
| Hospitals | Bed. | 1.75 |
| Special needs housing, as listed in the use table in Section 13.06.535.B and not otherwise listed in this table | Bed | 0.10 plus one per employee |
| Extended care facilities | Bed. | 0.33 |
| Religious assembly | Seat ⁴ | 0.20 |
| Elementary, middle, and junior high schools | Classroom | 1.20 |
| High school | Student. | 0.40 |
| College and university | Student. | 0.75 |
| Work release or juvenile rehabilitation | Employee. | 1.00 ⁵ |
| Recreational | | |
| Auditoriums, stadiums, and theaters | Seat ⁴ | 0.25 |
| Miniature golf course | 1,000 square feet of lot area, excluding parking. | 2.50 |
| Skating rink | 1,000 square feet of floor area. | 6.00 |
| Bowling establishment | Lanes. | 5.00 |

| TABLE 1 – Required Off-Street Parking Spaces ^{9, 14} | | |
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| Public dance halls and private clubs | 1,000 square feet of floor area. | 7.50 |
| Marina | Moorage space. | 0.50 |
| Boat launch | Ramp. | 25.00 ⁶ |
| Recreational uses not listed elsewhere | Same as retail, based on size. | |
| Warehouse/Industrial ¹³ | | |
| Self-service storage | Storage unit. | See note 7. |
| Warehousing | 2,000 square feet of floor area. | 1.00 |
| Industrial/manufacturing | 1,000 square feet of floor area. | 1.00 |
| Services | | |
| Laundromat | Washing and dry-cleaning machine. | 0.50 |
| Car wash | Wash stall or 25 feet of wash lane. | 4.00 ⁸ |
| Day-care centers | Each 10 children in care. | 2.00 |

| TABLE 1 Footnotes |
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| <p>1. Guest rooms, <u>dwelling</u>s or suites in <u>group housing</u>, retirement homes, apartment hotels, residential hotels, and residential clubs shall be construed to be dwelling units for purposes of determining the number of off-street parking stalls required. The parking requirements may be reduced to one parking space every three dwelling units; provided, the following conditions exist:</p> <ul style="list-style-type: none"> a. The use will provide residency for retirement age persons with an estimated average persons-per-dwelling unit factor of 1.5 or less, or low-income elderly persons <u>individuals or households</u>, or a combination thereof; b. Yard space is available on the same lot the use is to be located upon or an adjoining lot, where off-street parking at a future time could be provided should the use be converted to an apartment or for other reasons additional parking is needed to serve the premises. <p>If these conditions do not exist, a variance of the number of parking spaces to be provided is required.</p> |
| <p>2. For purposes of this regulation, a mobile home shall be construed to be a single-family dwelling. Tandem parking is permitted for single-family, two-family, and three-family dwellings.</p> |
| <p>3. A lot which was a single unified parcel of land as indicated by the records of the Pierce County Auditor as of May 18, 1953 or a lot which was configured legally to conform to the applicable requirements but which became nonconforming as a result of subsequent changes to this chapter or other official action by the City, and which has been maintained in that configuration since, having an average width, frontage, or area that is smaller than the applicable minimum requirements.</p> |
| <p>4. Seat, 18 inches of bench or 25 square feet of floor space.</p> |
| <p>5. There shall be 2 visitor-parking stalls provided for each 10 required employee stalls.</p> |
| <p>6. Parking spaces shall be minimum 10 feet wide and 40 feet long.</p> |
| <p>7. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 20 feet wide when storage facilities open onto one side of the lane only and at least 25 feet wide when storage facilities open onto both sides of the lane. Driving lanes shall be designed to accommodate single unit vehicles. Two parking spaces shall be provided adjacent to the manager’s quarters. One parking space for every 200 storage spaces or fraction thereof shall be located adjacent to, or within 100 feet of, the office. A minimum of two such spaces shall be provided. Required parking spaces may not be rented as, or used for, long-term vehicular storage.</p> |
| <p>8. The required stalls may include waiting and finishing or drying space.</p> |
| <p>9. The number and size of required handicapped accessible parking spaces shall be consistent with the applicable Building Code.</p> |
| <p>10. In commercial districts combined with a View-Sensitive Overlay District and adjacent to a shoreline district (i.e., Old Town), 0 stalls are required for the first 3,000 square feet of retail space.</p> |

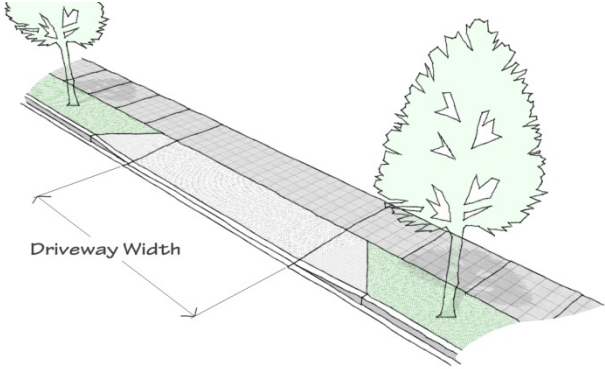
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| 11. In commercial districts combined with a View-Sensitive Overlay District and adjacent to a shoreline district (i.e., Old Town), 0 stalls are required for the first 750 square feet of eating and drinking establishments. |
| 12. Additional off-street parking for existing residential uses, including those nonconforming as to off-street parking, in all “R” Residential Dwelling Districts shall only be required if the number of dwelling units is increased. |
| 13. Storage warehousing, distribution warehousing, and industrial uses. <ul style="list-style-type: none"> a. The off-street parking requirements, set forth in Table 1 of this section, shall not include space devoted to office or other non-industrial related use. Where a warehousing or industrial facility contains office or other non-industrial related use, off-street parking for such spaces shall be computed utilizing the requirements set forth in Table 1. b. In determining whether to apply the parking standard based on floor area or the standard based on the number of employees, the City shall consider the following: <ul style="list-style-type: none"> (1) The extent to which automation is utilized in the operation of the facility; (2) The long-term versus the short-term nature of the use; (3) The means of product delivery and distribution; (4) The need for storage of company vehicles on-site; (5) The availability of accurate employee counts; (6) Future expansion plans; (7) The amount of available area which could be converted to additional off-street parking should the need arise; for example, due to an increase in the work force or change in use. <p>If, after reviewing the project in light of the above factors, the City finds that the off-street parking standard based on number of employees more accurately reflects the parking needs of the facility while still protecting the general health, safety, and welfare of the community, such standards shall be applied.</p> |
| 14. In instances where the parking requirement is based on number of employees and the employees work in shifts, the number of regular employees in the largest shift shall be used for the purpose of determining the required number of parking stalls. |
| 15. For purposes of calculating parking quantity requirements, “floor area,” when used, shall not include space devoted to parking. |
| <u>16. Parking requirements may be reduced through provision of one or more of the Parking Quantity Reduction options offered in Mixed-Use Center Districts (Table 2), up to a minimum of 1 stall per 2 rooms, suites or dwellings. Each parking reduction option provided shall receive 50 percent of the credit available in Mixed-Use Center Districts. This reduction may not be utilized in combination with the bonus offered through Footnote 1 of this table (Table 1).</u> |

| TABLE 2 – Parking in Mixed-Use Center Districts | |
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| Quantity | Residential Uses. Minimum 1.0 stall per unit. Commercial or Office Uses. Minimum 2.5 stalls per 1000 square feet of floor area. UCX TD Commercial or Office Uses (including retail, service and eating and drinking establishments). Minimum 0 stalls per 1000 square feet of floor area. Other Uses. For uses not specifically listed above, the parking requirement in the Mixed-Use Center Districts shall be 70% of the parking requirement for that use identified in Table 1. See Section 13.06.510.B.2.f for use of compact stalls. For purposes of calculating parking quantity requirements, “floor area,” when used, shall not include space devoted to parking. |

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| Exemptions | <p>No parking is required for any structure in existence upon the date the Mixed-Use Center was created within which it exists (see Section 13.17.020). New development shall provide parking as required.</p> <p>In NCX and CCX Districts, no parking is required for buildings located within 10 feet of the right-of-way of the designated core-pedestrian streets (see Section 13.06.300.C). In NCX, CCX, and UCX Districts, no parking is required for the first 3,000 square feet of each ground-level retail or eating and drinking establishment.</p> <p><u>Small, affordable housing types: Group housing; student housing; and efficiency multi-family dwellings (250-450 sf in size) are exempt from vehicular parking requirements (with the exception of required accessible parking), provided the following:</u></p> <ul style="list-style-type: none"> <u>A minimum of 0.75 bicycle spaces per dwelling or unit are provided in an indoor, locked location.</u> <u>Within a single building, no more than 20 dwelling units, or 50 percent of the total dwelling units (whichever is greater), may utilize this bonus.</u> |
| <p>Parking Quantity Reductions. The parking requirements for mixed-use, multi-family, <u>group housing</u>, commercial, institutional and industrial developments within X-Districts may be reduced as follows:</p> | |
| Transit Access | <p>Parking requirement shall be reduced by 25% for sites located within 500 feet of a transit stop and 50% for sites located within 500 feet of a transit stop at which a minimum of 20-minute peak hour service is provided (routes which serve stops at least every 20 minutes during peak hours). Applicants requesting this reduction must provide a map identifying the site and transit service schedules for all transit routes within 500 feet of the site.</p> |
| Trip Reduction Plan | <p>Parking requirement shall be reduced by 25% for developments that create and implement a site-specific Trip Reduction plan and program that includes features such as employer-provided transit passes, telecommuting, ridesharing, carpooling, car-sharing, bicycling, flexible work schedules, etc. The trip reduction plan shall be reviewed and approved by the City’s CTR Coordinator and yearly reports shall be provided to evaluate the effectiveness of the program and ensure its continued maintenance and operation.</p> |
| Car-Sharing Stalls | <p>Parking requirements shall be reduced by one stall for each stall that is dedicated and designated for use by a locally-operating car sharing program, such as “Zipcar.”</p> |
| Mixed-Use/Shared Parking Credit | <p>No parking shall be required for the residential units in a mixed-use project where at least 50 percent of the floor area is designed for commercial or institutional use.</p> |
| On-Street Parking Credit | <p>Parking requirements shall be reduced ½ stall per each new public, on-street parking stall provided as part of the project (through the installation of angled or perpendicular spaces with bulb-outs and curbs or other methods). Any modifications to the right-of-way are subject to the acceptance and approval of the Public Works Department. This one-time credit applies at the time of the development and shall not be affected by any future changes to the right-of-way configuration, design or alignment.</p> |
| Bicycle Parking Credit | <p>For every five non-required bicycle parking spaces provided on the site (beyond the standard requirements, as found in Section 13.06.512.D), the automobile parking requirement shall be reduced by one space. This credit is limited to a maximum of 5 automobile spaces, or 15% of the standard parking requirement for the development, whichever is less.</p> |
| Motorcycle/Scooter Parking Credit | <p>For every 4 motorcycle/scooter parking spaces provided, the automobile parking requirement shall be reduced by one space. Each motorcycle/scooter parking space must be at least 4 feet wide and 8 feet deep and may be located in areas that are otherwise unusable for automobile parking (such as in corners, at aisle ends and near pillars). This credit is limited to a maximum of 5 automobile spaces, or 5% of the standard automobile parking requirement for the development, whichever is less.</p> |
| <p>The Director or designee shall have the authority to require any and all necessary agreements or documentation, as they deem appropriate, to ensure that projects utilizing this parking quantity reduction program maintain all required features for the life of the project. Any such agreements or documentation shall be in a format acceptable to the City Attorney and shall be recorded on the title of the property.</p> | |

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| Development Standards – Location. | |
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| NCX, RCX, NRX, and <u>and</u> URX and <u>and</u> UCX TD Districts | Parking shall be located to the rear, side, within, or under a structure, or on a separate lot. Surface parking located to the side of a structure shall not exceed a maximum of 60 feet in width for paved vehicular area along designated pedestrian street frontages. |
| CCX, UCX, HMX and CIX Districts | Parking may be located on any side provided maximum setback requirements are met. |
| Multi-Family Development Parking | In multi-family residential developments with multiple buildings, off-street surface parking and circulation areas shall, to the extent practicable, be located on the sides and rear portions of the development site. Areas between buildings and along street frontages shall be used to fulfill yard space requirements (see Section 13.06.501.N). |
| Loading Spaces | In NCX and RCX Districts, off-street loading spaces for retail sales and service uses shall only be required in shopping centers. |
| Development Standards – Compact Stalls. | |
| <u>Compact Stalls</u> | <u>A maximum 30 percent of the parking spaces provided may be composed of compact stalls, except that for any parking provided in excess of the minimum quantity requirements, up to 50% of those excess stalls may be composed of compact stalls.</u> |
| Development Standards – Driveways. Driveways shall be located and developed in a manner that recognizes the overall goals for promoting pedestrian activity over vehicle orientation. They shall be limited in size and number and located in the preference order described below: | |
| Driveway location | Driveways shall meet the location requirements of TMC 10.14.050. |
| Driveway size | <p>The maximum driveway approach width shall be 25 feet on designated pedestrian streets and 30 feet on all other streets.</p> <p>For two and three-family and townhouse dwellings, driveway approach widths on streets are limited to 14 feet when serving one unit and 20 feet in width when serving multiple units.</p> <p>In all cases, the driveway approach width limitations indicated are exclusive of the radii of the returns (see graphic below).</p>  <p style="text-align: center;">Measuring Driveway Width</p> |
| Pedestrian street driveway frequency | <p>Driveways shall be no closer than 150 feet to another driveway as measured from centerlines on designated pedestrian streets.</p> <p>The centerline of a driveway shall be no closer than 50 feet to a designated pedestrian street corner.</p> |

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| <p>Review of new driveways</p> | <p>New driveways in Mixed-Use Center Districts are subject to review and approval by the City Engineer pursuant to Chapter 10.14, taking into account safe traffic flow, existing and planned transit operations, the objectives and requirements of this chapter, and the efficient functioning of the development.</p> <p>In addition to these standards, the driveway standards contained in Chapter 10.14 shall apply. When portions of Chapter 10.14 or this chapter are in conflict, the more restrictive shall apply.</p> <p>Exceptions may be allowed by the City Traffic Engineer for public safety or if strict application of these standards would prohibit vehicular access to a development, pursuant to Chapter 10.14.</p> <p>Any proposed exception to the standards and/or requirements for driveways in Chapter 10.14 or this chapter shall be forwarded to Pierce Transit for review and comment.</p> |
| <p>Development Standards – Parking Garages. The following standards apply to parking garages. They are intended to limit parking garage impacts on the pedestrian environment and reduce opportunities for crime in parking garages.</p> | |
| <p>Core Pedestrian Streets</p> | <p>Parking garages are prohibited at street level along the frontage of designated core pedestrian streets. These areas are intended to include uses and portions of uses that encourage pedestrian activity and interaction between adjacent uses and the streetscape.</p> |
| <p>Pedestrian Streets</p> | <p>Parking garages shall not occupy more than 50% of the length of a building’s street-level frontage along a designated pedestrian street. The remaining portions are intended to include uses and portions of uses that encourage pedestrian activity and interaction between adjacent uses and the streetscape.</p> |
| <p>Parking Garage Openings</p> | <p>These standards apply to parking garages for five or more vehicles.</p> <p>Parking garage openings, including vehicular access openings, shall not exceed 50% of the total ground floor façade adjacent to a public street or sidewalk.</p> <p>Parking garage openings at the level of and facing a street, alley, courtyard, plaza, or open parking area shall incorporate decorative grilles, architectural elements, planters, and/or artworks that effectively reduce the visibility of vehicles within the garage while still allowing for limited visibility into and out of the garage. Any portion of the screening that is between 3 and 7 feet above the adjacent grade shall be at least 20% transparent but not more than 80% transparent. Vehicular access openings shall be exempt from this standard.</p> |

2. Off-site parking. Parking areas for all uses shall be located on the same parcel with such uses; however, it is recognized that more efficient use of land, business, or organization growth, safety, or similar considerations may make off-site parking desirable. Therefore, an exception is provided that off-street parking areas may be constructed on a parcel separate from the main building or buildings occupied by such uses, under the following circumstances:

- a. Where allowed. The parking area shall be considered an extension of the use it serves. The parking area shall be permitted, prohibited, or subject to conditional use permit in the same manner as the associated land use.
- b. Proximity to use. The parcel(s) for such off-site parking area shall be located within 500 feet of the parcel(s) to be served. The distance shall be measured between the nearest points of pedestrian access between the two parcels.
- c. Availability confirmation. Required parking spaces within such an off-site parking area are owned or under legal contract by the owner(s) or lease holder(s) of the property intended to be served.
- d. Sign. A sign with a maximum area of 1.5 square feet shall be posted on the principal site providing notice of the availability and location of the additional parking. Said sign area will not be subtracted from any sign allowance in Section 13.06.520.
- e. Pedestrians. Upon review, the Traffic Engineer, or designee, may require sidewalk or pedestrian crossing improvements or fence openings to enhance pedestrian safety and mobility from the off-site parking to the use it serves when conditions warrant such improvements.

3. Shared parking. Parking areas for all uses shall be located on the same parcel with such uses; however, it is recognized that more efficient use of land, business, or organization growth, safety, or similar considerations may make shared parking desirable. Therefore, two or more uses may share common parking facilities, subject to the following:

- a. Off-site. The shared parking site shall comply with the provisions of off-site parking (subsection 2 above).

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b. Performance. The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

c. Availability confirmation. Required parking spaces within such a shared parking area are owned or under legal contract by the owner(s) or lease holder(s) of the property intended to be served.

d. Total spaces. When two or more uses share common parking facilities, the total number of parking spaces required shall be the sum of spaces required for those uses individually.

(1) General exception. Where the uses involved are both daytime and nighttime uses, as defined below, the total required parking for all uses may be reduced by 50 percent of the daytime use requirement or the nighttime use requirement, whichever is smaller.

(2) Religious assembly and school exception. All of the parking spaces required by this section for a religious assembly or for an auditorium incidental to a public or private school, college, or university may be supplied by the off-street parking areas provided by daytime uses.

(3) Daytime uses established. For the purposes of this section, the following uses are considered as daytime uses: banks; business and professional offices; retail stores; daycare centers, manufacturing and warehouse buildings; and similar primarily daytime uses as determined by the City Engineer.

(4) Nighttime uses established. For the purposes of this section, the following uses are considered as nighttime uses: auditoriums incidental to a public or private school; college; or university; churches; bowling alleys; dance halls; theatres; taverns; cocktail lounges; night clubs; or restaurants; and similar primarily nighttime uses as determined by the City Engineer.

(5) Similar sharing of parking may be allowed between other uses whose parking demand generally occurs at different times, such as between those that operate primarily on weekdays and those that operate primarily on weekends, as determined by the City Engineer.

e. Pedestrians. Upon review, the Traffic Engineer, or designee, may require sidewalk and pedestrian crossing improvements or fence openings to enhance pedestrian safety and mobility between the uses sharing parking and the parking area shared when conditions warrant such improvements.

4. Other limitations on parking areas.

a. Where the principal use is changed and additional parking space is required as a result, it is unlawful and a violation of this chapter to begin or maintain such altered use until such time as the required off-street parking provisions of this chapter are complied with.

b. Where the minimum number of required off-street parking spaces has been provided to serve a use, such parking area shall not be subsequently reduced in the number of parking spaces provided.

c. Where off-street parking areas are developed and operated as a business and where a parking fee is charged, the parking area shall be located only in a commercial or industrial district.

5. Driveways. Except as otherwise stipulated in the TMC, driveways shall be constructed according to the requirements of TMC 10.14.050 (or as amended), which include the following standards:

a. Except as otherwise provided by TMC 10.14.050, the width of any driveway shall not exceed 30 feet, exclusive of the radii of the returns, the measurement being made parallel to the center line of the street, unless special authorization is given by the Director of Public Works;

b. The width of any driveway shall not be less than 10 feet, exclusive of the radii of the returns, the measurement being made parallel to the center line of the street;

c. All driveways for other than single-family residences and duplexes shall be a minimum of 20 feet in width, exclusive of the radii of the returns, the measurement being made parallel to the center line of the street. The radius of all driveway returns shall be a minimum of 10 feet, except on non-arterial streets for single-family residences or duplexes, which shall have a minimum radius of five feet;

d. The total width of all driveways on a street for any one parcel shall not exceed 50 percent of the frontage of that parcel along the street, and shall not be more than two in number except as allowed under TMC 10.14.050.B.6.e.

