



## ORDINANCE NO. 28906

1 AN ORDINANCE relating to land use and zoning; amending various chapters in  
2 Title 1, relating to Administration and Personnel, and Title 13, relating to  
3 the Land Use Regulatory Code of the Tacoma Municipal Code, to adopt  
4 minor code amendments, as part of the 2023 Annual Amendment to the  
Comprehensive Plan and Land Use Regulatory Code, as recommended  
by the Planning Commission.

5 WHEREAS the 2023 Annual Amendment to the One Tacoma  
6 Comprehensive Plan and Land Use Regulatory Code (“2023 Amendment”)  
7 includes the following six applications: (1) an amendment to the Future Land Use  
8 Map in the One Tacoma Comprehensive Plan (“Comprehensive Plan”) for the  
9 Mor Furniture site, (2) an amendment to the Land Use Regulatory Code  
10 (“Regulatory Code”) pertaining to electric fences, (3) an amendment to the  
11 Regulatory Code pertaining to shipping containers, (4) an amendment to the  
12 Regulatory Code pertaining to delivery-only retail businesses, (5) an amendment  
13 to the Regulatory Code pertaining to commercial zoning, and (6) minor  
14 amendments to the Comprehensive Plan and Regulatory Code, and  
15  
16

17 WHEREAS this ordinance pertains to the minor plan and code amendment  
18 application, and as recommended by the Planning Commission (“Commission”),  
19 includes seven technical amendments to the Tacoma Municipal Code (“TMC”) that  
20 are intended to maintain consistency with state and local laws, correct minor  
21 errors, address inconsistencies, keep information current, and clarify and improve  
22 provisions that, through implementation of the plan and the code, are found to be  
23 unclear or not fully meeting their intent, and  
24  
25  
26



1           WHEREAS the Commission completed its review of the 2023 Amendment  
2 through an extensive and inclusive public engagement process, including a public  
3 hearing on April 5, 2023, and the Commission forwarded to the City Council, and  
4 filed with the City Clerk's Office, the Commission's Findings of Fact and  
5 Recommendations Report for the 2023 Amendment along with a letter of  
6 recommendations, both dated May 17, 2023, and  
7

8           WHEREAS the report documents the public review and community  
9 engagement process and the Commission's deliberations and decision-making  
10 concerning the six applications, and  
11

12           WHEREAS the Commission recommended that the City Council adopt the  
13 seven minor amendments to the TMC, and the Commission's recommendations are  
14 consistent with the Growth Management Act, the One Tacoma Plan, Tacoma 2025,  
15 and the City's health, equity and sustainability policy, and  
16

17           WHEREAS pursuant to TMC 13.02.070.I.1, the City Council shall hold a  
18 public hearing before enacting any proposed amendments to the Comprehensive  
19 Plan and the TMC, and the City Council has fulfilled said requirement by conducting  
20 a public hearing on June 27, 2023, concerning all six applications for the 2023  
21 Amendment; Now, Therefore,  
22  
23  
24  
25  
26



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26

BE IT ORDAINED BY THE CITY OF TACOMA:

Section 1. That Chapter 1.42 of the Tacoma Municipal Code (“TMC”) entitled “Landmarks Preservation Commission Code,” Chapter 13.04 of the TMC entitled “Platting and Subdivisions,” Chapter 13.06 of the TMC entitled “Zoning,” and Chapter 13.11 TMC entitled “Critical Areas Preservation,” are hereby amended, all as set forth in Exhibits “A,” “B,” “C,” and “D,” which exhibits are incorporated as though fully set forth herein.

Section 2. That the City Clerk, in consultation with the City Attorney, is authorized to make necessary corrections to this ordinance, including, but not limited to, the correction of scrivener’s/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

Passed \_\_\_\_\_

\_\_\_\_\_  
Mayor

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form:  
  
\_\_\_\_\_  
Deputy City Attorney

# EXHIBIT “A”

## CHAPTER 1.42 LANDMARKS PRESERVATION COMMISSION

\* \* \*

### 1.42.040 Composition of the Landmarks Preservation Commission.

All members of the Commission shall have a demonstrated interest and familiarity with basic historic preservation issues, either through professional practice or volunteer work, and shall be residents within the boundaries of the City, ~~except as provided elsewhere in this chapter.~~

The Landmarks Preservation Commission shall consist of 11 members as follows:

A. Architect Positions: The Commission shall include a minimum of three members who are currently or have been in the past professionally certified architects. These positions shall be named Architect Positions 1 through 3.

\* \* \*

D. Temporary vacancies of one or all of the professional positions shall not render actions by the Commission invalid, unless the Commission action is related to meeting Certified Local Government (“CLG”) responsibilities cited in the Certification Agreement between the Mayor and the State Historic Preservation Officer on behalf of the state.

~~E. Exception to the residency requirement may be granted by City Council in order to fill vacancies for professional positions.~~

~~F.~~ E. The Appointments Committee may, at its discretion, solicit nominations from neighborhood community associations, business districts, and professional organizations to ensure geographic and professional diversity within the Commission.

~~G.~~ F. The provisions of this chapter shall be enforced as vacancies occur following the adoption of this legislation.

\* \* \*

\* \* \*

# EXHIBIT “B”

## CHAPTER 13.04 PLATTING AND SUBDIVISIONS

\* \* \*

### 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~~ [Washington State Licensed 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.

\* \* \*

6. A City-approved preliminary short plat layout drawing containing the following information:

\* \* \*

[m. The preliminary locations of proposed stormwater facilities and BMPs private and municipal stormwater systems required to serve each lot as well as any shared private and municipal stormwater BMPs systems that shall serve the development short plat/short subdivision;](#)

~~m~~n. The accurate location, material and size of all monuments. Monuments shall meet the specifications of the Survey Recording Act and Public Works Department;

~~n~~o. 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.

[7. Additional application information which may be requested by the Department and may include, but is not limited to, the following: geotechnical studies, hydrologic studies, transportation impact studies, and wastewater capacity analysis.](#)

#### [C. Stormwater Vesting](#)

[1. Projects are considered to be vested to the current Stormwater Management Manual when:](#)

[a. All relevant plans, specifications, and supporting documents necessary to meet the design requirements of the SWMM for the proposed project have been received by the City for review.](#)

This may include, but is not limited to, Civil Plans and Stormwater Site Plan including all necessary appendices.

b. The City of Tacoma has deemed the permit application complete.

2. Vesting for compliance with the Stormwater Management Manual is limited to timeframes specified in the most recent City of Tacoma Phase I Municipal Stormwater Permit.

**CD.** Process.

Upon Submittal of a complete preliminary short plat/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.

At the time of submission of application for final short plat the applicant shall request creation of any required new address(es).

**DE.** Notification.

\* \* \*

**EF.** Approval.

\* \* \*

**FG.** After approval of a preliminary short plat application by the Director, the short plat shall be filed with the Pierce County Auditor for recording, and only after such filing shall the short plat be deemed approved and accepted by the City of Tacoma, provided that:

1. The final short plat drawing submitted for recording substantially conforms to the approved preliminary short plat and the approved preliminary short subdivision decision and is submitted within the time limits set forth in Chapter 13.05 of the Tacoma Municipal Code.
2. All requirements specified in the preliminary short subdivision decision are fully complied with and all required public dedications and improvements, including, but not limited to, rights-of-way, easements, streets, alleys, pedestrian ways, bike routes, sidewalks, ~~storm drainage facilities~~ municipal and private stormwater systems, sewer systems, and water and electrical distribution systems, shall be provided in accordance with the requirements of this chapter, and any other applicable codes and ordinances of the City of Tacoma.

