

2026 Amendment to the Land Use Regulatory Code

Planning and Development Services

City Council Meeting

May 19, 2026

Public Hearing

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.

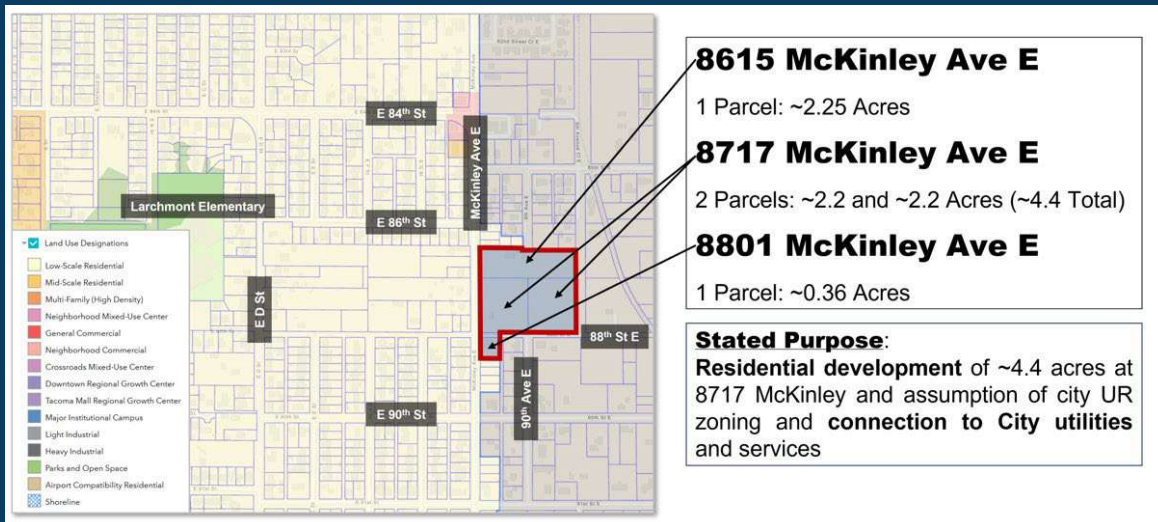
1. McKinley Pre-Annexation Zoning and Land Use Designations

2. Special Needs Housing and Shelters

3. Minor Code Amendments

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

1. McKinley Pre-Annexation and Zoning Planning Commission Recommendation



2. Special Needs Housing and Shelters

What is Special Needs Housing?

Facilities licensed by the State to provide accessible living for people with disabilities, the elderly, chronic conditions.

Why is this under review?

- Compliance with recent State legislation
- Council direction to address appropriate siting of certain facility types (Resolution No. 41311)

Planning Commission Recommendation – Special Needs Housing

- Simplify use classifications – use one category rather than multiple
- Increase bed capacity limits in UR-1 and UR-2 Zones (12 and 24)
- Simplify conditional use permit process when required

2. Special Needs Housing and Shelters

What are permanent and temporary shelters?

Establishments offering daily meal service and housing to persons in need of shelter.

Permanent and temporary typically refer to the structure, rather than duration of stay.

Why is this under review?

- Compliance with recent State legislation

Planning Commission Recommendation – Shelters

- Permanent Shelter: Allow by-right in zoning districts that permit hotel and motel uses
- Temporary Shelter: Re-organize code to co-locate shelter standards; simplify siting criteria; extend permit timelines.

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3. Minor Code Amendments

What is the intent of this amendment?

- Keep information current
- Address inconsistencies
- Correct minor errors
- Increase clarity
- Improve provisions that, through implementation of the Plan and administration of the Code, are found to be unclear or not fully meet their intent

Planning Commission Recommendation

1. Definitions and terms
2. Permitted uses and standards
3. Urban Residential zoning and design standards
4. Non-urban residential design standards
5. Other corrections and clarifications

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4. State Legislative Code Amendments

Topic 1: Daycare Facilities

An institution that provides care to a group of children or adults for less than 24 hours per day.

Why is this under review?

- Compliance with [Senat Bill \(SB\) 5509](#)
- Requires that local jurisdictions allow daycare facilities by-right in all non-industrial districts.
- Must allow as conditional use in industrial zones, with some exceptions.

Planning Commission Recommendation

- Allow in UR zones without a conditional use or limit on enrollment.
 - Current code requires a conditional use in UR 1 and UR 2 if more than 12 enrollees
- Allow as a conditional use in the M-1 Light Industrial Zone and prohibit in M-2 Heavy Industrial

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4. State Legislative Code Amendments

Topic 2: Binding Site Plans

An alternative process for the dividing of commercial and industrial land for sale or lease in accordance with RCW 58.17.035 and for the development of condominium units pursuant to Chapter 64.34 RCW.

Why is this under review?

- Compliance with [SB 5611](#)
- Addresses clarification of what constitutes commercial land

Planning Commission Recommendation

1. Allow the use of binding site plans for the subdivision of multi-dwelling residential development and mixed use.
2. Allow in UR-1 and UR-2 for larger development sites, but otherwise rely on Unit Lot Subdivision

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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

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

Next Steps and Schedule

Date	Meeting	Purpose
June 2, 2026	City Council Meeting	First Reading of Ordinance
June 9, 2026	City Council Meeting	Final Reading and Adoption



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Tacoma