



2026 Amendments to the Land Use Regulatory Code

Planning and Development Services
City Council Meeting
June 2, 2026
Ordinance No. 29108

2026 Amendments

- To maintain consistency with the goals and policies in the One Tacoma Comprehensive Plan.
- To comply with the Washington State Growth Management Act.
- To incorporate any new laws, requirements or guidelines that were adopted in the previous year.

1. McKinley Pre-Annexation Zoning and Land Use Designations

2. Special Needs Housing and Shelters

3. Minor Code Amendments

4. State Legislative Amendments – Daycare Facilities and Binding Site Plans

Public Notice and Engagement

- Social media
- Email distribution
- Notices to State, Joint Base Lewis-McChord
- Notice to Puyallup Tribe
- Press release
- Direct mailings
- Language Ambassadors

Other Engagement:

- Community Event – May 9, 2026
- Monthly Engagement with Puyallup Tribe
- Planning Commission Public Hearing and Informational Meeting
- Community Survey Online
- Cultural Ambassadors

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Public Comments – Minor Amendments

- **Issue:** Amendments add reference to the South Tacoma Groundwater District (STGPD) to ensure applicants are aware of that Overlay District
- **Comments:** Concern that this reference actually expands the use restrictions of the STGPD to other areas.

Staff Assessment:

- Intent is not to expand STGPD standards, but staff concurs that a minor text change would resolve the public comments.

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Public Comments – Daycare Facilities

- **Issue:** New State mandates to allow daycare facilities by-right in all non-industrial zones, and as a Conditional Use in industrial zones unless hazardous uses are present.
- **Comments:** Concern that daycare facilities are not appropriate within the South Tacoma Manufacturing and Industrial Center and other industrial zones.

Staff Assessment:

- The Planning Commission recommendation in Exhibit D-1 prohibits daycare facilities in the M-2 District, and changes to Conditional Use in the M-1.

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Public Comments – Special Needs Housing

- **Issue:** Special Needs Housing code updates to address State laws, including updates to shelter standards.
- **Comments:** Concern that special needs housing, and other uses outside the scope of this application, should not be permitted within industrial zoning districts.

Staff Assessment:

- Housing is already broadly restricted in industrial zoning districts.
- The Planning Commission recommended further restrictions in the South Tacoma Manufacturing and Industrial District.

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Public Comments – Special Needs Housing

- **Issue:** House Bill (HB) 2266, recently adopted, pertaining to STEP housing
 - STEP housing must be permitted in the same manner as any other housing in the zoning district (cannot require a Conditional Use Permit if other housing is permitted by right)
 - Zoning and development standards may apply, but cannot be any more restrictive than for other housing types.

Staff Assessment:

- HB 2266 requires modification of the exhibits.
- Amendments include removal of bed capacity limits in UR-1 and UR-2, and buffer requirements for shelters, some modification to permit status (Conditional Use vs. Permitted)

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Next Steps and Schedule

Date	Meeting	Purpose
June 16, 2026	City Council Meeting	Final Reading and Adoption

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