**GH.** 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 Washington State Licensed registered L and s 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.

**HJ.** Contents of Final Short Plat.

The final short plat shall be drawn to a scale of 100 feet or less, but, preferable, 100 feet to the inch, and shall show:

\* \* \*

14. Certification by a ~~registered~~ [Washington State Licensed](#) ~~I~~ and ~~s~~ Surveyor to the effect that the final short plat is a true and correct representation of the lands actually surveyed and that all monuments shown thereon actually exist, or, in lieu of their placement, that a bond has been provided in conformance with Section 13.04.090.I. of this chapter, and that their location, size, and material are correctly shown.

\* \* \*

#### [21. Conditions of Approval.](#)

[Applicant shall include demonstration of compliance of conditions of preliminary short plat.](#)

\* \* \*

~~I~~ [J](#). Monuments to be Placed Prior to Submission of Final Short Plat.

\* \* \*

~~J~~ [K](#). All final short plats hereafter shall contain the following dedicatory language:

\* \* \*

~~K~~ [L](#). Conditions of Approval of the Final Short Plat.

Before approval of the final short plat, the Director will require:

1. That all street grading and grading along street lines, including sidewalk areas and bus stop areas, be approved by the City Engineer to ensure proper transition from street grade to adjacent property.
2. Surfacing of all roadways, bike routes, and pedestrian ways with an all-weather surface approved by the City Engineer; this shall include the construction of curbs and gutters of Portland cement concrete [or an equivalent as approved by the City Engineer](#) in accordance with the specifications of the City of Tacoma.
3. Installation of necessary facilities for the proper handling of [stormwater including identification and design of all private stormwater systems that are required for each individual lot as well as any shared municipal or private stormwater systems that shall serve the platted development or ROW improvements related to the short plat.](#) ~~storm drainage~~ as approved by the City Engineer.

\* \* \*

~~L~~ [M](#). Approval of Final Short Plat.

\* \* \*

~~M~~ [N](#). Issuance of Building Permits.

The issuance of a building permit or other development permit for the development of a short subdivision may be delayed or issued contingent upon the subdivider's providing for adequate access, ~~storm drainage~~ [stormwater facilities systems](#), sewer systems and water supply systems, and electrical power supply systems. If required improvements are not properly installed prior to the issuance of a building permit or other development permit, surety may be required in accordance with Section 13.04.100.J.8 of this chapter.

\* \* \*

~~N~~ [O](#). The development of any improvements associated with a short plat will not be permitted until after a short subdivision approval decision is final, the applicant has submitted the final short plat and the necessary construction and site development documents in compliance with the short subdivision decision. It is anticipated that partial permits to allow grading, clearing, etc., may be issued prior to the issuance of the final short plat for streets and utilities. Development pursuant to Sections 13.04.300 (Model homes) and 13.04.305 (Temporary rental or sales offices, contractors' offices and signs) are exempt from this provision.

\* \* \*

~~O~~ [P](#). Resubdivision.

\* \* \*

### 13.04.100 Plat/subdivision procedures.

#### A. Application.

\* \* \*

6. A City-approved plat layout drawing containing the following information:

\* \* \*

k. The locations of existing stormwater systems and sanitary sewers, water mains and electric conduits or overhead power lines to be used to serve the property shall be shown at points of proposed connection.

l. The preliminary locations of proposed municipal and private stormwater systems required to serve each lot as well as any shared private stormwater systems that shall serve the plat/subdivision.

m. All existing buildings and required setbacks for each lot shall be shown.

n. The mylar shall be stamped by a Professional Land Surveyor or Professional Civil Engineer licensed in the State of Washington.

\* \* \*

8. Additional application information may be requested by the Department and may include, but is not limited to, the following: geotechnical studies, hydrologic studies, transportation impact studies, and wastewater capacity analysis.

\* \* \*

#### B. Process.

Upon submittal of a complete preliminary plat application, Planning and Development Services shall transmit at least one copy of the plat for review and comment to departments and agencies as determined by Planning and Development Services. Preliminary plat applications for plats 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.

Planning and Development Services shall assemble the agency comments and prepare a written preliminary report to the Hearing Examiner. The report shall be transmitted to the Examiner and applicants a minimum of seven days prior to the date of the public hearing on the application. The report shall contain an analysis of the applicable criteria for the approval of preliminary plats, agency comments, an environmental determination and requested conditions of approval.

At the time of submission of application for final plat the applicant shall request creation of any required new address(es).

#### C. Stormwater Vesting

1. Projects are considered to be vested to the current Stormwater Management Manual when:

a. All relevant plans, specifications, and supporting documents necessary to meet the design requirements of the SWMM for the proposed project have been received by the City for review. This may include, but is not limited to, Civil Plans and Stormwater Site Plan including all necessary appendices.

b. The City of Tacoma has deemed the permit application complete.

2. Vesting for compliance with the Stormwater Management Manual is limited to timeframes specified in the most recent City of Tacoma Phase I Municipal Stormwater Permit.

\* \* \*

#### ED. Notification



\* \* \*

**DE**. Hearing Examiner or Director Review of Preliminary Plat.

\* \* \*

2. The public use and interest will be served by the platting and dedication of such subdivision and dedication as set forth by the Comprehensive Plan and other Adopted City Ordinances, manuals, design specifications, plans, goals, policies, and guidelines.

\* \* \*

**EF**. Final Plat Approval.

The final plat for the subdivision shall be submitted to Planning and Development Services and shall be an accurate plat for official record, surveyed and prepared by, or under the supervision of, a ~~registered~~ Washington State Licensed Land ~~s~~Surveyor who shall certify on the plat that it is a true and correct representation of the lands actually surveyed. The final 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 plat is submitted to Planning and Development Services 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 plat, is in the name of the owner(s) signing the certificate of the plat. The final plat will be reviewed by the City Engineer and by representatives of the Water and Light Divisions of the Department of Public Utilities, and the Tacoma-Pierce County Health Department.

Planning and Development Services shall prepare a report summarizing the findings and recommendations of the reviewing departments and agencies and shall file said report and request with the Director. The Director or designee shall review the final plat. The Director's review shall be limited to ensuring that the final plat conforms to all requirements of this chapter and that all required improvements have been constructed or bonded. The Director shall issue a report approving or denying the final plat and shall transmit a copy of the report to the applicant and parties of record. The decision shall be final, unless appealed to the Hearing Examiner within 14 days of the date of the Director's decision.

An applicant may develop a plat in two or more phases. If phasing is to be used in the development, it is recommended that an applicant identify the proposed phasing plan at the time of preliminary plat approval so that appropriate conditions for each phase can be developed. When an applicant requests final plat approval for a specific phase of a plat subsequent to approval of the preliminary plat, the Director shall determine, after consultations with affected departments and agencies, the conditions of approval necessary to support that phase of the development. Each phase of a plat must receive final plat approval within the time period identified in Section 13.04.100.E.

\* \* \*

**EG**. Contents of Final Plat.

\* \* \*

14. Certification by a ~~registered~~ Washington State Licensed Land ~~s~~Surveyor to the effect that the plat is a true and correct representation of the lands actually surveyed and that all monuments shown thereon actually exist, or, in lieu of their placement, that a bond has been provided in conformance with Section 13.04.100.G. of this chapter, and that their location, size, and material are correctly shown.