6. Vehicle access and parking in R-Districts. Additional limitations on vehicular access and parking in R-Districts are contained in Section 13.06.100.D.

B. Off-street parking area development standards.

1. Intent. In order to assure proper and uniform development of safe parking areas, protect adjoining property from undue invasion of privacy and peace, provide for pedestrian circulation, minimize nuisance factors, and maintain in appropriate locations a landscaped setting in keeping with accepted, sound standards of residential landscaping practice, every parcel of land hereafter used as an off-street parking area, as defined in this chapter, shall be developed in accordance with the following minimum standards.

2. Minimum standards. A parking area for five or more motorized vehicles, trailers, or a combination thereof, shall be developed in accordance with the following requirements:

a. Entrances and exit. The location and design of all entrances and exits shall be subject to the review and approval of the City Engineer, taking into consideration factors including, but not limited to, emergency vehicle mobility, safe turn movements, right-of-way width, speed limits, proximity to street intersections and/or other entrances or exits, street classification for motorists and/or bicyclists, pedestrian mobility, transit mobility, and retention of landscaping. Such entrances or exits shall not be designed to require vehicles to back into, or otherwise utilize a designated arterial street right-of-way as an aisleway for a parking area.

b. Parking aisles. Any aisle serving two-way traffic or providing one-way access to spaces at right angles to the aisle shall have a minimum width of 20 feet. Aisles providing one-way access to spaces at an angle of 60 degrees to the aisle shall have a minimum width of 18 feet. Aisles providing one-way access to spaces at an angle of 45 degrees to the aisle shall have a minimum width of 14 feet. On dead end aisles, aisles shall extend five feet beyond the last stall to provide adequate turnaround.

c. Border barricades. A bumper curb of a height and strength sufficient to retain all vehicles and trailers completely within the given parking area shall be provided, except at access points. Bumper curbs shall be designed and located in such a manner as to prevent vehicles parked within a parking area from protruding beyond the parking area property line and into public right-of-way and/or adjacent private property.

d. Surfacing of parking areas. Off-street parking areas shall be surfaced with a minimum all-weather surface, consisting of a crushed rock base with an asphalt concrete or cement concrete surface. Such surface shall have a standard thickness of two inches, unless otherwise specified by the City Engineer. Such a parking area shall provide a drainage system to the approval of the City Engineer. Alternatives to the all-weather surface may be provided, subject to the approval of the City Engineer. The alternative must provide results equivalent to paving. All surfacing must provide for the following minimum standards of approval:

- (1) Dust is controlled;
- (2) Stormwater is treated to City standards; and
- (3) Rock and other debris is not tracked off-site.

The applicant shall be required to prove that the alternative surfacing provides results equivalent to paving. If, after construction, the City determines that the alternative is not providing the results equivalent to paving or is not complying with the standards of approval, paving shall be required.

e. Grades of access driveways. The grade of access driveways for off-street parking areas shall be subject to the approval of the City Engineer, as outlined in the driveway regulations contained in Chapter 10.14.

f. Parking space standards.

- (1) Standard parking spaces shall have a minimum width of eight and one-half feet, a minimum length of 16.5 feet. The minimum clearance above the parking space shall be consistent with the applicable Building Code.
- (2) Compact parking spaces shall have a minimum width of seven and one-half feet and a minimum length of 15 feet. The minimum clearance above the parking space shall be consistent with the applicable Building Code. A maximum 30 percent of the total parking spaces provided may be composed of compact stalls. The parking area shall be arranged such that a row of compact stalls has an exclusive aisleway or shares an aisleway with full size stalls. In no case shall two rows of compact stalls share the same aisleway. Aisleway widths shall conform to the requirements of full size parking. All compact stalls shall be clearly marked "COMPACT."

g. Landscaping. Provide landscaping consistent with Section 13.06.502.

h. Lighting standards.

(1) Light trespass. Light trespass from sites in non-residential zoning districts shall not exceed three lux (0.3 footcandles) at parcel boundaries with residential zoning districts. This illuminance value shall be measured at the eye in a plane perpendicular to the line-of-sight when looking at the brightest source in the field of view at any point on the property line of any residential parcel.

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(2) Residential light pollution. To ensure control of and to minimize glare, any lighting within 100 feet of an R District shall use luminaires which meet the cutoff light distribution specification of the Illuminating Engineering Society.

(3) General light pollution. To control and minimize glare, all other luminaries for area and/or off-street parking shall meet the semi-cutoff light distribution specification of the Illuminating Engineering Society. Lighting shall be directed toward the site, with cutoff shields or other means, to prevent spillover glare to adjacent properties or vehicular traffic. Luminaires with a light source not greater than 1,800 lumens (100 watt incandescent) are exempt from this requirement.

(4) View-Sensitive Overlay Districts. Parking lot lighting shall not exceed 20 feet in height.

i. Walkways. See Section 13.06.512 for minimum requirements. The exact location of walkways shall be subject to the approval of the City Engineer.

j. Parking garage openings. Parking garage openings at the level of and facing a street, alley, courtyard, plaza, or open parking area shall incorporate decorative grilles, architectural elements, planters, and/or artworks that effectively reduce the visibility of vehicles within the garage while still allowing for limited visibility into and out of the garage. Any portion of the screening that is between 3 and 7 feet above the adjacent grade shall be at least 20% transparent but not more than 80% transparent. Vehicular access openings shall be exempt from this standard.

C. Loading spaces.

1. Intent. It is the intent of this regulation to require all future commercial, business, or industrial development to provide off-street loading facilities, in order to guarantee full utilization of existing rights-of-way to accommodate present and future traffic demands. Off-street loading facilities are intended to provide adequate space to accommodate outside deliveries from large vehicles which cannot be functionally served by normal parking stalls. Off-street loading facilities must be located in such a manner that service vehicles do not block or intrude into public rights-of-way or block driveways or parking area circulation.

2. Minimum standards.

| a. Loading Space Required Quantity Table.¹ | | |
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| Use | Unit | Required Space |
| Offices | Floor area 0-10,000 square feet | 1 stall, an adjacent parking lot may be used for loading in off-peak hours to satisfy the requirement |
| | 10,001-25,000 square feet | 1 stall |
| | 25,001-100,000 square feet | 2 stalls |
| | Over 100,000 square feet | 1 stall for each additional 100,000 square feet or fraction thereof over 100,000 square feet |
| Retail and wholesale sales warehouses and industrial | Floor area 0-10,000 square feet | 1 stall |
| | 10,001-25,000 square feet | 2 stalls |
| | Over 25,000 square feet | 2 stalls plus 1 stall for each additional 25,000 square feet thereof over 25,000 square feet |
| Hospitals | Floor area 0-5,000 square feet | 1 stall |
| | 5,000-20,000 square feet | 2 stalls |
| | Over 20,000 square feet | 2 stalls plus 1 stall for each additional 20,000 square feet or fraction thereof over 20,000 square feet |
| Restaurants | | An adjacent parking lot which can be used during off-peak business hours for loading stall purposes |
| Self-service storage facilities, multi-storied facilities | | 3 loading stalls per 200 storage units |
| Footnotes: | | |
| 1. For purposes of calculating loading space quantity requirements, "floor area," when used, shall not include space devoted to parking. | | |

b. Dimensions. The off-street loading spaces herein required shall each have minimum dimensions of ten feet in width, 25 feet in length, with a clear space above approved by the Traffic Engineer, and shall be accessible to an alley, court, or street with said access subject to approval by the Traffic Engineer.

c. Screening. Where off-street loading is located adjacent to a public street right-of-way or residential zone, the off-street loading area shall be screened by landscaping or vegetative screen.

d. Application. The foregoing regulations shall apply in all zoning districts with exceptions only as noted. The Traffic Engineer may otherwise specify off-street loading requirements where necessary to protect the public interest. The Traffic Engineer may also administratively lower the number of required loading spaces upon request of an applicant and making a finding that the characteristics of a proposed development do not necessitate the stated minimum.

D. Storage areas and vehicle storage areas.

1. Intent. It is the intent of this regulation to require minimum standards for all storage areas and vehicle storage areas in order to protect adjoining property, minimize nuisances, and maintain a landscaped setting along street frontages. Storage areas and vehicle storage areas are places where minimal movement of equipment and vehicles occur. These areas are not to be construed as parking lots or areas with high traffic movement.

2. Minimum standards.

a. Screening. Where storage areas and vehicle storage areas are located adjacent to a public street right-of-way or residential zones, the area shall be screened by a six-foot tall, opaque screening fence. Storage areas in the PMI District shall be exempt from this screening requirement.

b. Surfacing of storage areas. Surfacing of storage areas and vehicle storage areas must provide for the following minimum standards of approval:

(1) Dust is controlled;

(2) Stormwater is treated to City standard; and

(3) Rock and other debris is not tracked off-site.

If, after construction, the City determines that the surfacing is not providing the standards listed above, paving shall be required.

c. Entrances and exits shall be provided in accordance with Section 13.06.510.B.2.a above.

d. If provided, lighting shall meet requirements of Section 13.06.510.B.2.h above.

e. Application. The foregoing regulations shall apply in all zoning districts with exceptions only as noted.

E. Vehicle services and repair; and vehicle service and repair, industrial.

1. Intent. It is the intent of this regulation to require minimum standards for all vehicle repair uses in order to protect adjoining property, minimize nuisances, and maintain a landscaped setting along street frontages.

2. Minimum standards.

a. Screening. Vehicles awaiting repair must be fully screened from public view. These areas shall be screened by a six-foot tall, opaque screening fence.

b. Junk vehicles and auto parts must be stored inside an enclosed building, except in the M, PMI, or UCX, ~~or UCX~~ ~~FD~~ Districts.

c. Customer vehicles awaiting repair or pickup must be parked on business property and not on City right-of-way.

d. All repairs must be conducted entirely within an enclosed building.

e. No windows or openings are allowed if facing a residential district.

3. Application. The foregoing regulations shall apply in all zoning districts with exceptions only as noted.

F. Electric vehicle parking.

The purpose of this section is to proactively plan for and accommodate an adequate supply of electric vehicle parking and charging facilities to support the continued growth of electrical vehicle usage, to improve the cost effectiveness of future electric vehicle charging station installations, support the reduction of greenhouse gas emissions associated with the continued growth of electric vehicle use, and to promote improved air quality and the public health.

1. Application: The following requirements apply to all new development and alterations that, within a two-year period, exceed 50 percent of the value of existing development or structures, as determined by the Building Code, unless specifically exempted herein. The standards do not apply to remodels that do not change the exterior form of the building. However, if a

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project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

2. Commercial/Institutional Development Requirements

a. Commercial and institutional uses identified in Table 1 are required to provide electric vehicle infrastructure and a level 2 charging station for the specified percentage of parking spaces provided.

| <u>Land Use Type</u> | <u>Minimum Development Size</u> | <u>% Parking Stalls with Level 2 Charging Station</u> |
|---|--|--|
| <u>Lodging</u> | <u>None</u> | <u>3% of parking provided</u> |
| <u>Office</u> | <u>None</u> | <u>3% of parking provided, up to 6 spaces</u> |
| <u>Institutional</u> | <u>At least 12,000 sq. ft.</u> | <u>3% of parking provided, up to 6 spaces</u> |
| <u>Retail and Shopping Center</u> | <u>At least 15,000 sq. ft.</u> | <u>1% of parking provided, up to 8 spaces</u> |
| <u>Auditorium, stadium, and theater</u> | <u>At least 500 seats</u> | <u>1% of parking provided, up to 12 spaces</u> |

*If the formula for determining the number of electric vehicle parking spaces results in a fraction, the number of required electric vehicle parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

3. Residential Development Recommendations

a. It is recommended, but not required, that new multi-family residential development provide level 2 electric vehicle charging stations for 50% of the total number of parking spaces.

b. It is recommended, but not required, that new all single-family residential development provide an electric vehicle charging station.

4. Location and Design Criteria for Off Street Electric Vehicle Charging Stations.

a. Where provided, parking for electric vehicle charging purposes is required to include the following:

(1) Signage. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced.

(2) Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.

(3) Accessibility. Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.

(4) Lighting. Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.

b. Parking for electric vehicles should also consider the following:

(1) Notification. Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information.

(2) Signage. Installation of directional signs at the parking lot entrance and at appropriate decision points to effectively guide motorists to the charging station space(s).

(3) Data Collection. To allow for maintenance and notification, the local permitting agency will require the owners of any private new electric vehicle infrastructure station that will be publicly available to provide information on the station's geographic location, date of installation, equipment type and model, and owner contact information.

5. Accessible Electric Vehicle Charging Stations

a. Where electric vehicle charging stations are provided in parking lots or parking garages, accessible electric vehicle charging stations are required as follows:

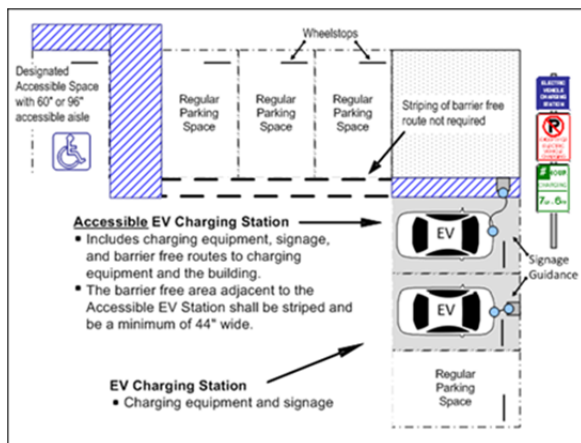
(1) Accessible electric vehicle charging stations provided in the ratios shown on the following table.

| <u>Number of EV Charging Stations</u> | <u>Minimum Accessible EV Charging Stations</u> |
|---------------------------------------|--|
| <u>1-50</u> | <u>1</u> |
| <u>51-100</u> | <u>2</u> |
| <u>101-150</u> | <u>3</u> |
| <u>151-200</u> | <u>4</u> |
| <u>201-250</u> | <u>5</u> |
| <u>251-300</u> | <u>6</u> |

(2) Accessible electric vehicle charging stations should be located in close proximity to the building or facility entrance and shall be connected to a barrier-free accessible route of travel. It is not necessary to designate the accessible electric vehicle charging station exclusively for the use of disabled persons. Below are two options for providing for accessible electric vehicle charging stations.

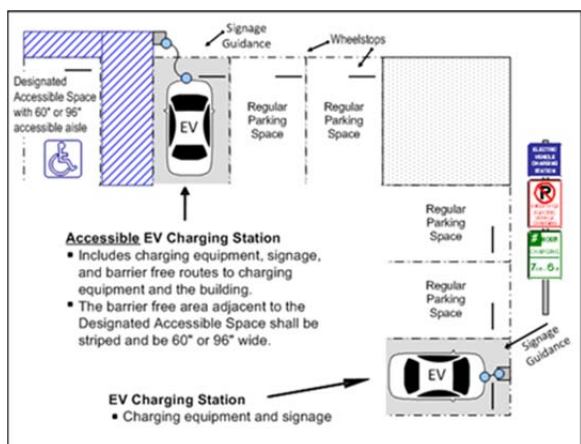
Figures: Off-Street Accessible Electric Vehicle Charging Station

Option 1:



Accessible electric vehicle charging stations may be more cost effectively installed by using an existing end stall or where a clear area is already maintained. Photo source Green Car Reports

Option 2:



Fashion Island Shopping Mall, Newport Beach, CA. This location has a shorter travel distance for disabled persons. Photo by LightMoves.

NOTE: The illustrations above show two options for providing accessible EV charging stations. Option 1 is a likely scenario for installation in existing parking lots. By using an existing wider end parking stall or restriping, an accessible EV charging

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station may be more cost effectively installed. Where feasible, a wider clear area around the equipment (60") is preferable. Additionally, this location away from the near building prime parking has a better likelihood of being available for disabled persons, since the accessible charging station is not exclusively reserved for disabled persons. Option 2 provides a location that has a shorter travel distance for disabled persons and can be easily installed in a new parking lot. This option may allow the installer to provide a wider, more fully-compliant aisle.

While other options, depending on the specific layout of the new or reconfigured parking area, are likely, at a minimum, an accessible EV charging station should be located within accessible reach of the barrier-free access aisle (minimum 44-inch width) and the electric vehicle and connect to a barrier-free route of travel. However, because the charging station facility is not a parking facility, the accessible charging station does not need to be located immediately adjacent to the building entrances or reserved exclusively for the use of disabled persons.

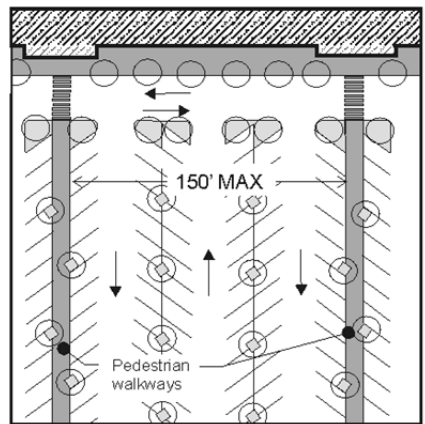
* * *

13.06.512 Pedestrian and bicycle support standards.

| |
|---|
| A. General Applicability. |
| 1. Application. The pedestrian and bicycle support standards apply to all new development and alternations that, within a two-year period, exceed 50 percent of the value of existing development or structures, as determined by the Building Code, unless specifically exempted herein. The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements. No alteration shall increase the level of nonconformity or create new nonconformities to these standards. |
| 2. Standards. Each item of this section shall be addressed individually. Exceptions and exemptions noted for specific development situations apply only to the item noted. |
| 3. Super regional malls. Additions to super regional malls which add less than 10,000 square feet of floor area shall be exempt from these standards. Larger additions shall meet the requirements of this table at a ratio of at least 1 to 3 for the entire mall site (in the same manner described above, under subsection 3), except that additions of an anchor tenant or 140,000 or more square ft. shall require full provision of these requirements for the entire mall site. |
| 4. Temporary. Temporary structures are exempt from the standards of this section. |
| 5. Residential or Mixed-Use. Residential structures of 4 dwelling units or fewer only need to comply with the standards of subsection B, below. Mixed-use structures shall comply with all of the standards. |
| 6. Parks, recreation and open space uses shall meet the standards of this table, except as specifically exempted below. |
| 7. Historic. In any conflict between these standards and those applied by the Tacoma Landmarks Preservation Commission, the standards of the commission shall prevail. |
| 8. Fractions. Any requirement resulting in a fraction when applied shall be rounded up or down to the nearest whole number. |
| B. Walkways (Illustrated). To support transportation choices, including walking, the following standards shall be met to assist pedestrian safety, comfort, and mobility, including access to uses from public ways and access from parking areas. |
| 1. Direct. A direct walkway shall be provided between all customer and/or public entrances and the nearest public sidewalk. For residential dwellings, the required walkway shall be provided between the front entrance and the nearest public sidewalk, or where no sidewalk exists, the nearest public street right-of-way. |
| 2. Multiple use sites. Shopping centers and sites with multiple uses shall provide a walkway network along building facades and through the parking lot that provides pedestrian circulation within the development and that links all customer and/or public building entrances to the public sidewalk. For walkways that are longer than 25 feet, trees shall be provided adjacent to the walkways at a ratio of 3 per 100 feet and pedestrian-scaled lighting at a ratio of 2 per 100 feet. For example, a 50-foot long walkway would require 2 trees and 1 pedestrian-scaled light while a 90-foot long walkway would require 3 trees and 2 pedestrian-scaled lights. Trees shall be planted a minimum of 10 feet from pedestrian light standards or parking lot light standards. |

3. Minimum connection frequency. Additional walkways are required when needed to provide at least one connection to the public sidewalk for each 150 feet of street frontage or every three parking aisles, whichever is less. Walkways shall be located to provide the shortest practical route from the public sidewalk or walkway network to customer and/or public building entrances. This standard does not apply to residential uses containing 4 or fewer dwelling units.

