



## Applications for 2026 Amendment

The 2026 Amendment includes four applications, as briefly described below.

APPLICATION	AMENDMENT TYPE	COMMISSION'S RECOMMENDATION
<b>1. MCKINLEY PRE-ANNEXATION LAND USE DESIGNATIONS AND ZONING</b>		
<p>This proposal would apply the Low-Scale Residential land use designation in the Comprehensive Plan and the Urban Residential – 1 Zoning (UR-1) District to the properties at 8615, 8717, and 8801 McKinley Ave E, to take effect upon completion of the annexation process. Upon finalization of the annexation process, the UR-1 Zone would guide the types of use and development that could occur on the properties.</p>	<p>Plan Map Amendment and Zoning Map Amendment</p>	<p><b>Recommended for Adoption</b></p>
<b>2. SPECIAL NEEDS HOUSING</b>		
<p>The Planning Commission proposal includes the following:</p> <p><b>Permanent Shelters:</b> Allowing permanent shelters in any zoning district where hotels are permitted; Require site inspections and operational plans.</p> <p><b>Temporary Shelters:</b> Code re-organization to make it easier for customers to find the appropriate standards; Extend permit expiration and reduce dispersion requirements to reduce barriers to providing these services when needed.</p> <p><b>Special Needs Housing:</b> Consolidate multiple use classifications into one use category in the zoning table, simplify Conditional Use Permit process; establish bed capacity limits in certain zoning districts.</p> <p>Area of Applicability: Citywide</p>	<p>Code</p>	<p><b>Recommended for Adoption</b></p>
<b>3. MINOR PLAN AND CODE AMENDMENTS</b>		
<p>The “Minor Plan and Code Amendments” proposes minor revisions to various sections of the Tacoma Municipal Code (primarily in Title 13 – Land Use Regulatory Code). The intent is to keep information current, address inconsistencies, correct minor errors, increase clarity, and improve provisions that, through implementation of the Plan and administration of the Code, are found to be unclear or not fully meet their intent.</p> <p>Area of Applicability: Citywide</p>	<p>Code</p>	<p><b>Recommended for Adoption</b></p>
<b>4. LEGISLATIVE CODE AMENDMENTS</b>		
<p>This proposal would update the Tacoma Municipal Code to address recent state requirements:</p> <p><b>Day Care Facilities</b> (required by SB 5509): The proposal would modify use and development standards to allow Day Care Facilities without a conditional use permit in the UR-1, UR-2 and UR-3 Zones and without a limit on enrollment capacity.</p> <p><b>Binding Site Plans</b> (required by SB 5611): This proposal allows the use of binding site plans for the subdivision of multi-dwelling residential development.</p> <p>Area of Applicability: Citywide</p>	<p>Code</p>	<p><b>Recommended for Adoption</b></p>