\* \* \*

21. Conditions of Approval

Applicant shall include demonstration of compliance of conditions of preliminary plat.

\* \* \*

**G.H.** Monuments to be Placed Prior to Submission of Final Plat.

\* \* \*

**H.I.** All final plats hereafter shall contain the following dedicatory language:

\* \* \*

**I.J.** Conditions of Approval of the Final Plat.

\* \* \*

3. Installation of necessary facilities for the proper handling of ~~storm drainage~~ stormwater including identification and design of all private stormwater systems that are required for each individual lot as well as any shared municipal or private stormwater systems that shall serve the platted development or ROW improvements related to the plat. as approved by the City Engineer.

\* \* \*

**J.K.** Approval of Final Plat.

\* \* \*

**K.L.** The development of any improvements associated with a plat will not be permitted until after the approval of a subdivision decision is final, the applicant has submitted the final plat for recording and the necessary construction and site development documents in compliance with the subdivision decision. It is anticipated that partial permits to allow grading, clearing, etc., may be issued prior to the issuance of the final plat for streets and utilities. Development pursuant to Sections 13.04.300 (Model homes) and 13.04.305 (Temporary rental or sales offices, contractors' offices and signs) are exempt from this provision.

\* \* \*

\* \* \*

# EXHIBIT “C”

## CHAPTER 13.06 ZONING

\*\*\*

### 13.06.020 Residential Districts.

\*\*\*

E. District use restrictions.

\*\*\*

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

\*Current table on pages 183-190 will be replaced with the following table

<u>Uses<sup>3</sup></u>		<u>R-1</u>	<u>R-2</u>	<u>R-2SRD</u>	<u>HMR-SRD</u>	<u>R-3</u>	<u>R-4-L</u>	<u>R-4</u>	<u>R-5</u>	<u>Additional Regulations<sup>1,3</sup></u>
<b><u>Agriculture and Natural Resources</u></b>										
-	<u>Agricultural uses</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. Buildings shall not be permitted in connection with such use, except greenhouses having total floor area not in excess of 600 square feet. Livestock is not allowed.</u>
-	<u>Mining and quarrying</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Existing surface mines considered permitted as conditional use, subject to requirements contained in Section 13.06.080.O.</u>
-	<u>Urban horticulture</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<b><u>Residential Uses</u></b>										

<u>Uses<sup>3</sup></u>	<u>R-1</u>	<u>R-2</u>	<u>R-2SRD</u>	<u>HMR-SRD</u>	<u>R-3</u>	<u>R-4-L</u>	<u>R-4</u>	<u>R-5</u>	<u>Additional Regulations<sup>1,3</sup></u>
<u>Dwelling Types</u>	-	-	-	-	-	-	-	-	-
- Dwelling, accessory (ADU)	<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>Subject to additional requirements contained in Section 13.06.080.A.</u>
- Dwelling, single-family detached	<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>No lot shall contain more than one dwelling unless specifically approved to do so through a Planned Residential District, Cottage Housing or other City review process.</u>
- Dwelling, two-family	<u>N</u>	<u>CU<sup>2</sup></u>	<u>P/CU</u>	<u>P/CU</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>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. In R-2 Districts, two-family development may be considered under the Residential Infill Pilot Program (see Section 13.05.060), but requires issuance of a conditional use permit. Subject to additional requirements contained in Section 13.06.100.</u>

<u>Uses<sup>3</sup></u>		<u>R-1</u>	<u>R-2</u>	<u>R-2SRD</u>	<u>HMR-SRD</u>	<u>R-3</u>	<u>R-4-L</u>	<u>R-4</u>	<u>R-5</u>	<u>Additional Regulations<sup>1,3</sup></u>
-	<u>Dwelling, three-family</u>	<u>N</u>	<u>N</u>	<u>P/CU</u>	<u>P/CU</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<p><u>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.</u></p> <p><u>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 13.06.100.</u></p>

<u>Uses<sup>3</sup></u>		<u>R-1</u>	<u>R-2</u>	<u>R-2SRD</u>	<u>HMR-SRD</u>	<u>R-3</u>	<u>R-4-L</u>	<u>R-4</u>	<u>R-5</u>	<u>Additional Regulations<sup>1,3</sup></u>
-	<u>Dwelling, multiple-family</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P/N</u>	<u>CU<sup>2</sup></u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>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.</u> <u>In R-3 Districts multiple-family development may be considered under the Residential Infill Pilot Program (see Section 13.05.060), but requires issuance of a conditional use permit.</u>
-	<u>Dwelling, townhouse</u>	<u>N</u>	<u>CU<sup>2</sup></u>	<u>CU</u>	<u>CU</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to additional requirements contained in Section 13.06.020.G. In R-2, R-2SRD and HMR-SRD Districts townhouse development requires issuance of a conditional use permit.</u> <u>In R-2, townhouses also require review under the Residential Infill Pilot Program (see Section 13.05.060).</u>
<u>Other Residential</u>		-	-	-	-	-	-	-	-	-
-	<u>Adult family home</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>Subject to additional requirements contained in Section 13.06.080.N</u>
-	<u>Day care, family</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>Must be licensed by the State of Washington.</u>

<u>Uses<sup>3</sup></u>	<u>R-1</u>	<u>R-2</u>	<u>R-2SRD</u>	<u>HMR-SRD</u>	<u>R-3</u>	<u>R-4-L</u>	<u>R-4</u>	<u>R-5</u>	<u>Additional Regulations<sup>1,3</sup></u>
-	<u>Foster home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
-	<u>Group housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>In the R-1, R-2, R-2SRD, and HMR-SRD districts, group housing is limited to 6 or fewer unrelated adults.</u> <u>In the R-3 district, group housing is limited to 15 or fewer unrelated adults.</u> <u>In the R-4-L, R-4 and R-5 districts, there is no limit to the allowed number residents in a group housing facility.</u>
-	<u>Home occupation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to additional requirements contained in Section 13.06.080.G</u>
-	<u>Live/Work</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Mobile home/trailer court</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>N</u>	<u>N</u>	<u>Subject to additional requirements contained in Section 13.06.090.B.</u>
-	<u>Short-term rental</u>	<u>N</u>	<u>N</u>	-	-	<u>N</u>	-	-	-
-	<u>Staffed residential home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to additional requirements contained in Section 13.06.080.N.</u>
-	<u>Student housing</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	-
-	<u>Retirement home</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to additional requirements contained in Section 13.06.080.N.</u>
<b><u>Medical and Health Services</u></b>									
-	<u>Continuing care retirement community</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to additional requirements contained in Section 13.06.080.N.</u>
-	<u>Detoxification center</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	-
-	<u>Hospital</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	-