Parks and recreation uses (excluding passive open space), or portions thereof, which are undeveloped with buildings, shall provide a minimum of one walkway, and an additional walkway for each additional improved street frontage greater than 500 feet in length (unless topography, critical areas or public safety issues preclude reasonable provision of such additional accesses).



4. Size and materials. All walkways must either be a raised sidewalk or composed of materials different from parking lot and vehicle access areas. Required walkways must be at least 5 feet wide, excluding vehicular overhang, except for walkways accessing individual residential dwelling units, where the minimum width shall be 4 feet. When more than one walkway is required, at least one walkway must be 10 feet wide.

5. Transit access. A direct walkway shall be provided between the principal customer and/or public building entry and any bus stop adjacent to the site. This may be the same as the walkways above. A separate walkway is required if the bus stop is not within 100 feet of a walkway connection to the sidewalk. This standard does not apply to residential structures of 4 dwelling units or fewer, or to parks, recreation and open space uses without buildings adjacent to the street.

C. Street Furniture. To support transportation choices, including walking, the following standards shall be met to assist pedestrian safety, comfort, and mobility, including resting places at reasonable intervals.

1. Minimum. A minimum of one fixed bench or equivalent seating area for every 250 feet of street frontage. This requirement determines quantity and not distribution, not required if site has less than 250 feet of street frontage. Projects in the PMI District are exempt from this requirement. Parks, recreation and open space uses are only required to provide street furniture adjacent to buildings fronting on a street.

2. Minimum on designated pedestrian streets in Mixed-Use Center Districts. A minimum of one fixed bench or equivalent seating area for every 150 feet of street frontage. This requirement determines quantity and not distribution, not required if site has less than 150 feet of street frontage. Parks, recreation and open space uses are only required to provide street furniture adjacent to buildings fronting on a street.

3. Design. Furniture shall be consistent with any applicable adopted business area improvement plans and shall utilize designs that discourage long-term loitering or sleeping, such as dividers or individual seating furniture. See examples below.



4. Credit. Any adjacent public street furniture can be counted toward this requirement.

D. Bicycle Parking. To support transportation choices, including biking, the following standards shall be met for more visible and secure locations for bicycle parking.

~~1. Quantity in T, C 1, C 2, HM, and PDB. Minimum 3 percent of the requirement for automobile parking spaces for the first 300 car stalls and 1 percent of car stalls in excess of 300. A minimum of 2 bike spaces is required, except sites requiring 5 or fewer car stalls are exempt from bike parking. Adjacent public bike racks can be counted toward this requirement.~~

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2. Quantity in Mixed-Use Center Districts. Five percent of the requirement for automobile parking spaces for the first 300 automobile stalls and 1.5 percent of automobile stalls in excess of 300, but no less than 2 bicycle stalls. Sites requiring 5 or fewer automobile stalls are exempt from this requirement, except for sites exempted from parking requirements due to their location along core pedestrian streets in neighborhood mixed-use centers (see Section 13.06.510.A.1 Table 2), where the number of required bicycle parking stalls shall be based on the amount of parking that would've been required for the project if it were not exempted.

Adjacent public bike racks can be counted toward this requirement. Any form of vehicle storage, including auto dealers, counts only customer and employee parking to determine bike parking requirement.

3. For park and recreation uses where no vehicular parking is required, a minimum of 2 bike spaces for every 500 feet of street frontage is required in all residential, commercial or industrial zones; in Mixed-Use Center zones a minimum of 2 bike spaces for 250 feet of street frontage is required. The amount shall be no less than 2 bike spaces. Adjacent public bike racks can be counted toward this requirement.

4. Location. Bicycle parking shall be located within 50 feet of the primary building entrance for individual sites. Bicycle parking may be grouped near an owner-designated primary entrance in shopping centers. Bicycle parking may be shared at a common location on the same block and same side of the street; provided, the quantity meets the total requirement and is no more than 100 feet from any site served. Bicycle parking shall not block pedestrian use of a walkway and shall be located where there is sufficient space to allow bicycle maneuvering and allow access to the rack without moving another bicycle.

5. Design. Bicycle parking facilities, such as racks and lockers, shall be consistent with any applicable, adopted business area improvement plan or streetscape design plan. Racks and lockers shall also be securely anchored and designed to accommodate the required number of bicycles, support bicycles upright, and allow for the frame and at least one wheel to be secured with a standard U-lock. See examples below.



D. Short and Long Term Bicycle Parking.

Purpose: To promote bicycling as an important and integral mode of transportation, which enables healthy lifestyles, is affordable, and reduces greenhouse gas emissions, and to provide the necessary bicycle parking facilities for a bicycle friendly community. The following requirements and standards are intended to provide for safe and efficient bicycle parking at the trip origin and destination and to serve the needs of specific uses that generate bicycle traffic by residents, customers, guests and employees.

1. Bicycle parking shall be provided as follows:

a. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Table 13.06.512.E. In the case of a use not shown on Table 13.06.512 E, there is no minimum bicycle parking requirement.

b. After the first fifty cumulative (50) spaces for bicycles are provided, additional spaces are required at one half (1/2) the ratio shown in Table E, except for rail transit facilities; passenger terminals; and park and ride lots. Spaces within dwelling units or on balconies do not count toward the bicycle parking requirement.

c. Vehicle parking spaces, other than spaces required for electric vehicles and accessible parking, shall be permitted to be used for the installation of required long-term bicycle parking spaces.

2. Location of short-term bicycle parking facilities:

a. Short-term bicycle parking shall be located within 50 feet of, and visible from, the primary building entrance for individual sites.

b. Short-term bicycle parking may be shared at a common location on the same block and same side of the street, provided the quantity meets the total requirement and is no more than 100 feet from any site served.

c. Where directional signage is provided at the main building entrances, short-term bicycle parking shall be permitted to be provided at locations not visible from the main entrance.

d. Short-term bicycle parking may be grouped near an owner designated primary entrance in shopping centers.

e. Short-term bicycle parking shall not block pedestrian use of a walkway and shall be located where there is sufficient space to allow bicycle maneuvering and allow access to the rack without moving another bicycle.

f. Short-term bicycle parking shall be located at the same grade as the sidewalk or at a location reachable by ramp or accessible route.

g. Short-term bicycle parking serving parks and open space/natural areas may be located and distributed throughout the park to serve multiple access points and outdoor recreation facilities.

3. Design of short-term bicycle parking facilities:

a. Bicycle parking facilities shall be consistent with any applicable, adopted business area improvement plan, streetscape design plan, or other applicable design guidelines.

b. If the location is not currently lighted, it shall be provided with illumination of not less than 1 footcandle at the parking surface. Lighting is not required for park and open space/natural areas where the use is limited to daylight hours.

c. It shall have an area of not less than 24 inches by 60 inches for each bicycle.

d. It shall be provided with a rack or other facility for locking or securing each bicycle in an upright position and to allow for the frame and at least one wheel to be secured with a standard U-lock.

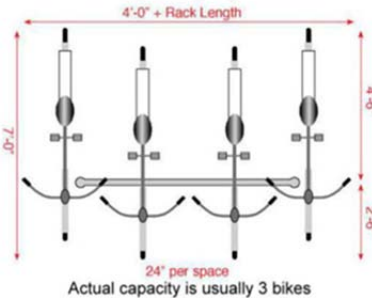
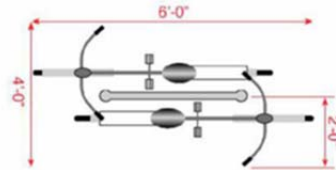
e. To increase visibility to pedestrians, racks should have a minimum height of 33 inches or be indicated or cordoned off by visible markers.

f. Examples of short-term bicycle parking (from the Bicycle and Pedestrian Design Guidelines):

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Ribbon, Spiral, or Freestanding Racks
(with access from only one side)



Post and ring rack

Coat hanger rack

Inverted U rack

Wheel well with support arm

4. Location of long-term bicycle parking facilities:

- a. Long-term bicycle parking facilities for residential uses shall be located on site.
- b. Non-residential long-term bicycle parking shall be located on-site or within a shared bicycle parking facility within three-hundred (300) feet of the lot, except as provided in subsection 6 below.
- c. Long-term bicycle parking shall be in a secure location where access to the bicycles is limited and is not available to the general public.
- d. Bicycle parking facilities may include, but are not limited to, the following:
 - (1) Designated indoor bike room with locking system;
 - (2) Bike cage with locking system in a parking garage;
 - (3) Uncaged bike parking in a garage or area with 24-hour secured access (protect bike parking areas not in a cage from autos with bollards, curbs, or other means);
 - (4) Individual bicycle lockers with locking system, provided the lockers are partially transparent or include a view hole to discourage improper use;
 - (5) Designated bike space with racks inside an office area which can be locked when it is not occupied.
 - (6) Limited access areas and areas monitored by a security camera, with weather protection.
- e. If garage racks are accessible to the general public they must be directly adjacent to an attendant booth that is occupied 24-hours a day.

5. Design of long-term bicycle parking facilities:

- a. The following rack types are acceptable for long-term bicycle parking:

- (1) Post and Ring

(2) Inverted U (single or fastened in series)

(3) Wall-Mounted Racks with fixed attachment points

(4) Wheel well - Secured, with arm or feature that supports frame

(5) Modified Coat hanger

(6) Two-Tier or Double-Decker

b. Long-term bicycle shall be provided with a permanent cover including, but not limited to, parking structure, roof overhang or awning.

c. A minimum 3 feet parallel spacing between conventional ground-level bicycle racks (e.g. inverted-U racks) to allow access to bicycles parked adjacent to each other.

d. A minimum 5 feet perpendicular access aisle between rows of bicycle parking to allow users to safely move and park their bicycles.

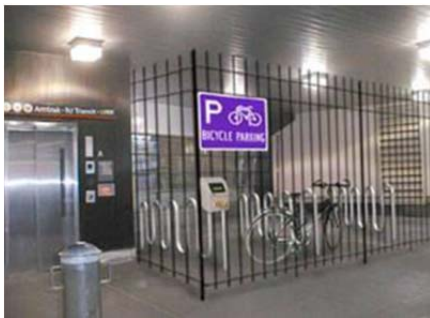
e. A minimum 2 feet 6 inches perpendicular spacing between a row of conventional ground-level bicycle racks (e.g. inverted-U racks) and walls or obstructions to allow the bike to be placed correctly on the rack.

f. Allow 24" minimum clearance for user access between a wall or other obstruction and the side of the nearest parked bicycle (may use 18" minimum for some rack types such as wall-mount).

g. Provide at least 25% ground-level bicycle parking spaces, to allow for use by those unable to lift their bicycles to higher racks and those with bicycle types that may not fit in upper-level or wallhanging racks (e.g. recumbents, folding bicycles, cargo bicycles, or those with trailers).

h. For in-building bicycle parking facilities and where more than five (5) long-term bicycle parking spaces are required, lockable clothing/gear storage lockers must also be provided. However, facilities that already provide personal lockers are not required to provide additional locker space for bicycle clothing/gear.

i. Examples of long-term bicycle parking facilities:



Bike cage in Penn Station



Bike station



Bike lockers at a transit station

6. Bicycle parking for non-residential uses may be located in a facility within three hundred (300) feet of the lot that is not a shared bicycle parking facility, if the Director determines that safe, accessible and convenient bicycle parking accessory to a nonresidential use cannot be provided on-site or in a shared bicycle parking facility within three-hundred (300) feet of the lot without extraordinary physical or financial difficulty.

Table 13.06.512.D.7: Minimum Quantity Requirements for Short and Long-Term Bicycle Parking

Bicycle parking shall be provided at the following rates.

For uses identified with an * (asterisk), bicycle parking quantity requirements shall be applied at one-half the rate identified below when the use is located outside of designated Mixed-Use Centers and Downtown.

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Minimum Requirements: Identified uses shall provide no less than 1 long-term and 2 short-term bicycle parking space, except that no long-term bicycle parking is required on a site where there is less than 2,500 square feet of gross building area and where indicated below. Where the calculation results in a fraction, the fraction shall be rounded to the nearest whole number.

| <u>Use</u> | <u>Long-term</u> | <u>Short-term</u> |
|--|---|---|
| <u>Commercial Uses</u> | | |
| <u>1. Business and professional offices*</u> | <u>1 per 4,000 sq. ft.</u> | <u>1 per 40,000 sq. ft.</u> |
| <u>2. Medical and dental clinics*</u> | <u>1 per 12,000 sq. ft.</u> | <u>1 per 40,000 sq. ft.</u> |
| <u>3. Lodging*</u> | <u>1 per 20 rentable rooms</u> | <u>2 per business</u> |
| <u>4. Shopping Center*</u> | <u>1 per 12,000 sq. ft.</u> | <u>1 per 8,000 sq. ft.</u> |
| <u>5. Eating and Drinking establishments*</u> | <u>1 per 12,000 sq. ft.</u> | <u>1 per 4,000 sq. ft.</u> |
| <u>6. Retail*</u> | <u>1 per 12,000 sq. ft.</u> | <u>1 per 4,000 sq. ft.</u> |
| <u>Residential Uses</u> | | |
| <u>7. Multi-family dwellings with 5 or more units</u> | <u>1 per unit</u> | <u>1 per 20 units</u> |
| <u>8. Retirement homes, apartment hotels, residential hotels, residential clubs, fraternities, sororities, and group living quarters of a university or private club</u> | <u>1 per 20 residents</u> | <u>2</u> |
| <u>Institutional Uses</u> | | |
| <u>9. Libraries, museums, art galleries</u> | <u>1 per 4,000 sq. ft.</u> | <u>1 per 2,000 sq. ft.</u> |
| <u>10. Religious Assembly*</u> | <u>1 per 12,000 sq. ft.</u> | <u>1 per 40 seats or 1 per 1,000 sq. ft. of non-seat area</u> |
| <u>11. Elementary schools</u> | <u>1 per classroom</u> | <u>2</u> |
| <u>12. Secondary (middle, junior and high) schools</u> | <u>2 per classroom</u> | <u>2</u> |
| <u>13. College and university</u> | <u>A number of spaces equal to ten (10) percent of the maximum students present at peak hour plus five (5) percent of employees</u> | <u>1 per 40,000 sq. ft.</u> |
| <u>14. Hospitals*</u> | <u>1 per 12,000 sq. ft.</u> | <u>1 per 40,000 sq. ft.</u> |
| <u>Warehouse/Industrial</u> | | |
| <u>15. Warehousing*</u> | <u>1 per 40,000 sq. ft.</u> | <u>None</u> |
| <u>16. Industrial/Manufacturing*</u> | <u>1 per 15,000 sq. ft.</u> | <u>None</u> |
| <u>Recreational</u> | | |
| <u>17. Auditoriums, stadiums, theaters</u> | <u>1 per 12,000 sq. ft.</u> | <u>10, or 1 per 40 seats</u> |
| <u>18. Miniature golf course*</u> | <u>1 per 12,000 sq. ft.</u> | <u>1 per 4,000 sq. ft.</u> |
| <u>19. Skating rink and bowling alley*</u> | <u>1 per 12,000 sq. ft.</u> | <u>1 per 4,000 sq. ft.</u> |
| <u>20. Public dance halls and private clubs*</u> | <u>1 per 12,000 sq. ft.</u> | <u>1 per 4,000 sq. ft.</u> |
| <u>21. Marina</u> | <u>1 per 40 slips</u> | <u>At least 2</u> |
| <u>22. Open Space/Habitat Areas with Trailhead or Passive Recreation</u> | <u>None</u> | <u>1 per 10 acres, but not less than 2</u> |

| | | | |
|----------------------------------|---|-----------------------------|---|
| <u>23.</u> | <u>Active Parks</u> | | |
| | • <u>Community gardens</u> | <u>None</u> | <u>2</u> |
| | • <u>Neighborhood Park</u> | <u>None</u> | <u>2</u> |
| | • <u>Community/Urban Park</u> | <u>None</u> | <u>1 per 40,000 sq. ft. of maintained area, plus 2 per outdoor recreation facility provided at the park</u> |
| | • <u>Regional Park</u> | <u>None</u> | <u>1 per 40,000 sq. ft. of maintained area</u> |
| <u>24.</u> | <u>Community center</u> | <u>1 per 12,000 sq. ft.</u> | <u>1 per 4,000 sq. ft.</u> |
| <u>25</u> | <u>Other recreation facilities not listed</u> | <u>None</u> | <u>2</u> |
| <u>Transportation Facilities</u> | | | |
| <u>26.</u> | <u>Rail transit station and passenger terminals</u> | <u>At least 10</u> | <u>At least 10</u> |
| <u>27.</u> | <u>Principal use parking and park and ride lots</u> | <u>1 per 40 auto spaces</u> | <u>1 per 40 auto spaces</u> |
| <u>Services</u> | | | |
| <u>28.</u> | <u>Day-care centers*</u> | <u>1 per 10,000 sq. ft.</u> | <u>At least 2</u> |

8. Changing and shower facilities. At a minimum, a single shower and changing facility shall be provided when a new use is required to provide at least ten (10) long-term bicycle parking spaces. Additional shower and changing facility shall be provided for each additional twenty (20) required long-term bicycle parking spaces, according to Table 13.06.512 E 7. Where more than one changing and shower facility is required, separate facilities shall be provided for each sex. Multifamily residential and transportation facilities are exempt from this requirement.

| <u>Table 13.06.512 E 7: Quantity Requirements for Changing and Shower Facilities</u> | |
|---|--|
| <u>Number of Long Term Bicycle Parking Spaces</u> | <u>Number of Changing and Shower Facilities Required</u> |
| <u>0-9</u> | <u>N/A</u> |
| <u>10-20</u> | <u>1</u> |
| <u>21-40</u> | <u>2</u> |
| <u>41-60</u> | <u>3</u> |
| <u>61-80</u> | <u>4</u> |
| <u>81 +</u> | <u>No additional facilities required</u> |

* * *

13.06.513 Drive-throughs.

A. Purpose. The regulations of this section are intended to allow for drive-through facilities while mitigating potential negative impacts they may create. Of special concern are noise from idling cars and voice amplification equipment, aesthetics, and queued traffic interfering with on-site and offsite traffic and pedestrian flow. The specific purposes of this section are to:

- Reduce noise and visual impacts on abutting uses, particularly residential uses;
- Promote safer and more efficient on-site vehicular and pedestrian circulation;
- Promote a pedestrian-oriented environment;
- Reduce conflicts between queued vehicles and traffic on adjacent streets.

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C. Standards. A drive-through facility is composed of two parts - the stacking lanes and the service area. The stacking lanes are the space occupied by vehicles queuing for the service to be provided. The service area is where the service occurs. In uses with service windows, the service area starts at the service window. In uses where the service occurs indoors, the service area is the area within the building where the service occurs.

1. The following standards apply in all zones where drive-throughs are permitted:

* * *

2. The following additional standard apply~~ies~~ in the Downtown Districts ~~and within the UCX TD District:~~

a. Drive-throughs and associated stacking lanes shall be located entirely within buildings.

