

City of Tacoma Memorandum

Attachment A: Comparison of Interim Ordinance and Planning Commission Recommendation

Current Interim Regulations	Planning Commission
	Recommendation
Permit Notification	
 Use Applicability – Heavy Industrial Uses Permit Type – Shoreline permits, conditional use permits, variances, SEPA Notification distance - 2500' from project site or MIC boundary. Who receives notice - Taxpayers of Record Public Meeting - Required 	 Use Applicability – Same Permit Type – Same Notification Distance – Same Who Receives Notice – Same + occupants Public Meeting – Required *New* Applies notification distance to area-wide rezones, Comprehensive Plan Future Land Use Map
	Amendments
Conversion of Industrial Lands	
 1. Applicability – New uses only, does not apply to existing uses PMI and M-2 Zones in the Port of Tacoma MIC 	 1. Applicability – Same + existing uses Same + M-1 Light Industrial Zone
 2. Affected Uses – Prohibited in PMI and M-2 Agriculture Airport Commercial Recreation and Entertainment Cultural Institution Golf Course Hospital Juvenile Community Facility Marijuana Retailer (PMI Only) High Intensity/Destination Park and Recreation School, Public or Private Work Release Center 	 2. Affected Uses – Prohibited in PMI and M-2 Agriculture Airport Commercial Recreation and Entertainment – (PMI Only) Golf Course Hospital Juvenile Community Facility Marijuana Retailer (PMI Only) High Intensity/Destination Park and Recreation (PMI Only) School, Public or Private Work Release Center
3. Size Limitations –OfficeMarijuana RetailerRetail	3. Size Limitations – Same

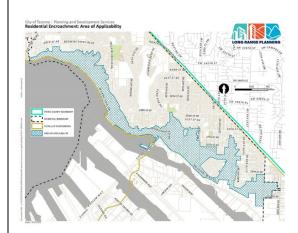


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- 4. *NEW* Affected Uses Conditional Uses in M-2 and M-1 Districts
 - Commercial Recreation and Entertainment
 - Cultural Institution
 - Dwellings (M-1 Only)
 - Hospital (M-1 Only)
 - Juvenile Community Facility (M-1 Only)
 - Marijuana Retailer (M-2 Only)
 - High Intensity/Destination Park and Recreation
 - Retail (M-2 Only)
 - School, Public or Private (M-1 Only)

Residential Encroachment

1. Area of Applicability -



1. Area of Applicability - Same, except excludes area east of BPA power lines in the SE portion of the map.



- 2. Allowed Density One unit per existing lot
- 3. Subdivision Prohibited
- 4. Notice on Title Required

- 2. Allowed Density Maximum of one unit per acre, subdivision allowed
- 3. Subdivision Permitted
- 4. Notice on Title No Change
- 5. *New* Applies building and design standards to limit nuisance impacts from port/industrial uses.

Siting of Heavy Industrial Uses

- 1. Applicability Only applies to new uses
- 2. Coal Facilities Prohibited
- 3. Mining and Quarrying Prohibited
- 4. Smelting Prohibited

- 1. Applicability New Uses + Existing Uses
- 2. Coal Facilities No change
- 3. Mining and Quarrying No change
- 4. Smelting No change



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5. Chemical Manufacturing – Prohibited	 5. Chemical Manufacturing proposed changes include: Prohibit petrochemical, explosives, and fertilizer manufacturing; In the Port Maritime Industrial District non-hazardous chemical manufacturing is allowed and hazardous chemical manufacturing is a conditional use; Conditional use in the M-2 Heavy Industrial Zoning District; Prohibit in Downtown; Type-H Hazardous Occupancies require a Conditional Use Permit.
6. Oil and Liquefied Fossil Fuels – Prohibited	 6. Oil and Liquefied Fossil Fuels - Proposed changes include: a) New use definitions: Fossil Fuel Facility - Major Renewable Fuel Facility - Major b) Fossil Fuel Facilities: Considered Permitted; May improve, upgrade, maintain existing facilities without additional permitting; Prohibited from expanding refining and storage, except to expand renewable fuels; May convert facilities to renewable fuels. c) Renewable Fuel Facilities Allowed as a conditional use; Requires lifecycle GHG reduction; Annual reporting.