<u>Uses<sup>3</sup></u>	<u>R-1</u>	<u>R-2</u>	<u>R-2SRD</u>	<u>HMR-SRD</u>	<u>R-3</u>	<u>R-4-L</u>	<u>R-4</u>	<u>R-5</u>	<u>Additional Regulations<sup>1,3</sup></u>
<u>Intermediate care facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to additional requirements contained in Section 13.06.080.N.</u>
<u>Residential care facility for youth</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to additional requirements contained in 13.06.080.N.</u>
<u>Residential chemical dependency treatment facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to additional requirements contained in 13.06.080.N.</u>
<b><u>Community and Civic Facilities</u></b>									
<u>Assembly facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	-
<u>Cemetery/ Internment services</u>	<u>N/CU</u>	<u>N/CU</u>	<u>N/CU</u>	<u>N/CU</u>	<u>N/CU</u>	<u>N/CU</u>	<u>N/CU</u>	<u>N/CU</u>	<u>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 13.05.010.A.</u>
<u>Confidential shelter</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>Subject to additional requirements contained in Section 13.06.080.N.</u>
<u>Correctional facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Cultural institution</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Detention facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Side yards shall be provided as specified in Section 13.06.010.</u>
<u>Juvenile community facility</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>Subject to additional requirements contained in Section 13.06.080.H.</u>





<u>Uses<sup>3</sup></u>		<u>R-1</u>	<u>R-2</u>	<u>R-2SRD</u>	<u>HMR-SRD</u>	<u>R-3</u>	<u>R-4-L</u>	<u>R-4</u>	<u>R-5</u>	<u>Additional Regulations<sup>1,3</sup></u>
-	<u>Eating and drinking</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>For R-5, minor eating and drinking establishments are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities, are designed primarily to serve on-site residents, and are consistent with a restaurant use per Section 13.01.060.</u>
-	<u>Microbrewery/winery</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Entertainment and Recreation</u>		-	-	-	-	-	-	-	-	-
-	<u>Adult retail and entertainment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Carnival</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Subject to additional requirements contained in Section 13.06.080.P.</u>
-	<u>Commercial recreation and entertainment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Golf Courses</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>Theater</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Retail</u>		<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>For R-5, minor retail businesses such as drug stores and newsstands are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities and are designed primarily to serve on-site residents.</u>

<u>Uses<sup>3</sup></u>		<u>R-1</u>	<u>R-2</u>	<u>R-2SRD</u>	<u>HMR-SRD</u>	<u>R-3</u>	<u>R-4-L</u>	<u>R-4</u>	<u>R-5</u>	<u>Additional Regulations<sup>1,3</sup></u>
-	<u>Marijuana retailer</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Nursery</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Services</u>		-	-	-	-	-	-	-	-	-
-	<u>Ambulance services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Animal sales and service</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Building material and services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Business support services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Day care center</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>P/CU</u>	<u>P</u>	<u>P</u>	<u>Subject to additional requirements contained in Section 13.06.080.E. For R-4-L, day care centers with an enrollment limited to 50 or fewer children or adults are permitted, while day care centers for more than 50 children or adults may be allowed subject to the approval of a conditional use permit.</u>
-	<u>Funeral home</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Personal services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>For R-5, minor personal service uses, such as beauty parlors and instructional services, are permitted, provided they are within retirement homes, continuing care retirement communities, student housing, apartment complexes, or similar facilities and are designed primarily to serve on-site residents.</u>



<u>Uses<sup>3</sup></u>		<u>R-1</u>	<u>R-2</u>	<u>R-2SRD</u>	<u>HMR-SRD</u>	<u>R-3</u>	<u>R-4-L</u>	<u>R-4</u>	<u>R-5</u>	<u>Additional Regulations<sup>1,3</sup></u>
-	<u>Port, terminal, and industrial; water-dependent or water-related (as defined in Title 19)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Smelting</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Industry, light</u>		<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Vehicle service and repair, industrial</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Research and development industry</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Marijuana processor, producer, and researcher</u>	<u>P</u>	<u>P</u>	-	-	-	<u>P</u>	-	-	-
<b><u>Utilities, Transportation and Communication Facilities</u></b>										
<u>Airport</u>		<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	-
<u>Communication facility</u>		<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>Antennas for such facilities are subject to the additional requirements contained in Section 13.06.080.Q.</u>
<u>Heliport</u>		<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	-
<u>Passenger terminal</u>		<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Transportation/ freight terminal</u>		<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Utilities</u>		<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	-
<u>Wireless communication facility</u>		<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>Subject to additional requirements contained in Section 13.06.080.Q and the time limitations set forth in Chapter 13.05, Table H.</u>

<u>Uses<sup>3</sup></u>	<u>R-1</u>	<u>R-2</u>	<u>R-2SRD</u>	<u>HMR-SRD</u>	<u>R-3</u>	<u>R-4-L</u>	<u>R-4</u>	<u>R-5</u>	<u>Additional Regulations<sup>1,3</sup></u>
<b><u>Accessory and Temporary Uses</u></b>									
<u>Seasonal sales</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>Subject to additional requirements contained in Section 13.06.080.P.</u>
<u>Temporary uses</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>See Section 13.06.080.P</u>
<b><u>Unlisted Uses</u></b>									
<u>Uses not prohibited by City Charter and not prohibited herein</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<b><u>Footnotes:</u></b>									
<p><sup>1</sup> 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.</p> <p><sup>2</sup> Certain land uses, including two-family, townhouse, and cottage housing in certain districts, are subject to the provisions of the Residential Infill Pilot Program. See Section 13.05.060.</p> <p><sup>3</sup> Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict.</p>									

\* \* \*

**13.06.030 Commercial Districts.**

\*\*\*

E. District use restrictions.

\*\*\*

4. District use table.

\*Current table on pages 208-213 will be replaced with the following table

Uses <sup>4</sup>		T	C-1	C-2 <sup>1</sup>	PDB	Additional Regulations <sup>2,3,4</sup> (also see footnotes at bottom of table)
<b>Agriculture and Natural Resources</b>						
-	<a href="#">Agricultural uses</a>	<a href="#">CU</a>	<a href="#">CU</a>	<a href="#">CU</a>	<a href="#">CU</a>	<a href="#">Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. Livestock is not allowed.</a>
-	<a href="#">Mining and quarrying</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">Existing surface mines are permitted as conditional uses, subject to specific requirements in Section 13.06.080.O.</a>
-	<a href="#">Urban horticulture</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	<a href="#">N</a>	-
<b>Residential Uses</b>						
<a href="#">Dwelling Types</a>		-	-	-	-	-
-	<a href="#">Dwelling, accessory (ADU)</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">Subject to additional requirements contained in 13.06.080.A.</a>
-	<a href="#">Dwelling, single-family detached</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.</a>
-	<a href="#">Dwelling, two-family</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.</a>
-	<a href="#">Dwelling, three-family</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.</a>
-	<a href="#">Dwelling, multiple-family</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	-
-	<a href="#">Dwelling, townhouse</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	-
<a href="#">Other Residential</a>		-	-	-	-	-
-	<a href="#">Adult family home</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">P</a>	<a href="#">See definition for bed limit.</a>

Uses <sup>4</sup>		T	C-1	C-2 <sup>1</sup>	PDB	Additional Regulations <sup>2,3,4</sup> (also see footnotes at bottom of table)
-	<u>Day care, family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
-	<u>Foster home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
-	<u>Group housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
-	<u>Home occupation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to additional requirements contained in Section 13.06.080.G</u>
-	<u>Live/Work</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Projects incorporating live/work in new construction shall contain no more than 20 live/work units.</u> <u>Subject to additional requirements contained in Section 13.06.080.I.</u>
-	<u>Mobile home/trailer court</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>N</u>	-
-	<u>Short-term rental</u>	-	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Staffed residential home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 13.06.080.N. See definition for bed limit.</u>
-	<u>Student housing</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
-	<u>Retirement home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 13.06.080.N.</u>
<b><u>Medical and Health Services</u></b>						
	<u>Continuing care retirement community</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 13.06.080.N.</u>
	<u>Detoxification center</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
	<u>Hospital</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	-
	<u>Intermediate care facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 13.06.080.N.</u>
	<u>Residential care facility for youth</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 13.06.080.N. See definition for bed limit.</u>
	<u>Residential chemical dependency treatment facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 13.06.080.N.</u>
<b><u>Community and Civic Facilities</u></b>						
	<u>Assembly facility</u>	<u>CU</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
	<u>Cemetery/ Internment services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>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.</u>