* * *

13.06.522 District sign regulations.

* * *

| Section 13.06.522.J | DCC, DMU | WR | DR |
|---|---|--|--|
| Signage Allocation | | | |
| Total sign area allocation for signs attached to buildings and freestanding signs | Each business, 1-1/2 square feet per 1 foot building or street frontage on which the sign(s) will be located (area is calculated from frontage occupied by the business it identifies). | Same as DCC. | 1 square foot per 1 foot of building frontage occupied by the business. |
| Signs Attached to Buildings | | | |
| Maximum number | Each business allowed 2 signs per frontage, but no more than 3 signs total for the business, no maximum number for public facility over 5 acres. | Same as DCC. | Same as DCC. |
| Maximum area per sign | Non-residential, 150 square feet per sign. Public facility over 5 acres, 300 square feet. Residential, 20 square feet. | Non-residential, 200 square feet per sign. Residential, 20 square feet. | Non-residential, 100 square feet per sign. Residential, 20 square feet. |
| Minimum sign area | First floor, 30 square feet. Second floor, 25 square feet. | Same as DCC. | Same as DCC. |
| Wall | Provisions of Section 13.06.521.E shall apply. Shall not exceed 35 feet above grade level, except for 1 corporate logo sign of 150 square feet allowed per building above 35 feet. Public facility over 5 acres not limited to 35 feet above grade. | Same as DCC. | Same as WR, except no corporate logo allowed. |
| Awning, canopy, marquee, under marquee | Provisions of Sections 13.06.521.H, I, and J shall apply. | Same as DCC. | Same as DCC. |
| Projecting | Provisions of Section 13.06.521.F shall apply with one per building allowed if no freestanding sign exists on the same frontage, shall not extend above 35 feet. Public facility over 5 acres not limited to 35 feet above grade. | Same as DCC. | Same as DCC. |
| Blade, under-canopy | Provisions of Section 13.521.I shall apply. 1 per business, shall not exceed 8 square feet per side, shall be illuminated only by indirect lighting, maximum projection of 3-1/2 feet, maximum wide thickness of 12 inches, and shall maintain a minimum clearance of 8 feet above the sidewalk. Area increase of 25% when using symbolic shape, rather than rectangle or square. | Same as DCC. | Same as DCC. |
| Rooftop signs | Prohibited. | Prohibited. | Prohibited. |
| Billboards | Prohibited. | Prohibited. | Prohibited. |
| Freestanding Signs | | | |
| Maximum number | 1 per street frontage, per site not use and no more than 2 per site. 1 per street frontage(s) for public facility over 5 acres. | Same as DCC. | Same as DCC. |
| Maximum area per sign | 30 square feet. 300 square feet for public facility over 5 acres. | 100 square feet. | 30 square feet. |
| When not allowed | When building signage exceeds the sign area limit, not allowed on the same frontage as a projecting sign. | Same as DCC. | Same as DCC. |

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| Section 13.06.522.J | DCC, DMU | WR | DR |
|--|--|---|------------------------------------|
| Maximum height | 6 feet. 30 feet for public facility over 5 acres. | 20 feet. | 6 feet. |
| Directionals | Shall be limited to 4 feet in height. | Same as DCC. | Same as DCC. |
| Setback | None, but signs shall be on private property. | Same as DCC. | Same as DCC. |
| Billboards | Prohibited. | Prohibited. | Prohibited. |
| Sign Features | | | |
| Lighting | Indirect, internal illumination, neon, and bare bulb allowed. | Same as DCC. | Bare bulb illumination prohibited. |
| Rotating, mechanized | Allowed. | Same as DCC. | Prohibited. |
| Flashing, animated | Prohibited. | Prohibited. | Prohibited. |
| Electronic changing message center | Allowed. Refer to TMC 13.06.524.H for additional regulations. | Same as DCC. | Same as DCC. |
| Temporary Signs | | | |
| A-boards | 2 permitted each business, shall not exceed 12 square feet in area nor 4 feet in height and shall not be placed on sidewalks less than 12 feet in width. | Same as DCC. | Same as DCC. |
| Banners | 1 banner per business with a 60 square feet maximum displayed no longer than 6 months per year. Banners for cultural purposes shall not exceed 400 square feet and are not limited in number or duration. | 1 banner per business with a 60 square feet maximum displayed no longer than 6 months per year. | Not allowed. |
| 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 occupancy permit is secured. | Same as DCC | Same as DCC |
| Flags | Shall be on private property, no advertising allowed except logos. | Same as DCC. | Same as DCC. |
| Window signs | Exempt, but shall not exceed 25 percent of the window area. | Same as DCC. | Same as DCC. |
| Searchlights, beacons | 1 allowed per site, displayed no longer than 7 days per year. No restrictions during an event for public facility over 5 acres. | Same as DCC. | Prohibited. |
| Temporary off-premises advertising signs | Section 13.06.521.C shall apply, except public facility sites in the DCC and DMU Districts shall be allowed temporary advertising signs of 32 square feet, including banners not to exceed 160 square feet, attached to temporary fencing during the time of construction. | Prohibited. | Prohibited. |

| Section 13.06.522.K | C-2, CIX, CCX, UCX, UCX-TD , M-1, M-2, PMI | C-1 |
|--|---|---|
| Signage Allocation | | |
| Maximum total sign area | Wall signage, 1 square foot per 1 linear foot of the building frontage with the public entrance. Freestanding signage, 1 square foot per 1 linear foot of street frontage(s). | Same as C-2. |
| Signs Attached to Buildings | | |
| Maximum number | 3 per business, 25 percent allocation allowed on building wall(s) without a public entrance. (Note: 50 percent is allowed provided only 2 signs are installed at the business.) No maximum number for public facility over 5 acres. | Same as C-2. |
| Maximum area per sign | 200 square feet. 400 square feet for public facility over 5 acres. | 100 square feet. |
| Minimum sign area | Each business allowed 30 square feet regardless of frontage. | Same as C-2. |
| Wall | Provisions of Section 13.06.521.E shall apply. | Same as C-2. |
| Awning, canopy, marquee, under-marquee | Provisions of Section 13.06.521.H, I, and J shall apply. | Same as C-2. |
| Projecting | Provisions of Section 13.06.521.F shall apply, maximum projection 6-1/2 feet. Single business, in lieu of freestanding sign. Multi-business, not allowed. | Same as C-2. |
| Blade, under-canopy | Provisions of Section 13.521.I shall apply. 1 per business, shall not exceed 8 square feet per side, shall be illuminated only by indirect lighting, maximum projection of 3-1/2 feet, maximum wide thickness of 12 inches, and shall maintain a minimum clearance of 8 feet above the sidewalk. Area increase of 25% when using symbolic shape, rather than rectangle or square. | Same as C-2. |
| Roof signs | Prohibited. | Prohibited. |
| Billboards | Allowed only in C-2, M-1, M-2, and PMI. Provisions of Section 13.06.521.M shall apply. | Prohibited. |
| Freestanding Signs | | |
| Maximum number | 1 per street frontage, each 300 feet considered separate street frontage, corner sites require a minimum 300 feet on both frontages for an additional sign. | Same as C-2. |
| Maximum area per sign | 200 square feet (additional 100 square feet allowed for name of shopping center), sites with freeway frontage shall not exceed 75 percent of the maximum allowed. 400 square feet for public facility over 5 acres. | 100 square feet. |
| When not allowed | No freestanding sign shall be on same frontage as a projecting sign. | Same as C-2. |
| Maximum height | 35 feet maximum; signs located 300 feet or less from residential district shall not exceed height of building it identifies. Sign height for site with freeway frontage is prohibited to exceed height of building it identifies. 45 feet for public facility over 5 acres. | 6 feet for sites with less than 100 feet of frontage, 15 feet for sites with frontage between 100 feet and 300 feet, no sign shall exceed the height of the building it identifies. |
| Directionals | Shall be limited to 4 feet in height, except 15 feet shall be allowed in PMI. | Same as C-2. |
| Off-premises directionals | Provisions of Section 13.06.521.L shall apply, except 25 square feet shall be allowed in | Same as C-2. |

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| Section 13.06.522.J | DCC, DMU | WR | DR |
|--|--|------------------------------------|-----------|
| | PMI with a maximum height of 15 feet and a maximum number of four per business. | | |
| Setback | Provisions of Section 13.06.521.G shall apply, minimum 200 feet separation from other freestanding signs, sites with freeway frontage shall locate signs on the abutting parallel frontage, no signs shall be allowed adjacent to the freeway. | Same as C-2. | |
| Billboards | Allowed only in C-2, M-1, M-2, and PMI. Provisions of Section 13.06.521.M shall apply. | Prohibited. | |
| Sign Features | | | |
| Lighting | Indirect, internal illumination, neon and bare bulb allowed. | Bare bulb illumination prohibited. | |
| Rotating, mechanized | Allowed. | Prohibited. | |
| Flashing, animated | Prohibited. | Prohibited. | |
| Electronic changing message center | Allowed, but prohibited on Pedestrian Streets and Core Pedestrian Streets, as defined in 13.06.300.C and 13.06.200.D and 13.06.521.H. | Same as C-2. | |
| Temporary Signs | | | |
| A-boards | In the CIX District, 2 per business, 12 square feet per side, 4 feet in height. Such signs may be located off-site, but must remain within the same Mixed-Use Center in which the business is located. For all other districts, 1 per business, on private property, 12 square feet per side, 4 feet height. | Same as C-2. | |
| Banners | 1 per business, 60 square feet maximum, 6 months per year. Banners for cultural purposes shall not exceed 400 square feet and are not limited in number or duration. | Prohibited. | |
| Feather Signs | 1 per 50 feet of street frontage, per site, with maximum of 2 signs per street frontage. Each sign allowed up to 12 square feet in area and ten feet in height. Shall be located on private property. | Same as C-2. | |
| Flags, pennants | Shall be on private property, no advertising allowed, except logos. | Same as C-2. | |
| Window signs | Exempt, but shall not exceed 25 percent of the window area. | Same as C-2. | |
| Searchlights, beacons | One allowed per site, displayed no longer than 7 days per year. No restrictions during an event for public facility over 5 acres. | Prohibited. | |
| Temporary off-premises advertising signs | Provisions of Section 13.06.521.C shall apply, except public facility sites in UCX TD shall be allowed temporary advertising signs of 32 square feet each, including banners not to exceed 160 square feet, attached to temporary fencing during the time of construction. | Prohibited. | |

* * *

| Section 13.06.522.M | PDB | RCX |
|------------------------------------|--|--|
| Signage Allocation | | |
| Maximum total sign area | Single business (wall signs), ½ square foot per 1 linear foot of building frontage. | 1 square foot per 1 linear foot of building frontage abutting a street frontage, applies to the first 50 feet, with 1/2 square foot per 1 linear foot of building frontage over 50 ft. |
| Signs Attached to Buildings | | |
| Maximum number | Single business, 1 per elevation, 2 total. Multi-business, 1 per business. | 2 per primary frontage (1 may be a ground sign), 1 per perpendicular frontage(s), 1 per alley frontage with a public entrance. |
| Maximum area per sign | Single business, 75 square feet per elevation, total 150 square feet for all signs. Multi-business, 20 square feet. | 30 square feet maximum on perpendicular frontage(s), but not to exceed size area allocation, 10 square feet on alley frontage, upper story and basement uses. |
| Minimum sign area | Single business, 30 square feet each business regardless of frontage. Multi-business, 20 square feet each business regardless of frontage. | 20 square feet each business regardless of frontage. |
| Wall | Provisions of Section 13.06.521.E shall apply. | Same as PDB. |
| Awning, canopy, under-canopy | Provisions of Section 13.06.521. I and J shall apply. | Same as PDB. |
| Roof signs | Prohibited. | Prohibited. |
| Billboards | Prohibited. | Prohibited. |
| Freestanding Signs | | |
| Maximum number | 1 per site (single or multi-business) located in landscaped area. | 1 per site (not allowed on an alley). |
| Maximum area per sign | 30 square feet. | 25 square feet. |
| Maximum height | 6 feet. | 4 feet. |
| Directionals | Shall be limited to 4 feet in height. | Same as PDB. |
| Setback | Minimum 5 feet from property lines. | None, but signs shall be on private property. |
| Billboards | Prohibited. | Prohibited. |
| Sign Features | | |
| Lighting | Indirect or internal illumination allowed. No bare bulb or neon illumination allowed. All external lighting shall be directed away from adjacent properties to minimize effects of light and glare upon adjacent uses. | Same as PDB. |
| Rotating, mechanized | Prohibited. | Same as PDB. |
| Flashing | Prohibited. | Same as PDB. |
| Electronic changing message center | Allowed. Refer to 13.06.521.H for additional requirements. | Prohibited. |

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| Section 13.06.522.M | PDB | RCX |
|---------------------------------|---|---|
| Temporary Signs | | |
| A-boards | Prohibited. | 2 per business, 12 square feet per side, 4 feet in height. Such signs may be located off-site, but must remain within the same Mixed-Use Center in which the business is located. |
| Banners, pennants | Prohibited. | Prohibited. |
| Window signs | Exempt, but shall not exceed 25 percent of the window area. | Same as PDB. |
| Feather signs | Prohibited. | Prohibited. |
| Flags | Prohibited, except the national flag, state flag, flags of other political subdivisions. | Same as PDB. |
| Incidental public service signs | Less than 4 square feet, contains no advertising, intended to provide messages such as “no parking,” “exit,” “entrance,” etc. | Same as PDB. |
| Searchlights, beacons | Prohibited. | Prohibited. |

* * *

13.06.535 Special needs housing.

A. Intent. It is found and declared that special needs housing facilities are essential public facilities which provide a needed community service. It is also recognized that these types of facilities often need to be located in residential neighborhoods. Thus, in order to protect the established character of existing residential neighborhoods, the public interest dictates that these facilities be subject to certain restrictions. The intent of these regulations is to minimize concentrations of certain types of facilities, mitigate incompatibilities between dissimilar uses, preserve the intended character and intensity of the City’s residential neighborhoods, and to promote the public health, safety, and general welfare.

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

| Special Needs Housing – Use Table (P = Permitted Outright, CU = Conditional Use Permit Required, N = Not Permitted) | | | | | | |
|--|----------------------------------|---|-----|---|---|-------------|
| *Note: See Subsection C, below, for additional siting restrictions | | | | | | |
| **Note: The residency limitations indicated in this use table apply to the number of residents housed at a facility, exclusive of any support or care staff. Where specific residency limitations are provided in the definition of the use, the size information herein is provided for reference only. | | | | | | |
| | Size (number of residents) | R-1, R-2, R-2SRD, HMR- SRD, NRX | R-3 | R-4L, R-4, R-5, PRD, URX, RCX, NCX, T, C-1, HM, HMX, PDB | UCX, UCX TD, CCX, CIX, C-2, M-1, DCC, DMU, DR, WR | M-2, PMI |
| Emergency and Transitional Housing | Limit 6 | N | N | CU | P | N |
| Emergency and Transitional Housing | 7-15 | N | N | CU | P | N |
| Emergency and Transitional Housing | 16 or more | N | N | CU | P | N |
| Confidential Shelter, Adult Family Home, Staffed Residential Home | Limit 6 | P | P | P | P | N |
| Confidential Shelter, Extended Care Facility, Intermediate Care Facility, Continuing Care Retirement Community, Retirement Home, Residential Care Facility for Youth | 7-15 | N | P | P | P | N |
| Confidential Shelter, Residential Chemical Dependency Treatment Facility, Extended Care Facility, Intermediate Care Facility, Continuing Care Retirement Community, Retirement Home, Residential Care Facility for Youth | 16 or more | N | N | P | P | N |

* * *

13.06.545 Wireless communication facilities.

A. Purpose. These standards were developed to protect the public health, safety, and welfare, and minimize visual impacts on residential areas and Mixed-Use Center Districts, while furthering the development of wireless communication services in the City. These standards were designed to comply with the Telecommunication Act of 1996. The provisions of this section are not intended to and shall not be interpreted to prohibit or to have the effect of prohibiting wireless communication services. This section shall not be applied in such a manner as to unreasonably discriminate among providers of functionally equivalent wireless communication services. This section shall not be used to regulate uses and development activity located within street rights-of-way.

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| Wireless Communication Tower or Wireless Facility Use Category | Zoning District Classifications - Table A | | | | | |
|--|--|----------------|----------------|--------------------|---|--------------|
| | R-1; R-2; R-2SRD; R-3; R-4; R-4-L; R-5; PRD; T; HM; HMX; DR; NRX | PDB | C-1; C-2 | NCX; CCX; RCX; URX | UCX; UCX-TD ; CIX; M-1; M-2; PMI | DCC; DMU; WR |
| <i>Level 1</i> | A ^{1, 3, 4} | A ³ | A ³ | A ³ | A | A |
| <i>Level 2</i> | S ⁴ | S ² | S ² | S ² | A | A |
| <i>Level 3</i> | S ⁴ | S | S | S | A | S |
| <i>Level 4</i> | S ⁴ | S | S | S | S | S |

Notes – Symbols

- A - Administrative review - Subject to building permit.
- S - Requires conditional use permit and building permit.
- 1 - Permitted on public facility sites, subject to administrative review and building permit.
- 2 - Allowed 16 feet above underlying zoning district height limit, except in the C-1, C-2, and NCX Districts.
- 3 - Attached, rooftop antennas are permitted outright, a maximum of 16 feet over the height of an existing building or water tank, regardless of the height of the structure
- 4 - New wireless communication towers and antennas prohibited in R-1, R-2, R-2SRD, and R-3 Districts, except on public or quasi-public property developed with existing public or quasi-public facilities and properties developed with existing wireless communication facilities.

* * *

G. Priority for siting and type of facility. The order of priority for the siting of new wireless communication towers and facilities is intended as guidance to applicants for the development of sites with wireless communication towers, antennas, and associated facilities. The priority for the type of facility shall be subject to the provisions set forth in Section 13.06.545.G.3.a(4).

- 1. Priority for siting.
 - a. Place antennas on appropriate rights-of-ways and existing public and private structures, such as buildings, towers, water towers, and smokestacks.
 - b. Place antennas and any necessary support structures, on public property developed with existing public facilities and properties developed with existing telecommunication facilities and, if practical, on non-residentially-zoned sites.
 - c. Place antennas and any necessary support structures, in M-1, M-2, and PMI Industrial Districts.
 - d. Place antennas and any necessary support structures in UCX, ~~UCX-TD~~, and CIX Mixed-Use Center Districts.
 - e. Place antennas and any necessary support structures in other non-residentially-zoned property.

* * *

13.06.560 Parks, recreation and open space.

A. Purpose: This section describes the review process for parks, recreation and open space uses in residential zones, and provides development standards applicable to those uses in specified zones. Parks, recreation and open space uses are generally permitted outright in non-residential zones, as specified in the pertinent sections of the Zoning Code.

B. Scope and Applicability: The review process provisions of this section apply to all parks, recreation and open space uses in residential zones; the development standards are applicable as specified in subsection D, below.

C. Review Process in Residential Zoning Districts: The following definitions of Conditional park and recreational features are intentionally descriptive, rather than proscriptive. The intent is to provide clarity, while retaining adequate flexibility to accommodate future trends in park and recreational activities.

* * *

4. Pre-existing parks, recreation, open space and school uses which were not required to obtain a Conditional Use Permit at the time they were developed, but which have subsequently become Conditional Uses, shall be viewed for zoning purposes in the same manner as if they had an approved Conditional Use Permit authorizing the extent of development as of August 1, 2011. If proposed modifications or expansions to such uses exceed the Major Modification thresholds of Section 13.05.080 or the expansion/modification thresholds of Section 13.06.560.C.2, a Conditional Use Permit will be required for the new development activities proposed.

5. Development Regulation Agreements. Per the provisions of TMC 13.05.095, Development Regulation Agreements are an optional application procedure for major projects in key locations. In the case of park, recreation and open space uses, DRAs may facilitate application review by encompassing one or more features defined as Conditional in this section; and, DRAs can authorize alternative development standards and additional land uses to those authorized by the zoning district, that support and complement the plan and functions of a major park, recreation or open space location.

* * *

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.
2. Use. Any building, structure, premises, or part thereof, shall be erected, raised, moved, reconstructed, extended, enlarged, or altered; or any land shall be used or occupied; only for the uses or purpose of accommodating the uses permitted in the district in which such building, structure, premises, or land is located, and then only after applying for and securing all permits and licenses required by law and city ordinances. While listed uses may not be varied, dimensional and/or design requirements contained in the additional regulations listed in the use tables may be varied; however, this does not allow uses to be varied.
3. Height. Any building, structure, or portion thereof, hereafter erected, shall not exceed the height limits established for the district wherein such building or structure is located except:
 - a. As provided in Section 13.06.640 relating to conditional uses.
 - b. As provided in Section 13.06.645 relating to height variances for residential structures located in the View-Sensitive Districts.
 - c. Schools, libraries, structures for religious assembly, colleges. In districts with a height limit of 35 feet, these facilities, when permitted as a use, are allowed at a maximum 45 feet in height.
 - d. Structures, above height limits. Chimneys, tanks, towers, cupolas, steeples, flagpoles, smokestacks, silos, elevators, fire or parapet walls, open railings, and/or similar necessary building appurtenances may exceed the district height limit provided all structural or other requirements of the City of Tacoma are met and no usable floor space above the district height limit is added.
 - e. Shipping cranes or other freight moving equipment are exempt from height limits.
 - f. Solar panels/collectors are allowed to exceed the maximum height limit provided they do not extend more than 12-inches above the surface of the roof, as measured to the upper side of the solar panel, and on pitched roofs do not extend above the ridgeline (see examples below).

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g. For the purpose of adding insulation to the exterior of the existing building structural frame, the maximum allowable roof height may be increased by 8 inches, only. Existing buildings not conforming to development standards shall not exceed the maximum allowable height limit by more than 8 inches. This exception is not applicable within view-sensitive districts.

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.
- b. Primary access easements and lot extensions on pipestem lots shall not be included in the calculation of lot area. As used herein, a primary access easement is the easement that provides the primary vehicular and pedestrian access to a property that does not have frontage on a public right-of-way or to a property that does have frontage on a public right-of-way when such right-of-way is not practicable for use as vehicular or pedestrian access to the property, for reasons such as significant topography.
- c. No required yard, setback or other open space, now provided for any building or structure or hereafter provided in compliance with the regulations of this chapter, shall be considered as any part of a yard, setback or open space for any other building or structure, nor shall any yard, setback or open space of abutting property be considered as providing a yard, setback or open space for a building or structure on a lot it abuts, except as specifically allowed, such as for shared yards or common open space.
- d. No permit for the construction, alteration, enlarging, or moving of any building or structure shall be granted where it shall appear from the records of the Building Official that the plat, as required by Chapter 13.04, contains any lot or tract of land, or a part of any lot or tract of land previously designated as the plat, or part of the plat, for any building or structure, for the construction, alteration, enlarging, or moving of which a permit has been granted, if the original plat will thereby be reduced to an area which will not comply with the lot area, setback and yard requirements of this chapter.
- e. No required setback, yard or other open space shall include any land dedicated, reserved, or set aside for street purposes, or land contained in any primary access easement, except as provided in this chapter.
- f. No required setback, yard or other open space shall include any land condemned for or upon which notice of condemnation has been given for public purposes.
- g. Side yard setbacks for schools, religious assemblies, and institutions. Public schools, public libraries, religious assemblies, colleges, universities, fraternities, sororities, private clubs, lodges, hospitals, sanitariums, educational institutions, philanthropic institutions, and other institutions, hereafter built in an R-1, R-2, R-3, HMR-SRD, or R-4-L District, shall provide side yard setbacks of not less than 20 feet (see Section 13.06.602.A.4.p, below, for parks, recreation and open space setbacks).
- h. Side yard setbacks, institutions in Multiple-Family Dwelling Districts. Side yard setbacks for public schools, public libraries, religious assemblies, colleges, universities, fraternities, sororities, private clubs, lodges, hospitals, sanitariums, educational institutions, philanthropic institutions, and other institutions, hereafter built in an R-4 Multiple-Family Dwelling District, shall be not less than 25 feet in width and, in an R-5 Multiple-Family Dwelling District, not less than 30 feet in width (see Section 13.06.602.A.4.p, below, for parks, recreation and open space setbacks).
- i. Side yard setback regulations. For the purpose of side yard setback regulations, townhouse dwellings having common-party walls, shall be considered as one building occupying one lot.
- j. Setbacks for group buildings.

(1) In the case of group buildings on one site, including institutions and dwellings, the setbacks on the perimeter of the site or lot shall not be less than required for one building on one lot in the district in which the property is located.

(2) The distance separating buildings, exclusive of accessory buildings, shall not be less than twice the standard side yard setback for the applicable zoning district.

(3) For a building exceeding six stories in height, separation from other buildings on the site shall be increased by one foot in width for each additional story or part thereof that such building exceeds six stories. Where two adjacent buildings on one site both exceed six stories in height, the building separations between them shall be increased by two feet in width for each additional story or part thereof that such buildings exceed six stories.

(4) No multiple-family dwelling court shall be less than 25 feet in width.

(5) In the case of row houses or dwellings rearing on one side yard and fronting upon another, in districts where multiple-family dwellings are permitted, the side yard setback on which dwellings rear shall be increased one foot for each dwelling unit abutting on such side yard, and the side yard setback on which dwellings front shall be not less than 20 feet in width.

k. Rear yard setback includes one-half of alley. In computing the depth of a required rear yard setback, where such setback abuts on an alley, one-half of the width of such alley right-of-way may be assumed to be a portion of such rear yard setback.

l. Through lots. Through lots having a frontage on two streets shall provide the required front yard setback on each street.

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 8-feet into the required front yard setback.

(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.

(11) For the purpose of adding insulation to the exterior of an existing building structural frame required, the setback distance from adjacent property lines may be decreased by a maximum of 4 inches, where allowed by building code and where a minimum 3' clearance from the lot line is maintained for fire and emergency access. Existing buildings not conforming to development standards shall not extend into a required setback more than 4 inches.

(12) Rainfall catchment systems, which may include rain barrels, tanks or cisterns as well as associated piping, may extend into a required yard setback according to the following:

• Rainfall catchment tanks no greater than 600 gallons shall be allowed to encroach into a required setback if each tank is less than 4' wide (as measured perpendicular from the side of the house or principal structure), a minimum 3' clearance from the lot line is maintained, and provided that the cumulative coverage of the tanks does not exceed 10% of each yard area.

Tacoma Municipal Code

• Rainfall catchment tanks larger than 600 gallons may be permitted in a required setback provided that they do not exceed 10% coverage of any required yard, and they are not located closer than 3' from a side or rear lot line, or 15' from the front lot line. If located in the front, the rainfall catchment tank must be screened.

• Rainfall catchment tanks may not impede requirements for lighting, open space, minimum usable yard space, and fire protection or egress.

• The rainfall catchment system shall not obstruct any escape window and shall not create a surcharge on an existing retaining wall.

n. Lot area modifications for mobile home parks, multiple-family dwellings, retirement homes, apartment hotels, and residential hotels. In the case of a lot which abuts more than one street, computation of lot area may include one-half the area of the second and additional streets so abutting for the purpose of determining the number of mobile home lots or dwelling units, guest rooms, and guest suites that may be permitted on such lot; provided, said streets exceed 50 feet in width; and provided, said total street area so computed shall not exceed 33-1/3 percent of the actual net area of the lot contained within its lot lines.

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13.06.630 Nonconforming parcels/uses/structures.

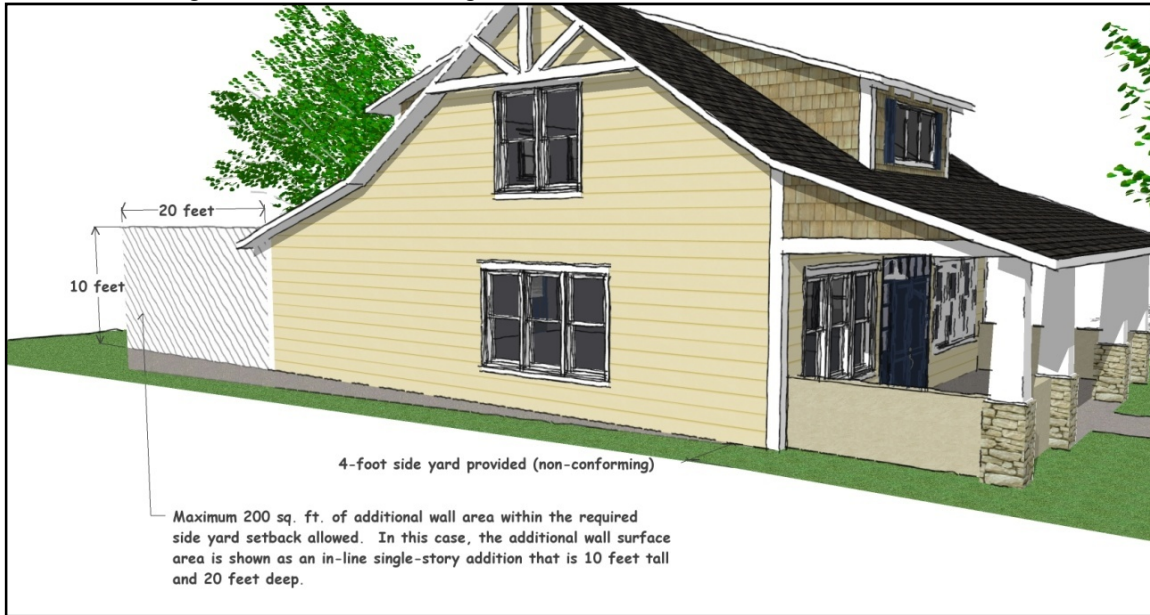
A. Scope and purpose. Within the zones established by this title there exist parcels, uses, and structures which were lawful when established, but whose establishment would be prohibited under the requirements of this title. The intent of this section is to allow the beneficial development of such nonconforming parcel, to allow the continuation of such nonconforming uses, to allow the continued use of such nonconforming structures, and to allow maintenance and repair of nonconforming structures. It is also the intent of this section, under certain circumstances and controls, to allow the enlargement, intensification, or other modification of nonconforming uses and structures, consistent with the objectives of maintaining the economic viability of such uses and structures, and protecting the rights of other property owners to use and enjoy their properties. However, relief for nonconforming uses shall be narrowly construed, recognizing that nonconforming uses are disfavored by state law.

* * *

E. Nonconforming structure and nonconforming commercial, industrial, and institutional uses. A legal nonconforming structure, that is also nonconforming as to use, may only be expanded and/or modified in the following cases:

1. Ordinary repairs and maintenance, including painting, repair, or replacement of wall surfacing materials and the repair or replacement of fixtures, wiring, and plumbing are permitted; provided, such repair or maintenance will not result in noise exceeding levels identified in WAC 173-60, light, or glare at the boundary lines of the subject property.
2. The enlargement or modification is required for safety upon order of the City, or otherwise required by law to make the structure conform to any applicable provisions of law.
3. Such enlargement and/or modification does not result in an intensification of the use as addressed by Section 13.06.630.C.2.b.
4. Such enlargement and/or modification complies with the requirements of TMC Chapter 13.11.

F. Nonconforming structure and conforming commercial, industrial, and institutional uses.



A legal conforming use located in a structure that is nonconforming as to setback, location, maximum height, lot coverage, or other development regulations may be replaced, enlarged, moved, or modified in volume, area, or space; provided, such replacement, enlargement, movement, or modification does not increase the degree of nonconformity. Any structure's replacement, enlargement, movement, or modification of volume, area, or space must comply with all other ~~complies with all~~ current applicable development regulations as provided by this chapter, and with the requirements of TMC Chapter 13.11.

G. Nonconforming structure and nonconforming residential use. Nothing in this chapter shall prohibit the enlargement of a residential structure, which is nonconforming as to use and development regulations, if such expansion does not increase the number of dwelling units or reduce existing lot area or off-street parking. Such expansion, including the construction of accessory buildings, shall be limited to compliance with the setback, height, and location requirements of the zoning district in which the subject site is located, and with the requirements of TMC Chapter 13.11.

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13.06.700 Definitions and illustrations.

For the purposes of this chapter, certain words and terms are defined as follows: words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word “building” includes the word “structure”; the word “shall” is mandatory and not directory. For words that are not defined in this chapter, or that do not incorporate a definition by reference, refer to a Webster’s Dictionary published within the last ten years.

13.06.700.A

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Antenna support structure. Any pole, telescoping mast, tower, tripod, or other structure which supports a device used in the transmitting or receiving of radio frequency signals.

Arborist: An individual engaged in the profession of arboriculture who, through experience, education and related training, possesses the competence to provide for or supervise the management of trees and other woody plants and is certified and in good standing with the International Society of Arboriculture (ISA), or equivalent agency.

Arcade. A continuous unoccupied covered area, having direct access from abutting streets or open areas, unobstructed to a height of not less than 12 feet except for supporting beams and columns, and accessible to the general public at all times.

Art gallery. A space with public access from the sidewalk in the space and which is located within a building for the interior exhibition or display of artworks which may or may not be offered for sale to the public.

Tacoma Municipal Code

Assembly facilities. Privately operated facilities for the principle purpose of public meetings and social gatherings (including incidental recreation), including community halls, union halls, exhibition halls, social clubs, and youth centers. This use shall not include stadiums or public or quasi-public parks, recreation or open space uses.

Assisted living facility. See “intermediate care facility.”

Automobile house trailers. Any structure used for human habitation constructed on wheels and capable of being moved from place to place, either under its own power or under tow.

13.06.700.B

Basement. A story partly underground. A basement shall be counted as a story in building height measurement where more than one-half of its height is above the average level of the adjoining ground.

Bicycle parking. Stationary rack that accommodates a lock securing the frame and wheels, or a lockable enclosure with the quantity accommodated determined by manufacturer’s specifications.

Bicycle parking, short-term: parking meant to accommodate visitors, customers, messengers and others expected to depart within two hours; requires approved standard rack and appropriate location and placement.

Bicycle parking, long-term: parking meant to accommodate employees, students, residents, commuters, and others expected to park more than two hours. This parking is to be provided in a secure, weather-protected manner and location.

Billboard, standard. An off-premises sign greater than 72 square feet in size. This type of sign is generally composed of materials (panels or modules) mounted on a building wall or freestanding structure, or painted directly on the wall or freestanding structure.

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13.06.700.C

Caliper: Diameter of a tree’s trunk or stem measured at a point 6 inches above finish grade if the resulting measurement is up to and including 4 inches. If the resulting measurement is more than 4 inches the point of measurement shall be relocated to 12 inches above finish grade.

Camouflaged (wireless communication facility). A wireless communication facility that is disguised, hidden, or integrated with an existing structure that is not a monopole or tower, or a wireless communication facility that is placed within an existing or proposed structure, or new structure, tower, or mount within trees so as to be significantly screened from view.

Canopy (or marquee). An ornamental roof-like structure unenclosed on one or more sides and normally used for pedestrian protection and convenience and/or signage.

Car washing facility. A building or portion thereof containing facilities for washing automobiles, either manually or using a fully automatic washing process, requiring no personnel for the conduct of the operation except as is necessary for the collection of money and the maintenance of the facility.

Carnival. A temporary and often traveling establishment at which a combination of attractions or exhibitions, such as rides, shows, displays, eating concessions, and gaming booths, are provided for the purpose of amusement and entertainment.

Catering services. Preparation and delivery of food and beverages for off-site consumption without provision for on-site pickup or consumption.

Cell site. A tract or parcel or land that contains wireless communication facilities including any antenna, support structure, accessory buildings, and parking, and may include other uses associated with and ancillary to wireless communication facilities.

Cemetery and internment services. Property used for the interring of the dead. This property may include support facilities, such as funeral homes and/or chapels.

Clean construction/demolition/land-clearing (CDL) wastes. CDL wastes are solid wastes produced from construction, remodeling, demolition, or land-clearing operations that have been source separated so that the material is principally composed of asphalt, concrete, brick, or other forms of masonry; non-chemically treated wood (i.e., creosote, paint, preservatives); land-clearing wastes; or other materials approved by the Tacoma-Pierce County Health Department. Yard wastes (i.e., leaves, grass, prunings, and sod), plaster (sheet rock or plasterboard), or any materials other than wood that are likely to produce gases or a leachate during the decomposition process and asbestos wastes are specifically excluded from this definition of clean CDL wastes, unless otherwise approved by the Tacoma-Pierce County Health Department.

Climate-adapted Plant Species. Climate adapted plants include both native and non-native plant species which are able to thrive in the local climate and soil conditions of the City of Tacoma. The two most authoritative references on climate adaptation for plants are the USDA Plant Hardiness Zones and the Sunset Climate Zones.

Collocation. The use of a wireless communication facility or cell site by more than one wireless communication provider.

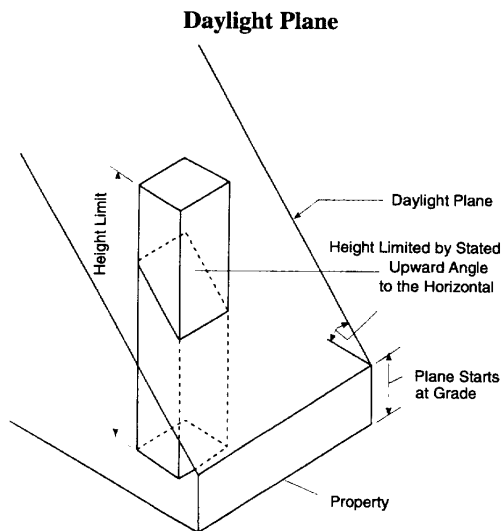
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13.06.700.D

Day care center. Any facility which receives 13 or more children or adults for day care.

Day care, family. An occupied dwelling in which a person provides day care for children or adults other than his/her own family and those of close relatives. Such care in a family day care home is limited to 12 or fewer children or adults, including children or adults living in the dwelling and those of close relatives cared for in the dwelling.

Daylight plane. An inclined plane, beginning at a stated height above grade, generally at a property line or setback line or buffer, and extending into the site at a stated upward angle to the horizontal, which may limit the height or horizontal extent of structures at any specific point on the site where the daylight plane is more restrictive than the height limit or the minimum setbacks applicable at such point on the site (see diagram below).



Deciduous: A plant that loses its leaves and remains leafless for some months of the year, usually in winter (temperate zones) or the dry season (tropical zones).

Decorative grille. An open framework of metal, wood, or other material arranged in a pattern that effectively obscures the views of parked cars located in an off-street parking structure from the public right-of-way.

Design (wireless communication facility). The appearance of wireless communication facilities, including such features as materials, colors, and shapes.

Detoxification center. A facility providing detoxification and/or treatment for persons suffering from the effects of alcohol or drugs.

Development. All improvements on a site, including buildings, other structures, parking and loading areas, landscaping, paved or graveled areas, and areas devoted to exterior display, storage, or activities. Development includes improved, open areas such as plazas and walkways, but does not include natural geologic forms or unimproved land.

Diameter at breast height (DBH): A tree's trunk or stem diameter measured at four and one-half feet above the ground.

Director. For purposes of this Chapter (13.06 of the Tacoma Municipal Code) "Director" means the Director of Planning and Development Services unless otherwise specified.

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Tacoma Municipal Code

13.06.700.E

Eating and drinking. Establishments in which food and/or beverages are prepared and sold at retail for immediate consumption. Eating and drinking establishments include restaurants and drinking establishments as defined below:

1. "Drinking establishment" means an establishment other than a restaurant, licensed to sell alcoholic beverages for consumption on premises; that limits patronage to adults of legal age for the consumption of alcohol; and in which limited food service may be accessory to the service of alcoholic beverages. Drinking establishments may include but are not limited to taverns, saloons, bars, pubs, or cocktail lounges associated with restaurants. This use does not include brewpubs, catering services, or industrial-scale food production facilities.

2. "Restaurant" means a use in which food and/or beverage preparation and service is provided for individual consumption either on- or off-premises, and in which any service of alcoholic beverages is accessory to the service of food. This classification includes, but is not limited to, cafés, eateries, bistros, diners, restaurants, sandwich shops, and coffee shops.

Eave. That part of a roof which projects over the side wall.

Electric vehicle charging stations. A public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

1. "Accessible electric vehicle charging station" means an electric vehicle charging station where the battery charging station equipment is located within accessible reach of an access aisle for a designated accessible parking space (minimum 44-inch width) and the electric vehicle.

2. "Battery charging station" means an electrical component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles, which meet or exceed any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

3. "Charging level" means the standardized indicators of electrical force, or voltage, at which an electric vehicle's battery is recharged. Levels 1, 2, and 3 are defined by the speed of charging and typically have the following specifications:

a. Level 1 – slow charging. Typically 15- or 20-amp breaker on a 120-volt alternating current.

b. Level 2 – medium charging. Typically 40-amp to 100-amp breaker on 208- or 240-volt alternating current.

c. Level 3 - fast or rapid charging [station]. Typically 60-amp or higher dedicated breaker on a 480-volt or higher three-phase circuit with special grounding equipment.

4. "Electric vehicle" means any vehicle that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board for motive purpose. "Electric vehicle" includes: (1) a battery electric vehicle; (2) a plug-in hybrid electric vehicle; (3) a neighborhood electric vehicle; (4) a medium-speed electric vehicle, (5) electric scooters and motoreycles.