Uses <sup>4</sup>	T	C-1	C-2 <sup>1</sup>	PDB	Additional Regulations <sup>2,3,4</sup> (also see footnotes at bottom of table)	
<u>Confidential shelter</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>See Section 13.06.080.N. Limit: 15 residents in T District.</u>	
<u>Correctional facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-	
<u>Cultural institution</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	-	
<u>Detention facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-	
<u>Juvenile community facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Prohibited except as provided for in Section 13.06.080.H.</u>	
<u>Parks, recreation and open space</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Subject to the requirements of Section 13.06.080.L.</u>	
<u>Public service facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>Religious assembly</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>School, public or private</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	
<u>Work release center</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Prohibited except as provided for in Section 13.06.080.R.</u>	
<b>Commercial Uses</b>						
<u>Craft Production</u>	<u>CU</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>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 13.06.090.E. All production, processing and distribution activities are to be conducted within an enclosed building.</u>	
<u>Hotel/Motel</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	-	
<u>Office</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>*Limited to 7,000 square feet of floor area, per business, in the JBLM Airport Compatibility Overlay District.</u>	
<u>Work/Live</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Projects incorporating work/live in new construction shall contain no more than 20 work/live units. Subject to additional requirements contained in Section 13.06.080.I.</u>	
<u>Eating and Drinking Establishments</u>	-	-	-	-	-	
-	<u>Brewpub</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>2,400 barrel annual brewpub production maximum, equivalent volume wine limit.</u>

Uses <sup>4</sup>		T	C-1	C-2 <sup>1</sup>	PDB	Additional Regulations <sup>2,3,4</sup> (also see footnotes at bottom of table)
-	<u>Eating and drinking</u>	<u>N</u>	<u>P/CU</u>	<u>P</u>	<u>P*/CU*</u>	<u>In the C-1 and PDB districts, restaurants are permitted outright while drinking establishments require a conditional use permit. See Chapter 13.01 for the definitions of restaurants and drinking establishments.</u> <u>In the C-2 district, live entertainment is limited to that consistent with either a Class "B" or Class "C" Cabaret license as designated in Chapter 6B.70. In all other districts, live entertainment is limited to that consistent with a Class "C" cabaret license as designated in Section 6B.70.</u> <u>*Limited to 7,000 square feet of floor area, per business, in the HM, JBLM Airport Compatibility Overlay District, and PDB Districts</u>
-	<u>Microbrewery/winery</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Entertainment and Recreation</u>		-	-	-	-	-
-	<u>Adult retail and entertainment</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Prohibited except as provided for in Section 13.06.080.B.</u>
-	<u>Carnival</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>Subject to Section 13.06.080.P.</u>
-	<u>Commercial recreation and entertainment</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	-
-	<u>Golf Courses</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
-	<u>Theater</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>Movie theaters are limited to 4 screens. This does not include adult entertainment.</u>
<u>Retail</u>		<u>N</u>	<u>P</u>	<u>P/CU~</u>	<u>P*</u>	<u>~A conditional use permit is required for retail uses exceeding 45,000 square feet within the C-2 District.</u> <u>*Limited to 7,000 square feet of floor area, per business, in the HM, JBLM Airport Compatibility Overlay District, and PDB Districts.</u>
-	<u>Marijuana retailer</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P*</u>	<u>*Limited to 7,000 square feet of floor area, per business, in the HM and PDB Districts.</u> <u>See additional requirements contained in Section 13.06.080.J.</u>
-	<u>Nursery</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	-
<u>Services</u>		-	-	-	-	-
-	<u>Ambulance services</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	-

Uses <sup>4</sup>		T	C-1	C-2 <sup>1</sup>	PDB	Additional Regulations <sup>2,3,4</sup> (also see footnotes at bottom of table)
-	<a href="#">Animal sales and service</a>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<a href="#">Must be conducted entirely within an enclosed building.</a>
-	<a href="#">Building material and services</a>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	-
-	<a href="#">Business support services</a>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
-	<a href="#">Day care center</a>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<a href="#">Subject to development standards contained in Section 13.06.080.E.</a>
-	<a href="#">Funeral home</a>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	-
-	<a href="#">Personal services</a>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P*</u>	<a href="#">*Limited to 7,000 square feet of floor area, per business, in the HM and PDB Districts.</a>
-	<a href="#">Repair services</a>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<a href="#">Must be contained within a building with no outdoor storage. Engine repair, see Vehicle Repair.</a>
<a href="#">Storage Uses</a>		-	-	-	-	-
-	<a href="#">Warehouse/storage</a>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<a href="#">Wholesale or distribution</a>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	-
-	<a href="#">Self-storage</a>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<a href="#">Any other use of the facility shall be consistent with this section. See specific requirements in Section 13.06.090.J.</a>
<a href="#">Vehicle Related Uses</a>		-	-	-	-	-
-	<a href="#">Drivethrough with any permitted use</a>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<a href="#">Prohibited in any commercial district combined with a VSD View-Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area). Subject to the requirements of TMC 13.06.090.A.</a>
-	<a href="#">Vehicle rental and sales</a>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<a href="#">Prohibited in any commercial district combined with a VSD View-Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area).</a>
-	<a href="#">Vehicle service and repair</a>	<u>N</u>	<u>P*</u>	<u>P</u>	<u>P</u>	<a href="#">*In the C-1 District, car washes are allowed with a limit of 2 washing bays. Washing bays shall be enclosed on at least 2 sides and covered with a roof. No water shall spray or drain off site. Subject to development standards contained in Section 13.06.080.S. Prohibited in any commercial district combined with a VSD View Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area).</a>
-	<a href="#">Vehicle storage</a>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-

Uses <sup>4</sup>	<u>T</u>	<u>C-1</u>	<u>C-2<sup>1</sup></u>	<u>PDB</u>	<u>Additional Regulations<sup>2,3,4</sup> (also see footnotes at bottom of table)</u>
<b><u>Industrial</u></b>					
<u>Industry, heavy</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Coal facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
-	<u>Chemical manufacturing, processing and wholesale distribution</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
-	<u>Cleaner Fuel Infrastructure</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
-	<u>Petroleum Fuel Facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
-	<u>Port, terminal, and industrial; water-dependent or water-related (as defined in Title 19<sup>1</sup>)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
-	<u>Smelting</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<b><u>Industry, light</u></b>					
-	<u>Vehicle service and repair, industrial</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
-	<u>Research and development industry</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
-	<u>Marijuana processor, producer, and researcher</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<b><u>Utilities, Transportation and Communication Facilities</u></b>					
<u>Airport</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	-
<u>Communication facility</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	-
<u>Heliport</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-

<u>Uses<sup>4</sup></u>	<u>T</u>	<u>C-1</u>	<u>C-2<sup>1</sup></u>	<u>PDB</u>	<u>Additional Regulations<sup>2,3,4</sup> (also see footnotes at bottom of table)</u>
<u>Passenger terminal</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	-
<u>Transportation/ freight terminal</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	-
<u>Utilities</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	-
<u>Wireless communication facility</u>	<u>P/CU</u>	<u>P/CU</u>	<u>P/CU</u>	<u>P/CU</u>	<u>Wireless communication facilities are also subject to Section 13.06.080.Q.</u>
<b><u>Accessory and Temporary Uses</u></b>					
<u>Seasonal sales</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>Subject to Section 13.06.080.P.</u>
<u>Temporary uses</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>Subject to Section 13.06.080.P.</u>
<b><u>Unlisted Uses</u></b>					
<u>Uses not prohibited by City Charter and not prohibited herein</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<b><u>Footnotes:</u></b>					
<p><u>Footnotes:</u></p> <p><u>1. Designated Pedestrian Streets - For segments here noted, additional use limitations apply to areas within C-2 Commercial District zoning to ensure continuation of development patterns in certain areas that enhance opportunities for pedestrian-based commerce. North 30th Street from 200 feet east of the Starr Street centerline to 190 feet west of the Steele Street centerline: street level uses are limited to retail, personal services, eating and drinking, and offices.</u></p> <p><u>2. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit. See Section 13.05.010.A for additional details, limitations and requirements.</u></p> <p><u>3. Commercial shipping containers shall not be an allowed type of accessory building in any commercial zoning district. Such storage containers may be allowed as a temporary use, subject to the limitations and standards in Section 13.06.080.P.</u></p> <p><u>4. Within the JBLM Airport Compatibility Overlay District, the land use and development standards of this section are modified as specified in TMC 13.06.070.F, which shall prevail in the case of any conflict.</u></p>					

\*\*\*

**13.06.040 Mixed-Use Center Districts.**

\* \* \*

E. District use restrictions.

\* \* \*

3. District use table.

\*Current table on pages 221-229 will be replaced with the following table

<u>Uses</u>		<u>NCX</u>	<u>CCX</u>	<u>UCX</u>	<u>RCX<sup>1</sup></u>	<u>CIX</u>	<u>HMX</u>	<u>URX</u>	<u>NRX</u>	<u>Additional Regulations<sup>3,4,5</sup></u> <u>(also see footnotes at bottom of table)</u>
<b><u>Agriculture and Natural Resources</u></b>										
-	<u>Agricultural uses</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Mining and quarrying</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Urban horticulture</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<b><u>Residential Uses</u></b>										
<b><u>Dwelling Types</u></b>										
-	<u>Dwelling, accessory (ADU)</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>Prohibited at street level along frontage of designated core pedestrian streets.2 See Section 13.06.080.A for specific Accessory Dwelling Unit (ADU) Standards.</u> <u>Prohibited in Commercial-only area of the UCX District.</u>
-	<u>Dwelling, single-family detached</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>Prohibited at street level along frontage of designated core pedestrian streets.2</u> <u>Prohibited in Commercial-only area of the UCX District.</u> <u>Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.</u>

<u>Uses</u>		<u>NCX</u>	<u>CCX</u>	<u>UCX</u>	<u>RCX<sup>1</sup></u>	<u>CIX</u>	<u>HMX</u>	<u>URX</u>	<u>NRX</u>	<u>Additional Regulations<sup>3,4,5</sup></u> <u>(also see footnotes at bottom of table)</u>
-	<u>Dwelling, two-family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>Prohibited at street level along frontage of designated core pedestrian streets.2</u> <u>Prohibited in Commercial-only area of the UCX District.</u> <u>Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.</u>
-	<u>Dwelling, three-family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>Prohibited at street level along frontage of designated core pedestrian streets.2</u> <u>Prohibited in Commercial-only area of the UCX District.</u> <u>Subject to additional requirements pertaining to accessory building standards as contained in Section 13.06.020.G.</u>





<u>Uses</u>		<u>NCX</u>	<u>CCX</u>	<u>UCX</u>	<u>RCX<sup>1</sup></u>	<u>CIX</u>	<u>HMX</u>	<u>URX</u>	<u>NRX</u>	<u>Additional Regulations<sup>3,4,5</sup></u> <u>(also see footnotes at bottom of table)</u>
-	<u>Adult family home</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>Subject to additional requirements contained in Section 13.06.080.N. See definition for bed limit. Prohibited at street level along designated pedestrian streets in NCX.2 Not subject to minimum densities. Prohibited in Commercial-only area of the UCX District.</u>
-	<u>Day care, family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	-
-	<u>Foster home</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>In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets.<sup>2</sup> Prohibited in Commercial-only area of the UCX District.</u>
-	<u>Group housing</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>In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets.<sup>2</sup> Prohibited in Commercial-only area of the UCX District.</u>
-	<u>Home occupation</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>Home occupations shall be allowed in all X-Districts pursuant to the standards found in Section 13.06.080.G.</u>

<u>Uses</u>		<u>NCX</u>	<u>CCX</u>	<u>UCX</u>	<u>RCX<sup>1</sup></u>	<u>CIX</u>	<u>HMX</u>	<u>URX</u>	<u>NRX</u>	<u>Additional Regulations<sup>3,4,5</sup></u> <u>(also see footnotes at bottom of table)</u>
-	<u>Live/Work</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>Projects incorporating live/work in new construction shall contain no more than 20 live/work units. Subject to additional requirements contained in Section 13.06.080.I. Prohibited in Commercial-only area of the UCX District.</u>
-	<u>Mobile home/trailer court</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Short-term rental</u>	-	-	-	-	-	-	-	-	-
-	<u>Staffed residential home</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>See Section 13.06.080.N. See definition for bed limit. Prohibited at street level along designated core pedestrian streets in NCX, CCX, UCX, CIX, and HMX Districts.<sup>2</sup> Not subject to minimum densities. Prohibited in Commercial-only area of the UCX District.</u>
-	<u>Student housing</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>Prohibited at street level along frontage of designated core pedestrian streets in NCX, CCX, UCX, CIX, and HMX Districts.<sup>2</sup> Prohibited in Commercial-only area of the UCX District.</u>
-	<u>Retirement home</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>See Section 13.06.080.N. In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets.<sup>2</sup> Prohibited in Commercial-only area of the UCX District.</u>

<u>Uses</u>	<u>NCX</u>	<u>CCX</u>	<u>UCX</u>	<u>RCX<sup>1</sup></u>	<u>CIX</u>	<u>HMX</u>	<u>URX</u>	<u>NRX</u>	<u>Additional Regulations<sup>3, 4, 5</sup></u> <u>(also see footnotes at bottom of table)</u>
<b><u>Medical and Health Services</u></b>									
<u>Continuing care retirement community</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>	See Section 13.06.080.N. Prohibited at street level along frontage of designated core pedestrian streets in UCX, CIX, CCX, HMX, and NCX. <sup>2</sup> Prohibited in Commercial-only area of the UCX District.
<u>Detoxification center</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>N</u>	-
<u>Hospital</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	-
<u>Intermediate care facility</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>	See Section 13.06.080.N. In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. <sup>2</sup> Prohibited in Commercial-only area of the UCX District.
<u>Residential care facility for youth</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>	See Section 13.06.080.N. See definition for bed limit. In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. <sup>2</sup> Not subject to minimum densities. Prohibited in Commercial-only area of the UCX District.
<u>Residential chemical dependency treatment facility</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>	See Section 13.06.080.N. In CCX, NCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets. <sup>2</sup> Prohibited in Commercial-only area of the UCX District.
<b><u>Community and Civic Facilities</u></b>									