5. "Electric vehicle infrastructure (EVI)" means the site design must provide electrical, associated ventilation, accessible parking, and wiring connection to transformer to support the additional potential future electric vehicle charging stations pursuant to National Electrical Code (2008) Article 625.

6. "Electric vehicle parking space" means any marked parking space that identifies the use to be exclusively for the parking of an electric vehicle.

7. "Rapid charging station" means an industrial grade electrical outlet that allows for faster recharging of electric vehicle batteries through higher power levels and that meets or exceeds any standards, codes, and regulations set forth by chapter 19.28 RCW and consistent with rules adopted under RCW 19.27.540.

Emergency and transitional housing. Establishments offering daily meal service and housing to persons who are in need of shelter. This classification does not include confidential shelters, or facilities licensed for residential care by the state of Washington.

Emergency medical care. Facilities providing emergency medical service on a 24-hour basis with no provision for continuing care on an inpatient basis.

Emergency medical care. Facilities providing emergency medical service on a 24-hour basis with no provision for continuing care on an inpatient basis.

Equipment enclosure. A structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communication signals. Associated equipment may include air conditioning, backup power supplies, and emergency generators.

Establishment period: A minimum of a three year time period following the transplanting/installation of vegetation where maintenance is crucial to the survival of the vegetation.

Evergreen: A plant that bears leaves throughout the year.

Existing grade. The elevation of the natural ground surface, excluding vegetation, before any site preparation work has been done. Existing grade shall not be artificially increased for building height measurement purposes by placement of fill on the site; provided, however, that existing grade for any lot which is within a development which is required to receive final plat approval shall be the ground surface at the time of final plat approval. If existing grade surrounding the entire foundation is lowered by more than five feet in preparing the site for construction, except excavation for a foundation, a basement, or daylight basement, then the height measurement will be taken from the lowered grade. Soil investigations, elevation markers, grade stakes, or other verification may be required to verify existing grade.

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13.06.700.G

Gable. The triangular end of an exterior wall above the eaves.

Garage, private. An accessory building, detached or part of the main building, for the parking or storage of automobiles belonging to the occupants of the premises.

Genus (pl. genera): A group of plants within a family that is morphologically similar and contains one or more species.

Glare. Unwanted light that causes eyestrain, discomfort, nuisance, or adversely affects a visual task.

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Grocery store, full service. A grocery store that sells a broad range of food products that typically include fresh meats, canned and prepared foods, fresh fish, fresh eggs, fresh produce, fresh dairy products, frozen foods, and baked goods.

Groundcover. Low and dense growing plants that cover the ground in place of turf, planted for ornamental purposes or to prevent soil erosion. Turf lawn and mulch do not count as groundcover.

Group housing. A residential facility designed to serve as the primary residence for individuals, which has shared living quarters without separate bathroom and/or kitchen facilities for each unit. This classification includes uses such as convents and monasteries but does not include uses that are otherwise classified as special needs housing or student housing.

13.06.700.H

Hazard Tree. As defined by the Pacific Northwest Chapter of the International Society of Arboriculture, a hazard tree, or a hazardous component, exists when the sum of the risk factors assessed equals or exceeds a predetermined threshold of risk. Below that threshold, the tree (or component parts) is not considered to be a hazard.

Hazardous substance. Any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, which exhibits any of the characteristics or criteria of hazardous waste.

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13.06.700.I

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Intermediate care facility. A facility that provides, on a regular basis, assistance with one or more Activities of Daily Living (“ADL”) such as bathing, toileting, dressing, personal hygiene, mobility, transferring, and eating, including persons with functional disabilities, needing health-related care and services, but who do not require the degree of care and treatment that a hospital or extended care facility provides. Such facility requires a state boarding home license. This use includes assisted living facilities, but does not include adult family homes, staffed residential homes, or residential care facilities for youth.

Tacoma Municipal Code

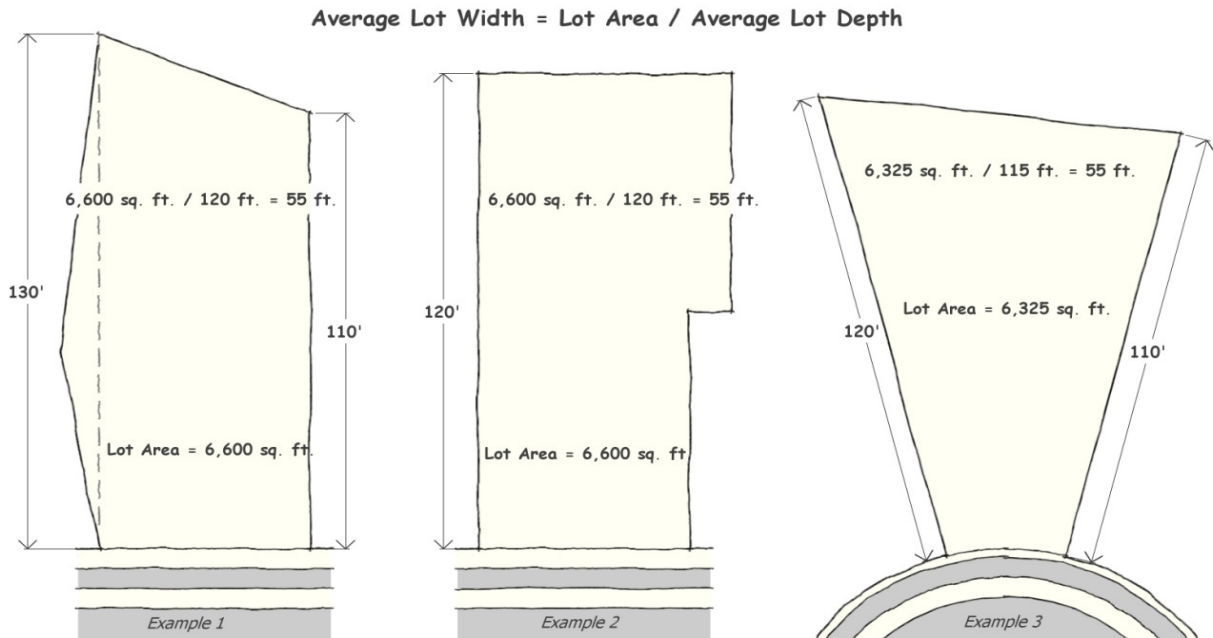
Invasive species. A plant species that has a negative environmental, economical, recreational, and/or public health impacts that overcome native plants or ornamental landscaping for resources. For a current listing of Pierce County Invasive/Noxious weeds consult the Pierce County Noxious Weed Control Board.

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13.06.700.L

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Lot width, average. The average width of a lot shall be considered to be the average horizontal distance between the side lot lines. It shall be calculated by dividing the lot area by the average lot depth. (See examples, below.) For properties where the front and rear lot lines are not parallel, the average lot depth shall be calculated as the average of the length of the two straight lines drawn between the foremost points of the side lot lines in front (where they intersect with the front lot line) and the rearmost points of the side lot lines in the rear (where they intersect with the rear lot line). (See examples 1 and 3, below)



Low-Impact Development. Low-Impact Development is a stormwater management strategy that emphasizes conservation and the use of natural site features, including transplanted and retained trees, integrated with engineered, small-scale stormwater controls to more closely mimic predevelopment hydrologic conditions.

13.06.700.M

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Marijuana retailer. As defined in RCW 69.50.101 and provided here for reference. A person licensed by the state liquor control board to sell useable marijuana and marijuana-infused products in a retail outlet.

Mature or maturity, tree. A tree that has achieved at least 75 percent of its anticipated crown growth or a tree that is over 15 years of age.

Microbrewery/winery. An establishment primarily engaged in the production and distribution of beer, ale, or other malt beverages, or wine, and which may include accessory uses such as tours of the microbrewery/winery, retail sales, and/or on-site consumption, e.g., “taproom.” This classification allows a microbrewery to sell beer/wine at retail and/or act as wholesaler for beer/wine of its own production for off-site consumption with appropriate state licenses.

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13.06.700.N

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Nonconforming use. A use which lawfully occupied a building or land at the time this chapter became effective and which does not conform with the use regulations of the district in which it is located, as provided by this chapter and any amendment hereto.

Noxious weed. A plant that, once established, is highly destructive, competitive, and difficult to control using cultural or chemical practices. For a current listing of Pierce County Invasive/Noxious weeds consult the Pierce County Noxious Weed Control Board.

Nurseries. Establishments primarily engaged in the retail sale of plants grown elsewhere. Merchandise other than plants is kept within an enclosed building or a fully screened enclosure, and compost, mulch, soil additives, and fertilizer of any type are stored and sold in package form only.

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13.06.700.P

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Peak. The uppermost point of a gable or the uppermost point of a parapet designed to mimic the shape of a gable.

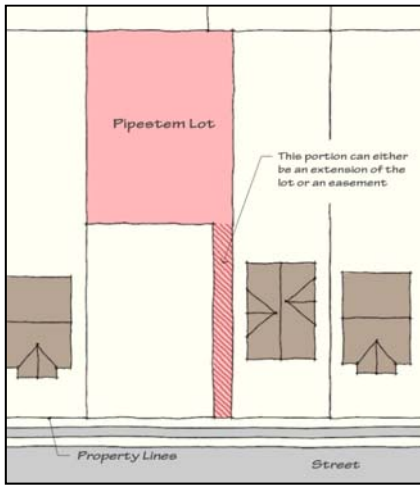
Permanent Roadway. Roadway constructed with a designed full depth subgrade and road surface section with an established curb and gutter alignment.

Permeable pavement. Pervious concrete, permeable pavers, or other forms of pervious or porous paving material effectively allowing the passage of water through the pavement section. It often includes an aggregate base that provides structural support and acts as a stormwater reservoir.

Person. Person shall mean and include a person, firm, partnership, association, corporation, company, or organization, singular or plural, of any kind.

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Tacoma Municipal Code



Plants; Plant; Plant Material. These terms refer to vegetation in general, including trees, shrubs, vines, groundcovers, ornamental grasses, bulbs, corms, tubers, or herbaceous vegetation.

Provider (wireless communication facility). Every corporation, company, association, joint stock company, firm, partnership, limited liability company, other entity, and individual that provides wireless communication services over wireless communication facilities.

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13.06.700.S

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Shopping center. A unified grouping of two or more commercial establishments, such as retail, eating and drinking, office, and personal service uses, which are located on a single site with common/shared parking facilities. Shopping centers may occupy a single structure or separate structures that are physically or functionally related, but establishments with accessory uses, such as a grocery store with an accessory coffee shop, are not, by themselves, considered a shopping center. A shopping center may include pads for future buildings.

Shrub. Any woody perennial plant that is generally less than fifteen feet in height at maturity.

Sign. Any materials placed or constructed, or light projected, that (a) convey a message or image, and (b) are used to inform or attract the attention of the public, but not including any lawful display of merchandise. Some examples of “signs” include placards, A-boards, posters, murals, diagrams, banners, flags, billboards, or projected slides, images or holograms. The applicability of the term “sign” does not depend on the content of the message or image conveyed.

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13.06.700.T

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Travel services. Establishments providing travel information and reservations to individuals and businesses. This classification excludes car rental agencies.

Tree. A self-supporting woody perennial plant that generally matures at a height greater than fifteen feet, has a minimum mature canopy width of ten feet, and is capable of being shaped and pruned to develop a branch-free trunk to at least seven feet in height.

Tree. Any woody perennial that generally matures over fifteen feet in height, generally has a minimum mature canopy width of ten feet and greater, and is capable of being shaped and pruned to develop a branch-free trunk to at least eight feet in height at maturity.

Tree Size: Categorized as Large, Medium or Small as determined by the Canopy Factor, which takes into account the trees mature height, mature crown spread and growth rate. The Canopy Factor is calculated using the following formula: (mature height in feet) x (mature crown spread in feet) x (growth rate number) x 0.01 = Canopy Factor. The growth rate number is 1 for slow growing trees, 2 for moderately growing trees, and 3 for fast growing trees.

(A) Large Trees = Canopy Factor greater than 90

(B) Medium Trees = Canopy Factor from 40 to 90

(C) Small Trees = Canopy Factor less than 40

13.06.700.U

Unlicensed wireless services. Commercial mobile services that operate on public frequencies and do not need an FCC license.

Upper story setback. See “modulation, horizontal.”

Urban Forest Manual. A compilation of City urban forestry practices and standards.

Urban Horticulture. A use in which plants are grown or produced indoors for the sale of the plants or their products or for use in any business, including such things as fruits, vegetables, and other crops, flowers, ornamental plants or trees.

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13.06.700.W

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Work release center. An alternative to imprisonment, including work and/or training release programs which are under the supervision of a court or a federal, state, or local agency. This definition excludes at-home electronic surveillance.

Work-live. A non-residential use that includes a subordinate residential component consisting of at least a kitchen, bathroom and sleeping quarters.

Works of art. Artist-produced creations of visual art, including, but not limited to, sculptures, murals, paintings, inlays, earthworks, mosaics, etc. Works of art can be both self-standing and/or integrated into the structure or its grounds. The reproduction of original works of art, mass-produced artwork, or architect-designed elements are not included. Also not included are directional signage or super graphics, maps, etc., except where an artist is employed.

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EXHIBIT “E”
2014 ANNUAL AMENDMENT

Amendments to the Tacoma Municipal Code

These amendments show all of the changes to the *existing* text of the Tacoma Municipal Code. The sections included are only those portions of the Code that are associated with these amendments. New text is underlined and text that is deleted is shown in ~~strikethrough~~.

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 | <i>Repealed.</i> |
| 13.06A.113 | <i>Repealed.</i> |
| 13.06A.120 | <i>Repealed.</i> |
| 13.06A.130 | Severability. |

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13.06A.050 Additional use regulations.

A. Use Categories.

1. Preferred. Preferred uses are expected to be the predominant use in each district.
2. Allowable. Named uses and any other uses, except those expressly prohibited, are allowed.
3. Prohibited. Prohibited uses are disallowed uses (no administrative variances).

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E. Work-Live.

1. Purpose and Intent: The purpose of this Section is to assist with the revitalization of Downtown Tacoma ~~and the City's other Mixed-Use Centers~~ and with the implementation of the City's Comprehensive Plan by facilitating the conversion of older, economically distressed, or historically significant buildings to work-live units. This will help to reduce vacant space as well as preserve Downtown's architectural and cultural past and encourage the development of a work-live and residential community Downtown, thus creating a more balanced ratio between housing and jobs in the region's primary employment center. This revitalization will also facilitate the development of a "24-hour city" and encourage mixed commercial and residential uses in order to improve air quality and reduce vehicle trips and vehicle miles traveled by locating residents, jobs, hotels and transit services near each other. Adding a minor residential component to an existing or historic building does not trigger change of use requirements under the City's Land-use codes.

a. A work-live unit is a combined living and work unit that includes a kitchen and a bathroom. The residential portion of the unit, including the sleeping area, kitchen, bathroom, and closet areas, occupies no more than 33 percent of the total floor area of the legal non-residential use, and the living space is not separated from the work space. It must be located within buildings lawfully in existence on September 25, 2012 in Downtown ~~or the other mixed-use centers~~.

b. The requirements for the "work-live" units are as follows:

- i. The residential use must be clearly incidental and subordinate to the work space.
- ii. Buildings containing "work-live" units shall not generate additional impacts to any greater extent than what is usually experienced in the surrounding area.

iii. The Director may attach additional conditions to permits that are required for “work-live” units to ensure that the criteria set forth above are met.

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13.06A.052 Primary Pedestrian Streets.

A. Within the Downtown, the “primary pedestrian streets” are considered key streets in the intended development and utilization of the area due to pedestrian use, traffic volumes, transit connections, and/or visibility. The streetscape and adjacent development on these streets should be designed to support pedestrian activity throughout the day. They are designated for use with certain provisions in the Downtown zoning regulations, including setbacks and design requirements. Within the Downtown, the primary pedestrian streets are:

1. Pacific Avenue between S. 7th and S. 25th Streets.
2. Broadway between S. 7th and S. 15th Streets.
3. Commerce Street between S. 7th and S. 15th Streets.
4. “A” Street between S. 7th and S. 12th Streets.
5. Tacoma Avenue between S. 7th and S. 15th Streets.
6. South Jefferson between South 21st Street and South 25th Street.
7. South 25th Street between I-705 and South Fawcett Avenue.
8. South ‘C’ Street.
9. Puyallup Avenue.
10. East 25th Street.
11. East 26th Street.
12. East ‘D’ Street.

* * *

13.06A.065 Parking Standards

* * *

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 |

1. Minimum off-street parking stall quantity requirements do not apply within the Reduced Parking Area (RPA), which is located generally between 6th Avenue and South 23rd Street, and between Dock Street and Tacoma Avenue (the specific boundary of the area is shown in Figure 2, below).

Figure 2: Reduced Parking Area (RPA)



* * *

C. Parking Quantity Standards Outside of the RPA

| | Residential Parking (stalls/unit) | | Non-Residential Parking (stalls/floor area sf) | |
|-----|--|----------------|---|---------|
| | Minimum | Maximum | Minimum | Maximum |
| DMU | 1 | Not Applicable | 2/1000 | 3/1000 |
| DR | 1 | Not Applicable | 1/1000 | 3/1000 |
| WR | 1 | Not Applicable | 1/1000 | 3/1000 |

1. Minimum parking ratios for non-residential development located east of Jefferson Avenue from South 23rd to South 28th Street shall be reduced by 50 percent in recognition of the availability of transit.
2. The first 3,000 square feet of each street level establishment is exempt from parking requirements.
3. Special needs housing, including, but not limited to, seniors, assisted living, congregate care, licensed care, or group care homes may provide less than one stall per residence upon a showing that a lesser parking requirement will reasonably provide adequate parking for residents, staff, and visitors, subject to the approval of the City Engineer.
4. Required parking for hotels shall be .5 stalls per room inclusive of all accessory uses.

5. Telecommunications exchange facilities may provide less than the required parking stalls upon a showing that a lesser parking requirement will reasonably provide adequate parking for operational, vendor, and transient service staff, subject to the approval of the City Engineer.

6. Group housing; student housing; and, efficiency multi-family dwellings (250-450 sf in size) are exempt from vehicular parking requirements (with the exception of required accessible parking), provided the following:

a. A minimum of 0.75 bicycle spaces per dwelling or unit are provided in an indoor, locked location.

b. Within a single building, no more than 20 dwelling units, or 50% of the total dwelling units (whichever is greater), may utilize this bonus.

D. General Parking Design Standards Applicable to the RPA and All Downtown Zones

1. Unless otherwise specified herein, the off-street parking area development standards contained in TMC 13.06.510, which include minimum stall size and height, aisle width, paving and access requirements, but not including minimum quantity requirements, shall apply to all new off-street parking provided.

2. Tandem parking is permitted only for residential development subject to approval of the City Engineer.

3. All new surface parking lots, additions to parking lots, parking lots associated with buildings undergoing substantial alteration, parking lots increased in size by 50 percent, and parking lots altered on 50 percent of its surface shall provide a perimeter landscaping strip abutting adjacent sidewalks containing a combination of trees, ~~and~~ shrubs and groundcover per the General Landscaping requirements and the Parking Lot Perimeter requirements of TMC 13.06.502.

a. In no case shall fewer than three trees per 100 linear feet of frontage be provided.

b. Masonry walls no lower than 15" and no higher than 30" may be substituted for shrubs.

c. For lots greater than 20 stalls, at least 15 percent of the interior area shall be planted with trees, ~~and~~ shrubs and groundcover.

~~d. All trees shall have a minimum caliper of 2 1/2 inch at the time of planting.~~

ed. Pedestrian walkways from adjacent sidewalks shall be provided except where topographic constraints make this requirement infeasible.

* * *

13.06A.070 Basic design standards.

A. A variance to the required standards may be authorized, pursuant to Section 13.06A.110.

B. If a building is being renovated in accordance with the Secretary of Interior's Standards for Treatment of Historic Properties, and a conflict between the basic design standards or additional standards and the Secretary's Standards occurs, then the Historic Preservation Criteria and Findings made by the Tacoma Landmarks Preservation Commission shall prevail.

C. Standards Applicable to Development in All Districts.

1. The basic design standards and additional standards applicable to the DCC and DR districts, except as otherwise noted, shall apply to all new construction, additions, and substantial alterations.

2. All rooftop mechanical for new construction shall be screened or located in a manner as to be minimally visible from public rights-of-way. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. If the project proponent demonstrates that the function and integrity of the HVAC equipment would be compromised by the screening requirement, it shall not apply. This standard shall not apply to existing buildings undergoing substantial alteration.

3. Four Small Trees, Three Medium Trees, or Two Large Trees~~One street tree~~ shall be provided per each ~~25~~100 linear feet of frontage, with tree grates or alternative pervious surface materials covering the pits, in conformance with ~~the City General Landscaping requirements of TMC 13.06.502.~~ This standard, in its entirety, shall apply to all new construction, additions, substantial alterations, and when 50 percent or more of the existing sidewalk is replaced. ~~One s~~Street trees shall be provided, consistent with the requirements of this standard, proportionate with the linear length for each 25 linear feet of existing sidewalk that is replaced. Existing street trees shall be counted toward meeting this standard. Trees and grates should generally conform to the Tacoma Downtown Streetscape Study and Design Concepts.

a. The required street trees should generally be evenly spaced to create or maintain a rhythmic pattern, but can be provided with variations in spacing and/or grouped to accommodate driveways, building entrances, etc. ~~To achieve consistency with the existing pattern of tree spacing, the quantity of required street trees may be modified.~~

- b. Tree pits shall be covered by tree grates, or alternative pervious surface materials, to accommodate pedestrians in the planting area. The use of tree grates or alternative pervious surface materials will be determined by the presence of existing grates or surface materials in the district, and the width and function of the sidewalk.
- c. Residential development may substitute plantings for grates or alternative tree pit pervious surface materials.
- d. Where existing areaways, vaults or insufficient sidewalk widths prevent this form of planting, trees may be planted in planters that are generally in conformance with the Tacoma Downtown Streetscape Study and Design Concepts and the technical guidance of the Urban Forest Manual.
- e. ~~All trees shall have a minimum caliper of 2 1/2 inch at the time of planting.~~

* * *

6. Development shall also comply with the General Landscaping requirements of Section 13.06.502, the requirements as established in Section 13.06.511, Transit Support Facilities and Section 13.06.512, Pedestrian and Bicycle Support Standards.

* * *

13.06A.080 Design Standards for Increasing Allowable FAR.

A. For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 0.5, up to the Maximum with Design Standards.

No variances shall be granted to the following:

- 1. Enhanced pedestrian elements at the sidewalk level including decorative lighting (free-standing or building-mounted), seating or low sitting walls, planters, or unit paving in sidewalks.
- 2. Exterior public space equivalent to at least 5 percent of the site area and including the following attributes:
 - a. Seating in the amount of one sitting space for each 100 sf of area.
 - b. Trees and other plantings.
 - c. Solar exposure during the summer.
 - d. Visibility from the nearest sidewalk.
 - e. Within 3’ of the level of the nearest sidewalk.
- 3. Incorporation of works of art into the public spaces, exterior facade, or entrance lobby.
- 4. Landscaping covering at least 15 percent of the surface of the roof and/or the use of “green roofs” which reduce storm water runoff. Access by building occupants is encouraged.
- 5. Including a Public Benefit Use within the development.
- 6. Within the Downtown Commercial Core, at least 60 percent of the linear frontage along those portions of Pacific Avenue, Broadway, and Commerce Street defined as a Primary Pedestrian Street shall be occupied by retail, restaurants, cultural or entertainment uses, hotel lobbies, or Public Benefit Uses.
- 7. Retention and renovation of any designated or listed historic structure(s) located on the site.

B. For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 2, up to the Maximum with Design Standards.

No variances shall be granted to the following:

- 1. Provide a “hill climb assist” in the form either of a landscaped public plaza or an interior public lobby with an escalator or elevator. Such space shall be open to the public during daylight hours or shall be open during the times detailed in a management plan approved by the City of Tacoma, Building and Land Use Services Department.
- 2. Provide works of art or water features equivalent in value to at least 1 percent of construction costs within publicly accessible spaces on site or off site within the downtown zoning district where the development is located.
- 3. Provision of public rest rooms, open to the public at least 12 hours each weekday.

4. Contribution to a cultural, arts organization or to the Municipal Art Fund for a specific development or renovation project located downtown, in an amount equal to at least 1 percent of the construction cost of the development.

5. Parking contained entirely within structures or structures on site.

13.06A.090 Transfer of Development Rights for Increasing Allowable Floor Area Ratio.

Development projects can incorporate Transfer of Development Rights, in compliance with Chapter 1.37 Transfer of Development Rights Administrative Code, to increase the as-of-right allowable FAR up to the “Maximum for TDR.”

~~For each of the following Design Standards that are incorporated into a development, the allowable FAR can be increased by 2, up to the “Maximum with Design Standards”.~~

~~No variances shall be granted to the following:~~

~~1. Provide a “hill climb assist” in the form either of a landscaped public plaza or an interior public lobby with an escalator or elevator. Such space shall be open to the public during daylight hours or shall be open during the times detailed in a management plan approved by the City of Tacoma, Building and Land Use Services Department.~~

~~2. Provide works of art or water features equivalent in value to at least 1 percent of construction costs within publicly accessible spaces on site or off site within the downtown zoning district where the development is located.~~

~~3. Provision of public rest rooms, open to the public at least 12 hours each weekday.~~

~~4. Contribution to a cultural, arts organization or to the Municipal Art Fund for a specific development or renovation project located downtown, in an amount equal to at least 1 percent of the construction cost of the development.~~

~~5. Parking contained entirely within structures or structures on site.~~

* * *



EXHIBIT “F”
2014 ANNUAL AMENDMENT

Amendments to the Tacoma Municipal Code

These amendments show all of the changes to the *existing* text of the Tacoma Municipal Code. The sections included are only those portions of the Code that are associated with these amendments. New text is underlined and text that is deleted is shown in ~~strikethrough~~.

Chapter 13.11
CRITICAL AREAS PRESERVATION

Sections:

- 13.11.100 General Provisions.
- 13.11.110 Purpose.
- 13.11.120 Intent.
- 13.11.130 Scope and Applicability.
- 13.11.140 Regulated Uses/Activities.
- 13.11.145 Pre-existing Uses/Structures.
- 13.11.150 *Repealed.*
- 13.11.160 Abrogation and Greater Restrictions.
- 13.11.170 Severability.
- 13.11.180 Critical Area Designation and SEPA.
- 13.11.190 Review Process.
- 13.11.200 Allowed Activities.
- 13.11.210 Activities Allowed with Staff Review.
- 13.11.220 Application Types.
- 13.11.230 Application Submittal Requirements.
- 13.11.240 Legal Test(s).
- 13.11.250 General Standards.
- 13.11.260 Residential Density Credits.
- 13.11.270 General Mitigation Requirements.
- 13.11.280 Conditions, Notice on Title, and Appeals.
- 13.11.290 Sureties.
- 13.11.300 **Wetlands.****
- 13.11.310 Wetland Classification.
- 13.11.320 Wetland Buffers.
- 13.11.330 Wetland Buffer Modifications.
- 13.11.340 Wetland Mitigation Requirements.
- 13.11.350 *Repealed.*
- 13.11.360 *Repealed.*
- 13.11.400 Streams and Riparian Habitats.
- 13.11.410 Stream Classification.
- 13.11.420 Stream Buffers.
- 13.11.430 Stream Buffer Modifications.
- 13.11.440 Stream Standards.
- 13.11.450 Stream Mitigation Requirements.
- 13.11.500 Fish and Wildlife Habitat Conservation Areas (FWHCAs).
- 13.11.510 Classification.
- 13.11.520 Standards.
- ~~13.11.530 FWHCA’s Shoreline Marine Buffers.~~
- ~~13.11.540 FWHCA’s Marine Buffer Modifications.~~
- 13.11.550 FWHCA’s Mitigation Requirements.
- 13.11.560 FWHCA’s Management Areas.
- 13.11.580 *Repealed.*

| | |
|------------------|--------------------------------|
| 13.11.600 | Flood Hazard Areas. |
| 13.11.610 | Classification. |
| 13.11.620 | Standards. |
| 13.11.640 | General Development Standards. |
| 13.11.700 | Geologic Hazardous Areas. |
| 13.11.710 | Designation. |
| 13.11.720 | Classification. |
| 13.11.730 | General Development Standards. |
| 13.11.800 | Aquifer Recharge Areas. |
| 13.11.810 | Classification. |
| 13.11.820 | Standards. |
| 13.11.900 | Definitions. |

* * *

13.11.130 Scope and Applicability.

A. The provisions of this chapter apply to all lands and waters, all land uses and development activities, and all structures and facilities in the City, whether or not a permit or authorization is required, and shall apply to every person, firm, partnership, corporation, group, governmental agency, or other entity that owns, leases, or administers land within the City. This chapter applies to all critical areas outside of the Shoreline District. ~~Upon Department of Ecology approval of an updated City of Tacoma Shoreline Master Program, this chapter will no longer apply to lands and waters subject to the Shoreline Management Act and the Shoreline Master Program. Until such time, critical areas within or associated with Shorelines of the State will continue to be subject to the requirements and standards of this chapter.~~ This chapter specifically applies to any activity which would destroy vegetation; result in a significant change in critical habitat, water temperature, physical, or chemical characteristics; or alter natural contours and/or substantially alter existing patterns of tidal, sediment, or storm water flow on any land which meets the classification standards for any critical area defined herein. Such activities include excavation, grading, filling, the removal of vegetation, and the construction, exterior alteration, or enlargement of any building or structure. In addition, this chapter applies to all public or private actions, permits, and approvals in or adjacent to a critical area and its buffer.

B. Critical areas outside a shoreline district that involve a development activity that is reviewed, pursuant to Section 13.05.095 TMC (Development Regulation Agreements), except for projects identified in subsection 13.05.095(B)4 TMC, shall be considered during the Development Regulation Agreement review process; a separate critical areas permit is not required. Any approval(s) pursuant to Section 13.05.095 TMC shall, to the maximum extent feasible, avoid potential impacts to critical areas, and any unavoidable impacts to critical areas shall be fully mitigated, either on- or off-site.

* * *

13.11.145 Pre-existing Uses/Structures.

A. An established use or existing structure that was lawfully permitted prior to adoption of this chapter, but which is not in compliance with this chapter, may continue subject to the provisions of Tacoma Municipal Code (TMC) Chapter 13.11 Critical Areas Preservation, ~~Chapter 13.10 Shoreline Management~~ and Section 13.06.630.

B. Except as otherwise required by law, a legal pre-existing use or structure may continue unchanged; or modified only where the use or structure becomes less non-conforming, and where the modification will increase the buffer, and increase the functions of the critical area.

C. All modifications for pre-existing structures, other than trails, shall conform to the current code provision to the maximum extent possible as determined by the Director of Planning and Development Services.

* * *

13.11.190 Review Process.

A. The Review Process is used to determine whether a critical area or critical area buffer is present on or adjacent to a proposal, and whether additional review or permitting is required.

Critical area may be located through the use of information from the United States Department of Agriculture Natural Resource Conservation Service, the United States Geological Survey, the Washington Department of Ecology, the Coastal Zone Atlas, the Washington Department of Fish and Wildlife stream maps and Priority Habitat and Species maps, Washington DNR Aquatic Lands maps, the National Wetlands Inventory maps, Tacoma topography maps, the City's Generalized Wetland and Critical Areas Inventory maps, and Pierce County Assessor's maps to establish general locations and/or verify the location of any wetland, or stream, or FWHCA site. The City's Generalized Wetland and Critical Area Inventory maps and other above-listed sources are only guidelines available for reference. The actual location of critical areas must be determined on a site-by-site basis according to the classification criteria.

The City may utilize information from any source referred to above or available in order to establish general locations and/or to verify the location of any wetland, stream or FWHCA.

B. Site Review. In order to assist customers with potential proposals, City staff will provide an initial site review based on existing information, maps and a potential site visit to identify potential wetlands, streams, and their associated buffers within 300 feet. FWHCAs and their ~~marine habitat buffer~~/management areas will also be identified. Site reviews are completed on a case by case basis and may require the applicant to submit a wetland delineation, wetland categorization, stream type and Ordinary High Water Mark location, hydrology reports, and priority fish and wildlife species and habitat presence information from WDFW or the City.

Following the site visit and Review Process, a project may proceed without further critical area permitting if the applicant can demonstrate the following:

1. There are no adverse impacts to the critical area or buffer, and
2. Structures and improvements are all located beyond the required buffers, and
3. Existing hydrology will be maintained to support critical areas, and
4. The proposed use or activity is consistent with WDFW species management recommendations.

C. In conjunction with the site review process, the Director of Planning and Development Services (the "Director"; see 13.11.900 D., below) may require additional information on the physical, biological, and anthropogenic features that contribute to the existing ecological conditions and functions to determine whether a formal wetland/stream/FWHCA ~~exemption, assessment or~~ development permit is required.

D. Review, Assessment and Permit Requirements.

1. Review of development activities within the jurisdiction of the Shoreline Management Act, including Puget Sound, Wapato Lake, or any stream where the mean annual flow is 20 cubic feet per second or greater are regulated under provisions ~~of TMC 13.10 and the Tacoma Shoreline Master Program, of both this Chapter and TMC 13.10, Shoreline Management. If there are any conflicts between TMC 13.10, Shoreline Management, and Chapter 13.11, Critical Areas Preservation, the most restrictive requirements shall apply.~~ Upon adoption of the new Shoreline Master Program ~~on October 15, 2103, all and code, all critical area~~ code excerpts referring to the regulation of critical areas within the shoreline will no longer be valid and those critical areas shall be regulated under the new shoreline code *TMC 13.10*.

~~a. Development activities that require a Shoreline Substantial Development permit do not require a separate Wetland/Stream/FWHCA permit or exemption, provided the Shoreline Substantial Development Permit review includes review for consistency with this Chapter.~~

~~b. Development activities that require a Shoreline Exemption and a Wetland/Stream/FWHCA permit will be processed separately.~~

~~e. Development activities that require a Shoreline Exemption and a Wetland/Stream/FWHCA exemption will be processed under the Shoreline Exemption.~~

~~d. Development activities that do not require a building or land use permit may still be subject to a Wetland/Stream/FWHCA permit or exemption.~~

* * *

13.11.210 Activities Allowed with Staff Review.

A. Purpose. The purpose of this section is to allow City staff review to determine whether potential impacts to a critical area or buffer may occur, without requiring a critical area permit. The staff review will ensure the activity meets the specific criteria below.

* * *

6. One-time expansion of existing structures and accessory structures, provided that expansion of the developed footprint within the critical area or buffer does not increase by more than 25 percent and that the new construction or related use extends away from the critical area ; keeps disturbance of native vegetation to a minimum; and replaces native vegetation that may be disturbed This expansion may also occur in a direction parallel to the critical area if the expansion takes place upon existing impervious surfaces. Activities must comply with WDFW management recommendations where applicable. A Notice on Title must be recorded to be eligible for staff review and approval.

7. Maintenance and repair of existing ~~retaining walls and bulkheads, shoreline armoring, and~~ bioengineered stabilization measures designed to protect property from erosion.

* * *

12. Tree Pruning. Tree pruning may be allowed provided a report from a certified arborist, landscape architect or professional forester regarding the health of the tree is submitted, and a functional impact analysis from a qualified professional evaluating the functions of the critical area as a result of the pruning, is also submitted to the City for review and approval. No topping, complete removal or impacts to the health of the tree shall be allowed.

~~13. Within Shorelines of the State, as defined by RCW 90.58.030, activities exempt under WAC 173-27-040, with the exception of WAC 173-27-040 (2) (c), (g) and (h). This exemption shall not include activities within wetlands, streams, or their associated buffers, and also shall not include activities within associated wetlands or streams as established in RCW 90.58.030(2)(d).'~~

~~1413.~~ Watershed restoration projects that conform to the provisions of RCW 89.08.460 shall be reviewed without fee and approved within 45 days per RCW 89.08.490.

~~1514.~~ Fish habitat enhancement projects that conform to the provision of RCW 77.55.181 shall be reviewed without fee and comments provided as specified in RCW 77.55.181.

~~16. Maintenance and repair of existing bulkheads, stream bank armoring and bioengineered stabilization measures designed to protect property from erosion or slope failure.~~

~~1715.~~ Demolition of structures.

* * *

13.11.230 Application Submittal Requirements.

A. The purpose of information submittal and review is to require a level of study sufficient to protect critical areas and/or the public from hazards. All information submitted shall be reviewed as to its validity and may be rejected as incomplete or incorrect. Additional information or electronic copies of all information may be requested for review and to ensure compliance. In the event of conflicts regarding information submitted, the Director may, at the applicant's expense, obtain expert services to verify information.

B. The following items are required for permit review and approval, where applicable depending upon the project and permit type, and as determined necessary by City staff.

1. A Joint Aquatic Resource Permit Application and vicinity map for the project.

2. A surveyed site plan that includes the following:

a. Parcel line(s), north arrow, scale and two foot contours.

b. Location and square footage for existing and proposed site improvements including, utilities, stormwater and drainage facilities, construction and clearing limits, and off-site improvements. Include the amounts and specifications for all draining, excavation, filling, grading or dredging.

c. The location and specifications of barrier fencing, silt fencing and other erosion control measures.

d. Base flood elevation, floodplain type and boundary and floodways, if site is within a floodplain.

e. Critical Areas including all surveyed, delineated wetland boundaries, and the ordinary high water mark of any stream and their buffers, and all Fish and Wildlife Conservation Areas (FWHCA), ~~marine buffers~~ and any FWHCA Management Areas.

f. The square footage of the existing critical areas and buffers located on-site and the location and square footage of any impacted areas.

* * *

13.11.340 Wetland Mitigation Requirements.

* * *

D. Mitigation ratios.

1. The ratios contained within Table 5 shall apply to all Creation, Re-establishment, Rehabilitation, and Enhancement compensatory mitigation.

2. Increased replacement ratios. The Director may increase the ratios under the following circumstances:

- a. Uncertainty exists as to the probable success of the proposed restoration or creation;
- b. A significant period of time will elapse between impact and replication of wetland functions;
- c. Proposed mitigation will result in a lower category wetland or reduced function relative to the wetland being impacted; or
- d. The impact was an unauthorized impact.

| Table 5. Mitigation ratios for projects in Western Washington that do not alter the hydro-geomorphic setting of the site*** | | | | |
|---|---|--|--|------------------|
| Category and Type of Wetland | Re-establishment or Creation | Rehabilitation | 1:1 Re-establishment or Creation (R/C) and Enhancement (E) | Enhancement only |
| All Category IV | 1:5:1 | 3:1 | 1:1 R/C and 2:1 E | 6:1 |
| All Category III | 2:1 | 4:1 | 1:1 R/C and 2:1 E | 8:1 |
| Category II Estuarine | Case-by-case | 4:1 rehabilitation of an estuarine wetland | Case-by-case | Case-by-case |
| Category II Interdunal | 2:1 Compensation has to be interdunal wetland | 4:1 compensation has to be interdunal | 1:1 R/C and 2:1 E | 8:1 |
| All other Category II | 3:1 | 8:1 | 1:1 R/C and 4:1 E | 12:1 |
| Category I Forested | 6:1 | 12:1 | 1:1 R/C and 10:1 E | 24:1 |
| Category I based on score for functions | 4:1 | 8:1 | 1:1 R/C and 6:1 E | 16:1 |
| Category I Natural Heritage site | Not considered possible | 6:1 | Case-by-case | Case-by-case |
| Category I Coastal lagoon | Not considered possible | 6:1 | Case-by-case | Case-by-case |
| Category I Bog | Not considered possible | 6:1 | Case-by-case | Case-by-case |
| Category I Estuarine | Case-by-case | 6:1 | Case-by-case | Case-by-case |
| <p>*Natural heritage site, coastal lagoons, and bogs are considered irreplaceable wetlands, and therefore no amount of compensation would replace these ecosystems. Avoidance is the best option. In the rare cases when impacts cannot be avoided, replacement ratios will be assigned on a case-by-case basis. However, these ratios will be significantly higher than the other ratios for Category I wetland.</p> <p>**Rehabilitation ratios area based on the assumption that actions judged to be most effective for that site are being implemented.</p> <p>**Rehabilitation ratios area based on the assumption that actions judged to be most effective for that site are being implemented.</p> <p>***Washington State Department of Ecology and Washington State Department of Fish and Wildlife’s Wetlands in Washington State; Volume 2: Guidance for Protecting and Managing Wetlands, Buffer Alternative 3</p> | | | | |

* * *

13.11.500 Fish and Wildlife Habitat Conservation Areas (FWHCAs).

The 500 section contains the regulations for fish and wildlife habitat conservation areas (FWHCAs), including the following:

- 13.11.510 Classification.
- 13.11.520 Standards.
- ~~13.11.530 FWHCA's Shoreline Marine Buffers.~~
- ~~13.11.540 FWHCA's Marine Buffer Modifications.~~
- 13.11.550 FWHCA's Mitigation Requirements.
- 13.11.560 FWHCA's Management Areas.
- 13.11.580 *Repealed.*

13.11.510 Classification.

A. Fish and wildlife habitat conservation areas are areas identified by the Washington Department of Wildlife as being of critical importance to the maintenance of fish and wildlife species. These areas may include other critical areas such as geologically hazardous areas, stream corridors, wetlands, and these critical areas' associative buffers.