<u>Uses</u>	<u>NCX</u>	<u>CCX</u>	<u>UCX</u>	<u>RCX<sup>1</sup></u>	<u>CIX</u>	<u>HMX</u>	<u>URX</u>	<u>NRX</u>	<u>Additional Regulations<sup>3,4,5</sup></u> <u>(also see footnotes at bottom of table)</u>
<u>Assembly facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Prohibited at street level along designated pedestrian streets in NCX.<sup>2</sup></u>
<u>Cemetery/ Internment services</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>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.</u>
<u>Confidential shelter</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>See Section 13.06.080.N. Prohibited at street level along frontage of designated core pedestrian streets in UCX, CIX, CCX, HMX, and NCX.<sup>2</sup> Not subject to minimum densities. Prohibited in Commercial-only area of the UCX District.</u>
<u>Correctional facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>-</u>
<u>Cultural institution</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>-</u>
<u>Detention facility</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>-</u>
<u>Juvenile community facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P/CU</u>	<u>P</u>	<u>N</u>	<u>P/CU</u>	<u>CU</u>	<u>In NCX, CCX, UCX, CIX, and HMX Districts, prohibited at street level along frontage of designated core pedestrian streets.<sup>2</sup> See Section 13.06.080.H for additional information about size limitations and permitting requirements. Prohibited in Commercial-only area of the UCX District.</u>
<u>Parks, recreation and open space</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>Not subject to RCX residential requirement.<sup>1</sup> Subject to the requirements of Section 13.06.080.L.</u>

<u>Uses</u>	<u>NCX</u>	<u>CCX</u>	<u>UCX</u>	<u>RCX<sup>1</sup></u>	<u>CIX</u>	<u>HMX</u>	<u>URX</u>	<u>NRX</u>	<u>Additional Regulations<sup>3,4,5</sup></u> <u>(also see footnotes at bottom of table)</u>
<u>Public service facilities</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>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. Not subject to RCX residential requirement.<sup>1</sup></u>
<u>Religious assembly</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>Not subject to RCX residential requirement.<sup>1</sup></u>
<u>School, public or private</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>Not subject to RCX residential requirement.<sup>1</sup></u>
<u>Work release center</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>N</u>	<u>CU</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>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 13.06.080.R.</u>
<b><u>Commercial Uses</u></b>									
<u>Craft Production</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>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 13.06.090.E. All production, processing and distribution activities are to be conducted within an enclosed building.</u>

<u>Uses</u>		<u>NCX</u>	<u>CCX</u>	<u>UCX</u>	<u>RCX</u> <sup>1</sup>	<u>CIX</u>	<u>HMX</u>	<u>URX</u>	<u>NRX</u>	<u>Additional Regulations</u> <sup>3, 4, 5</sup> <u>(also see footnotes at bottom of table)</u>
<u>Hotel/Motel</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	-
<u>Office</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>Not subject to RCX residential requirement for properties fronting the west side of South Pine Street between South 40th Street and South 47th Street.</u> <sup>1</sup>
<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>Projects incorporating work/live in new construction shall contain no more than 20 work/live units. Subject to additional requirements contained in Section 13.06.080.I. Prohibited in Commercial-only area of the UCX District.</u>
<u>Eating and Drinking Establishments</u>		-	-	-	-	-	-	-	-	-
-	<u>Brewpub</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>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. Equivalent volume winery limits apply.</u>

Uses		NCX	CCX	UCX	RCX <sup>1</sup>	CIX	HMX	URX	NRX	Additional Regulations <sup>3,4,5</sup> (also see footnotes at bottom of table)
-	<u>Eating and drinking</u>	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.
-	<u>Microbrewery/winery</u>	N	N	CU	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.
<u>Entertainment and Recreation</u>		-	-	-	-	-	-	-	-	-
-	<u>Adult retail and entertainment</u>	N	N	N	N	N	N	N	N	Prohibited, except as provided for in Section 13.06.080.B.
-	<u>Carnival</u>	TU	TU	P	N	TU	TU	TU	N	Subject to Section 13.06.080.P.
-	<u>Commercial recreation and entertainment</u>	P	P	P	N	P	N	N	N	-
-	<u>Golf Courses</u>	N	N	N	N	N	N	N	N	-
-	<u>Theater</u>	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.

<u>Uses</u>		<u>NCX</u>	<u>CCX</u>	<u>UCX</u>	<u>RCX<sup>1</sup></u>	<u>CIX</u>	<u>HMX</u>	<u>URX</u>	<u>NRX</u>	<u>Additional Regulations<sup>3,4,5</sup></u> <u>(also see footnotes at bottom of table)</u>
<u>Retail</u>		<u>P</u>	<u>P/CU~</u>	<u>P/CU~</u>	<u>P</u>	<u>P/CU~</u>	<u>P*</u>	<u>N</u>	<u>N</u>	<u>~ A conditional use permit is required for retail uses exceeding 45,000 square feet.</u> <u>*Limited to 7,000 square feet of floor area, per business, in the HMX District.</u>
-	<u>Marijuana retailer</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P*</u>	<u>N</u>	<u>N</u>	<u>*Limited to 7,000 square feet of floor area, per business, in the HMX District.</u> <u>See additional requirements contained in Section 13.06.080.J</u>
-	<u>Nursery</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Services</u>		-	-	-	-	-	-	-	-	-
-	<u>Ambulance services</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	-
-	<u>Animal sales and service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>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.</u>
-	<u>Building material and services</u>	<u>N</u>	<u>P</u>	<u>CU</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Prohibited at street level along frontage of designated core pedestrian streets.<sup>2</sup></u>
-	<u>Business support services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>In NCX, all activities must occur within buildings; outdoor storage/repair is prohibited. Offices must be located at building fronts on designated pedestrian streets in NCX.</u>
-	<u>Day care center</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>Not subject to RCX residential requirement.<sup>1</sup></u>
-	<u>Funeral home</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	-
-	<u>Personal services</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P*</u>	<u>N</u>	<u>N</u>	<u>*Limited to 7,000 square feet of floor area, per business, in the HMX District.</u>



Uses		NCX	CCX	UCX	RCX <sup>1</sup>	CIX	HMX	URX	NRX	Additional Regulations <sup>3,4,5</sup> (also see footnotes at bottom of table)
-	<a href="#">Repair services</a>	P	P	P	N	P	N	N	N	In NCX, all activities must occur within buildings; outdoor storage/repair is prohibited.
<b>Storage Uses</b>										
-	<a href="#">Warehouse/storage</a>	N	N	CU	N	P	N	N	N	In the UCX, prohibited at street level along frontage of designated core pedestrian streets. <sup>2</sup>
-	<a href="#">Wholesale or distribution</a>	N	N	CU	N	P	N	N	N	In the UCX, prohibited at street level along frontage of designated core pedestrian streets. <sup>2</sup>
-	<a href="#">Self-storage</a>	N	P	P	N	P	N	N	N	See specific requirements in Section 13.06.090.J. Prohibited at street level along frontage of designated core pedestrian streets. <sup>2</sup>
<b>Vehicle Related Uses</b>										
-	<a href="#">Drivethrough with any permitted use</a>	P	P	P	N	P	P*	N	N	* 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 13.06.090.A.
-	<a href="#">Vehicle rental and sales</a>	N*	P	P	N	P	N	N	N	In CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. <sup>2</sup> *Use permitted in the South Tacoma Way Neighborhood Center NCX only, if all activities occur within buildings; outdoor storage repair, and sales are prohibited.