1. Fish and Wildlife Habitat Conservation Areas (FWHCAs). Fish and Wildlife habitat areas include:

a. Lands and waters containing priority habitats and species.

~~a. Lands and waters containing priority habitats and species including Commencement Bay and all waterways.~~

~~b. All public and private tidelands or bedlands suitable for shellfish harvest, including any shellfish protection districts established pursuant to Chapter 90.72 RCW. The Washington Department of Health's classification system shall be used to classify commercial shellfish areas.~~

~~c. Kelp and eelgrass beds and herring, sand lance, and smelt spawning areas. Kelp and eelgrass beds may be classified and identified by the Washington Department of Natural Resources Aquatic Lands Program and the Washington Department of Ecology. Locations are compiled in the WDNR Aquatic Lands Shore Zone Inventory, and the Puget Sound Environmental Atlas, Volumes 1 and 2. Herring, sand lance, and surf smelt spawning times and locations are outlined in RCW 220-110, Hydraulic Code Rules and the Puget Sound Environmental Atlas.~~

~~d. Natural ponds under 20 acres and their submerged aquatic beds that provide critical fish or wildlife habitat.~~

~~ec. Waters of the State, which are defined in WAC Title 222, Forest Practices Rules and Regulations. Waters of the State must be classified using the system in WAC 222-16-030. In classifying waters of the state as FWHCAs the following may be considered:~~

- ~~(1) Species present which are endangered, threatened, sensitive, or priority;~~
- ~~(2) Species present which are sensitive to habitat manipulation;~~
- ~~(3) Historic presence of priority species;~~
- ~~(4) Existing surrounding land uses that are incompatible with salmonid habitat;~~
- ~~(5) Presence and size of riparian ecosystem;~~
- ~~(6) Existing water rights; and~~
- ~~(7) The intermittent nature of some of the higher classes of Waters of the State.~~

~~fd. Lakes, ponds, streams and rivers planted with game fish, including those planted under the auspices of a federal, state, local, or tribal program and waters which support priority fish species as identified by the Washington Department of Fish and Wildlife.~~

* * *

~~**13.11.530 FWHCA's Shoreline Marine Buffers.**~~

~~A. FWHCA's Marine Buffers~~

~~1. General. A marine buffer area shall be provided within the shoreline for all uses adjacent to a FWHCA to protect the integrity and function of the FWHCA. The buffer shall be measured horizontally from the edge of the ordinary high water mark landward.~~

~~2. Marine Buffer. Beneficial nearshore habitat functions that can be provided by landward buffers include feeder bluff input, water quality, sediment control, wildlife habitat, microclimate, nutrient input, fish prey production, shade, and habitat structure such as large woody debris. Buffer widths shall be established according to Table 7.~~

| Table 7. Minimum Marine Buffers * | |
|---|--|
| Marine Habitat Area | Buffer Width (feet) |
| Tacoma Narrows South (from south city limits to waterward extension of 6th Avenue). | 50 |
| Tacoma Narrows Central (from public ownership starting at waterward extension of 6th Avenue to centerline of SR 16). | 115 |
| Tacoma Narrows North and Point Defiance (from centerline of SR 16 to the existing northwesterly portion of the existing bulkheaded promenade at Owen Beach) | 200 |
| Commencement Bay West (the northwesterly portion of the existing bulkheaded promenade at Owen Beach to Thea Foss Waterway, except for Slag Island beginning at the boundary between parcels 8950100017 and 8940100016 that runs perpendicular from Eaton Street and continuing to Point Ruston, the site of the former ASARCO Tacoma Smelter, at the waterward extension of North 49th Street.) | 115 (50 feet for Slag Island and former ASARCO Tacoma Smelter site) |
| Commencement Bay Waterways (industrial waterways and Thea Foss) | 50 |
| Commencement Bay East (East 11th Street to city limits) | 115 |

* Buffers may not apply if use is exempt according to Section 13.11.140.B.8.

(Ord. 27728 Ex. A; passed Jul. 1, 2008; Ord. 27431 § 45; passed Nov. 15, 2005)

13.11.540—FWHCA’s Marine Buffer Modifications.

A. Where a designated FWHCA marine buffer geographically coincides with a stream or wetland, provisions for increasing buffers, buffer averaging, and buffer reductions for the wetland and stream component shall apply as described within this chapter only when there is no impact to the FWHCA.

B. Modification of a FWHCA marine buffer is subject to the site review requirements, according to Section 13.11.250 and are not subject to the permitting requirements of Section 13.11.230, when modification is necessary to accommodate an essential public facility or public utility where no feasible alternative location will accommodate the facility; for water dependent uses and their accessory structures; water related uses; or the minimum public access as required in the S-6, S-7, and S-8 shoreline districts as required by TMC Section 13.10.175, where:

1. No new surface that is permeable by water at the time of the application will be covered with an impervious surface; and
2. No vegetation important to the function of the critical area will be removed; and
3. Any additional stormwater impacts will be managed according to the City’s Surface Water Management Manual or an equivalent, in accordance with the Department of Ecology’s Stormwater Management Manual for Western Washington; and
4. The facility is located, designed, and constructed to minimize and, where possible, avoid FWHCA marine buffer disturbance to the maximum extent feasible; and
5. In water uses are subject to review and approval through the Washington Department of Fish and Wildlife’s Hydraulic Project Approval and/or U.S. Army Corps of Engineer’s Nationwide or Individual Permit; and
6. The use must also comply with all applicable local, state, and federal laws; or

C. Modification of a FWHCA marine buffer is also allowed for applicable uses and activities per 13.11.140 and for those uses and activities subject to the permitting requirements contained within Section 13.11.230, including Innovative Mitigation, and 13.11.550.

(Ord. 27728 Ex. A; passed Jul. 1, 2008)

13.11.550 FWHCA’s Mitigation Requirements.

A. All proposed modification in a FWHCA ~~or its marine buffer~~ shall be in accordance with the standards of this section, except where ~~the modification has met the standards contained in 13.11.540.B or is Exempt per 13.11.140~~ allowed through 13.11.200 or 13.11.210.

B. All FWHCA ~~and their marine buffer~~ mitigation will comply with applicable mitigation requirements specified in ~~13.11.260 and~~ 13.11.270, including, but not limited to, mitigation plan requirements, monitoring and bonding.

C. Where a designated FWHCA geographically coincides with a stream or wetland, mitigation will comply with applicable mitigation requirements described within this chapter.

~~D. Mitigation for habitat impacts in the marine buffer shall occur in the following order of preference:~~

- ~~1. On the parcel within the buffer as close to the ordinary high water mark as possible;~~
- ~~2. Within the buffer as close to the ordinary high water mark as possible on a parcel that abuts the ordinary high watermark within one quarter (1/4) mile along the shoreline from where the vegetation removal, placement of impervious surface or other loss of habitat occurred;~~
- ~~3. Farther along the shoreline within the buffer as close to the ordinary high watermark as possible.~~

~~E. The following mitigation ratios are required for habitat impacts in the marine buffer. The first number specifies the area of replacement habitat, and second specifies the area of altered habitat:~~

- ~~1. 1:1 for areas on the parcel or on a parcel that abuts the ordinary high watermark within one quarter (1/4) mile along the shoreline from where the vegetation removal, placement of impervious surface or other loss of habitat occurred.~~
- ~~2. 3:1 farther along the shoreline, provided that if a five (5) year bonded monitoring program is provided that monitors the effectiveness of mitigation measures and provides a means for ensuring the attainment of the goals of the program, the Director may approve a 2:1 ratio.~~

FD. Habitat Management Plan. If the critical area review process as described in this chapter (13.11.250) determines that a Habitat Management Plan shall be prepared as part of a development proposal to avoid or minimize impacts to FWHCAs ~~or marine buffers~~/management areas, the following standards shall apply.

1. A habitat management plan shall be prepared in coordination with the Washington State Department of Fish and Wildlife by a qualified professional.
2. A habitat management plan shall contain, at a minimum, the following:
 - a. Analysis and discussion on the project's effects on critical fish and wildlife habitat;
 - b. An assessment and discussion on special management recommendations which have been developed for species or habitat located on the site by any federal or state agency;
 - c. Proposed mitigation measures which could minimize or avoid impacts;
 - d. Assessment and evaluation of the effectiveness of mitigation measures proposed; and
 - e. Assessment and evaluation of ongoing management practices which will protect critical fish and wildlife habitat after development of the project site, including proposed monitoring and maintenance programs.

GE. If mitigation is performed off-site, a conservation easement or other legal document must be provided to the City to ensure that the party responsible for the maintenance and monitoring of the mitigation has access and the right to perform these activities.

* * *

13.11.900 Definitions.

Words and phrases used in this chapter shall be interpreted as defined below. Where ambiguity exists, words or phrases shall be interpreted so as to give this chapter its most reasonable application in carrying out its regulatory purpose.

* * *

13.11.900.S

Scrub-shrub wetland. A wetland with at least thirty percent (30%) of its surface area covered by woody vegetation less than twenty (20) feet in height as the uppermost strata.

Seismic hazard areas means areas subject to severe risk damage as a result of seismic induced settlement, shaking, lateral spreading, surface faulting, slope failure or soil liquefaction. These conditions occur in areas underlain by soils low cohesion or density usually in association with a shallow groundwater table. Seismic hazard areas shall be defined by the Washington Department of Ecology Coastal Zone Atlas (Seismic Hazard Map prepared by GeoEngineers) as: Class U (Unstable), Class Uos (Unstable old slides), Class Urs (Unstable recent slides, Class I (intermediate) and Class M (Modified) as shown in the Seismic Hazard Map.

~~Shoreline modifications. Those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure.~~

~~Shoreline structure. A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels.~~

Species-Any group of animals or plants classified as a species or subspecies as commonly accepted by the scientific community.

* * *

13.11.900.W

~~Water dependent activity. Activity or use which requires direct contact with the water and cannot exist at a non-water location due to the intrinsic nature of its operation.~~

~~Water-related activity. Activity or use which is not intrinsically dependent on a waterfront location, but whose operation cannot occur economically without a waterfront location.~~

“Waters of the State”. Lakes, rivers, ponds, streams, inland water, underground waters, salt waters and all other surface waters and watercourses within the jurisdiction of the state of Washington.

* * *



EXHIBIT “G”
2014 ANNUAL AMENDMENT

Amendments to the Tacoma Municipal Code

These amendments show all of the changes to the *existing* text of the Tacoma Municipal Code. The sections included are only those portions of the Code that are associated with these amendments. New text is underlined and text that is deleted is shown in ~~strikethrough~~.

Chapter 13.12
ENVIRONMENTAL CODE

Sections:

- 13.12.004 *Repealed.*
- 13.12.010 *Repealed.*
- 13.12.020 *Repealed.*
- 13.12.025 *Repealed.*
- 13.12.045 *Repealed.*
- 13.12.055 *Repealed.*

Part One – Purpose and Authority

- 13.12.100 Purpose of this part and adoption by reference.
- 13.12.120 Authority.
- 13.12.130 Purpose, applicability, and intent.
- 13.12.140 Environmental policy.
- 13.12.150 Severability.

Part Two – General Requirements

- 13.12.200 Purpose of this part and adoption by reference.
- 13.12.210 Lead agency – Responsibilities.
- 13.12.220 Designation of responsible official.
- 13.12.230 Designation and responsibility of the City’s SEPA public information center (SEPA PIC).
- 13.12.240 Timing of the SEPA process.

Part Three – Categorical Exemptions

- 13.12.300 Purpose of this part and adoption by reference.
- 13.12.305 *Repealed.*
- 13.12.310 Flexible thresholds for categorical exemptions.
- 13.12.315 *Repealed.*
- 13.12.320 Emergencies.
- 13.12.340 *Repealed.*
- 13.12.350 *Repealed.*
- 13.12.355 *Repealed.*

Part Four – Categorical Exemptions And Threshold Determination

- 13.12.400 Purpose of this part and adoption by reference.
- 13.12.408 *Repealed.*
- 13.12.410 Categorical exemptions.
- 13.12.420 Environmental checklist.
- 13.12.430 Determination of non-significance (DNS).
- 13.12.440 Mitigated DNS.
- 13.12.450 Optional DNS process.
- 13.12.460 *Repealed.*

Part Five – Environmental Impact Statement (EIS)

- 13.12.500 Purpose of this part and adoption by reference.
- 13.12.510 Scoping.
- 13.12.520 Expanded scoping (optional).
- 13.12.530 EIS preparation.
- 13.12.540 Issuance of final environmental impact statement (FEIS).
- 13.12.550 SEPA Planned Action EIS.
- 13.12.560 Optional Plan Elements and Development Regulations.
- 13.12.570 Archaeological, Cultural, and Historic Resources.
- 13.12.580 Traffic Impact Assessment.

Part Six – Commenting

- 13.12.600 Purpose of this part and adoption by reference.
- 13.12.610 Public notice.
- 13.12.620 Responding to SEPA Requests for Comment from Other Lead Agencies.
- 13.12.660 *Repealed.*
- 13.12.680 *Repealed.*
- 13.12.685 *Repealed.*

Part Seven – Using Existing Environmental Documents

- 13.12.700 Purpose of this part and adoption by reference.

Part Eight – SEPA and Agency Decisions

- 13.12.800 Purpose of this part and adoption by reference.
- 13.12.801 *Repealed.*
- 13.12.810 Substantive authority and mitigation.
- 13.12.820 Appeals of SEPA threshold determination and adequacy of final environmental impact statement.
- 13.12.880 *Repealed.*

Part Nine – Definitions

- 13.12.900 Purpose of this part and adoption by reference.
- 13.12.905 *Repealed.*
- 13.12.908 *Repealed.*
- 13.12.910 Additional definitions.
- 13.12.911 *Repealed.*
- 13.12.914 *Repealed.*

Part Ten – Agency Compliance

- 13.12.920 Purpose of this part and adoption by reference.
- 13.12.923 *Repealed.*
- 13.12.930 Critical areas.

Part Eleven – Forms

- 13.12.940 Purpose of this part and adoption by reference.
- 13.12.950 *Repealed.*

* * *

13.12.820 Appeals of SEPA threshold determination and adequacy of final environmental impact statement.

A. All appeals under this chapter shall be conducted in accordance with RCW 43.21C.075 concerning appeals of Environmental Determinations. Except in the following cases, appeals on Environmental Determinations shall be heard at the same time as appeals on the underlying governmental action:

1. An appeal of a determination of significance;

2. An appeal of a procedural determination made by an agency when the agency is a project proponent, or is funding a project, and chooses to conduct its review under this chapter, including any appeals of its procedural determinations, prior to submitting an application for a project permit;
3. An appeal of a procedural determination made by an agency on a nonproject action; or
4. An appeal to the local legislative authority under RCW 43.21C.060 or other applicable state statutes.

B. Appeal to the Hearing Examiner.

1. Initiating an Appeal

a. Threshold determination or adequacy of a final environmental impact statement for a proposed land use action shall be appealable to the Hearing Examiner. All other appeals under this chapter, other than appeals of environmental reviews associated with Shoreline Substantial Development Permits, shall be made as set forth in 13.12.820.B, below.

b. Appeal Procedure/Fee. A notice of appeal, together with a filing fee as set forth in Section 2.09 of the Tacoma Municipal Code, shall be filed with Planning and Development Services. Planning and Development Services shall process the appeal in accordance with Chapter 13.05 of this title.

* * *

5. The Examiner’s decision for an appeal shall be made in accordance with Chapter 1.23 of the Tacoma Municipal Code.

C. Appeals of non-land use, shoreline, and other actions.

1. Appeals for environmental determinations which are not related to land use actions (i.e., permits issued pursuant to TMC 13.05), including building permits, shall be made to Superior Court.

a. The SEPA appeal period commences upon issuance of the underlying permit, not with the issuance of the SEPA determination.

b. Appeals shall be made to Superior Court within 21 days of the action.

2. Appeals of non-project actions (e.g., decisions made in the course of planning under the Growth Management Act/GMA or the Shoreline Management Act/SMA) shall be appealable to the Growth Management Hearings Board.

a. Appeals of GMA actions shall be made within 60 days of the City’s publication of the adopting ordinance;

b. Appeals of SMA actions shall be made within 60 days of the City’s publication of the Department of Ecology’s approval of the adopted document.

3. Appeals of SEPA associated with Shoreline Substantial Development Permits shall be made to the Shoreline Hearings Board in accordance with the Tacoma Shoreline Master Program Section 2.7.

4. Appeals of other actions shall be processed in accordance with the appeal provisions of the underlying action.

D. Notice of Action

Pursuant to RCW 43.21C.080, notice of any action taken by a governmental agency may be publicized by the applicant for, or proponent of, such action in the form as provided by Planning and Development Services and WAC 197-11-990.

The publication establishes a time period wherein any action to set aside, enjoin, review, or otherwise challenge any such governmental action on grounds of noncompliance with the provisions of SEPA must be commenced, or be barred. Any subsequent action of the City for which the regulations of the City permit use of the same detailed statement to be utilized and as long as there is not substantial change in the project between the time of the action and any such subsequent action, shall not be set aside, enjoined, reviewed, or thereafter challenged on grounds of noncompliance with RCW 43.21C.030(2)(c).

* * *



(Amended) EXHIBIT “H”
2014 ANNUAL AMENDMENT

Amendments to the Tacoma Municipal Code

These amendments show all of the changes to the existing text of the Tacoma Municipal Code. The sections included are only those portions of the Code that are associated with these amendments. New text is underlined and text that is deleted is shown in strikethrough.

Chapter 13.17
MIXED-USE CENTER DEVELOPMENT

- Sections:
13.17.010 Definitions.
13.17.020 Residential target area designation and standards.
13.17.030 Repealed.

13.17.020 Residential target area designation and standards.

C. Designated Target Areas. The proposed boundaries of the “residential target areas” are the boundaries of the 17 18 mixed-use centers listed below and as indicated on the Generalized Land Use Plan and in the Comprehensive Plan legal descriptions which are incorporated herein by reference and on file in the City Clerk’s Office.

The designated target areas do not include those areas within the boundary of the University of Washington Tacoma campus facilities master plan (per RCW 84.14.060).

Table with 3 columns: MIXED-USE CENTER, CENTER TYPE, and ORIGINALLY ADOPTED. Lists various center names like South 56th and South Tacoma Way, Downtown Tacoma, Proctor, Tacoma Mall Area, Hilltop, Westgate, Lincoln, 6th Avenue and Pine Street, Tacoma Central Plaza/Allenmore, South 72nd and Pacific Avenue, East 72nd and Portland Avenue, Stadium, James Center/TCC, Lower Portland Avenue, South 34th and Pacific Avenue, McKinley, Narrows, and Point Ruston with their respective center types and adoption dates.