Uses		NCX	CCX	UCX	RCX <sup>1</sup>	CIX	HMX	URX	NRX	Additional Regulations <sup>3,4,5</sup> (also see footnotes at bottom of table)
-	<u>Port, terminal, and industrial; water-dependent or water-related (as defined in Title 19)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Smelting</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Industry, light</u>		<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Vehicle service and repair, industrial</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	Subject to additional development standards contained in Section 13.06.080.S. Prohibited at street level along frontage of designated core pedestrian streets. <sup>2</sup>
-	<u>Research and development industry</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
-	<u>Marijuana processor, producer, and researcher</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	See additional requirements contained in Section 13.06.080.J
<b><u>Utilities, Transportation and Communication Facilities</u></b>										
<u>Airport</u>		<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	-
<u>Communication facility</u>		<u>CU</u>	<u>CU</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	Prohibited at street level along frontage of designated pedestrian streets. <sup>2</sup>
<u>Heliport</u>		<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>N</u>	-
<u>Passenger terminal</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	-
<u>Transportation/ freight terminal</u>		<u>P</u>	<u>P</u>	<u>CU</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	Prohibited at street level along frontage of designated core pedestrian streets. <sup>2</sup>
<u>Utilities</u>		<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	Prohibited at street level along frontage of designated core pedestrian streets. <sup>2</sup> Not subject to RCX residential requirement. <sup>1</sup>

<u>Uses</u>	<u>NCX</u>	<u>CCX</u>	<u>UCX</u>	<u>RCX<sup>1</sup></u>	<u>CIX</u>	<u>HMX</u>	<u>URX</u>	<u>NRX</u>	<u>Additional Regulations<sup>3,4,5</sup></u> <u>(also see footnotes at bottom of table)</u>
<u>Wireless communication facility</u>	<u>P/CU</u>	<u>P/CU</u>	<u>P/CU</u>	<u>P/CU</u>	<u>P/CU</u>	<u>P/CU</u>	<u>P/CU</u>	<u>P/CU</u>	<u>Wireless communication facilities are also subject to Section 13.06.080.Q.</u>
<b><u>Accessory and Temporary Uses</u></b>									
<u>Seasonal sales</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>Subject to Section 13.06.080.P.</u>
<u>Temporary uses</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>See Section 13.06.080.P.</u>
<b><u>Unlisted Uses</u></b>									
<u>Uses not prohibited by City Charter and not prohibited herein</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>-</u>
<b><u>Footnotes:</u></b>									
<p><u>1. The floor area of any development in RCX must be at least 75 percent residential, unless otherwise noted.</u></p> <p><u>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 13.06.010.D. for the list of designated pedestrian and core pedestrian streets.</u></p> <p><u>3. For historic structures and sites, certain uses that are otherwise prohibited may be allowed, subject to the approval of a conditional use permit.</u></p> <p><u>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 13.06.080.P.</u></p> <p><u>5. Additional restrictions on the location of parking in mixed-use zoning districts are contained in the parking regulations – see Section 13.06.090.C.</u></p>									

\* \* \*

### **13.06.070 Overlay Districts.**

\* \* \*

#### **B. South Tacoma Manufacturing/Industrial Overlay District.**

##### **1. Applicability.**

a. Standards established through the overlay zone are in addition to the requirements of the underlying zone. In all cases, where the overlay district imposes more restrictive standards than the underlying zone, these shall apply.

b. Map.

City of Tacoma | Planning and Development Services  
**South Tacoma Manufacturing/Industrial Overlay District**



Revised Date: 1/6/2023

\* \* \*

C. PRD Planned Residential Development District.

1. Applicability.

[a. Map](#)





\* \* \*

D. South Tacoma Groundwater Protection District (STGPD).

1. Applicability.

\* \* \*

c. Map.



\* \* \*

E. Historic Special Review Overlay District.

1. Applicability.

[a. Map](#)



\* \* \*

F. Joint Base Lewis McChord Airport Compatibility Overlay District (ACD).

1. Applicability.

\* \* \*

d. Map.

City of Tacoma | Planning and Development Services  
**Joint Base Lewis McChord Airport Compatibility Overlay District (ACD)**



0 0.13 0.25 Miles  
Revised Date: 1/6/2023

**13.06.090 Site Development Standards.**

\* \* \*

I. Sign Standards

\* \* \*

3. General sign regulations.

\* \* \*

b. Exempt signs.

\* \* \*

(16) Temporary public event signs not exceeding 12 square feet, and temporary event banners, placed on publicly owned land or adjacent public right-of-way. Signs or banners shall be securely attached to the ground or a structure and must be removed after the event.

(17) Home address signage: one per street face, per unit, including ADUs, located entirely on private property.

\* \* \*

L. Utilities.

\* \* \*

4. Standards in Mixed-use Districts and Downtown Districts

\* \* \*

6. Standards for Residential Buildings and Developments.

a. Standards for all single, two, ~~and three-family dwellings~~, and multi-family dwellings in X-Districts, and to all two, ~~and three-family dwellings~~, and multi-family dwellings in all districts.

\* \* \*

\* \* \*

# EXHIBIT “D”

## CHAPTER 13.11 CRITICAL AREAS PRESERVATION

\* \* \*

### 13.11.550 FWHCA Modification.

\* \* \*

F. Innovative mitigation per TMC 13.11.270.[LM](#).

When the project cannot meet the minimum standards of this section or the project proponent can demonstrate that a different method will achieve equivalent or better protections for the critical area, it will be reviewed per the standards in 13.11.270.[LM](#).

\* \* \*

### 13.11.620 Standards.

All development proposals shall comply with ~~Sections 2.12.040 through 2.12.050, Title 2 Building and Development Code regarding~~ Flood Hazard and Coastal High Hazard Areas, and ~~Chapter 12.08 Surface Water Management Manual of the TMC- Title 12~~ for general and specific flood hazard protection.

Development shall not reduce the base flood water storage ability. Construction, grading, or other regulated activities which would reduce the flood water storage ability must be mitigated by creating compensatory storage on- or off-site. Compensatory storage provided off-site for purposes of mitigating habitat shall comply with all applicable wetland, stream, and fish and wildlife habitat conservation area requirements. Compensatory storage provided off-site for purposes of providing flood water storage capacity shall be of similar elevation in the same floodplain as the development. Compensatory storage is not required in Coastal A and V Zone flood hazard areas or in flood hazard areas with a mapped floodway but containing no functional salmonid habitat on the site. For sites with functional connection to salmonid bearing waters that provide a fish accessible pathway during flooding, compensatory storage areas shall be graded and vegetated to allow fish refugia during flood events and their return to the main channel as floodwater recede without creating flood stranding risks. Base flood data and flood hazard notes shall be shown on the face of any recorded plat or site plan, including, but not limited to, base flood elevations, flood protection elevation, boundary of floodplain, and zero rise floodway.

\* \* \*

\* \* \*