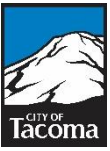


Application 5

Commercial Zoning Update Phase I: Neighborhood Commercial Design Standards





**2023 ANNUAL AMENDMENT
TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE**

**Application:
Commercial Zoning Update Phase I:
Neighborhood Commercial Design Standards**

**Staff Analysis Report
March 1, 2023**

This application proposes to update the City’s commercial zoning code classifications (C-1, C-2, T, PDB) to better conform with goals and policies contained within the *One Tacoma* Comprehensive Plan. The update will address inconsistencies between the Comprehensive Plan goals and policies with existing zoning standards, such as issues that arise with implementing a more pedestrian-oriented design approach as well as areas where more intensive development abuts lower density residential areas.

Specifically, as part of Phase I of the project, staff will conduct a comprehensive review of the design standards for projects which include residential development in commercial areas included in the Multi-Family Property Tax Exemption Program’s (MFTE) expansion to include “neighborhood commercial nodes,” along transit.

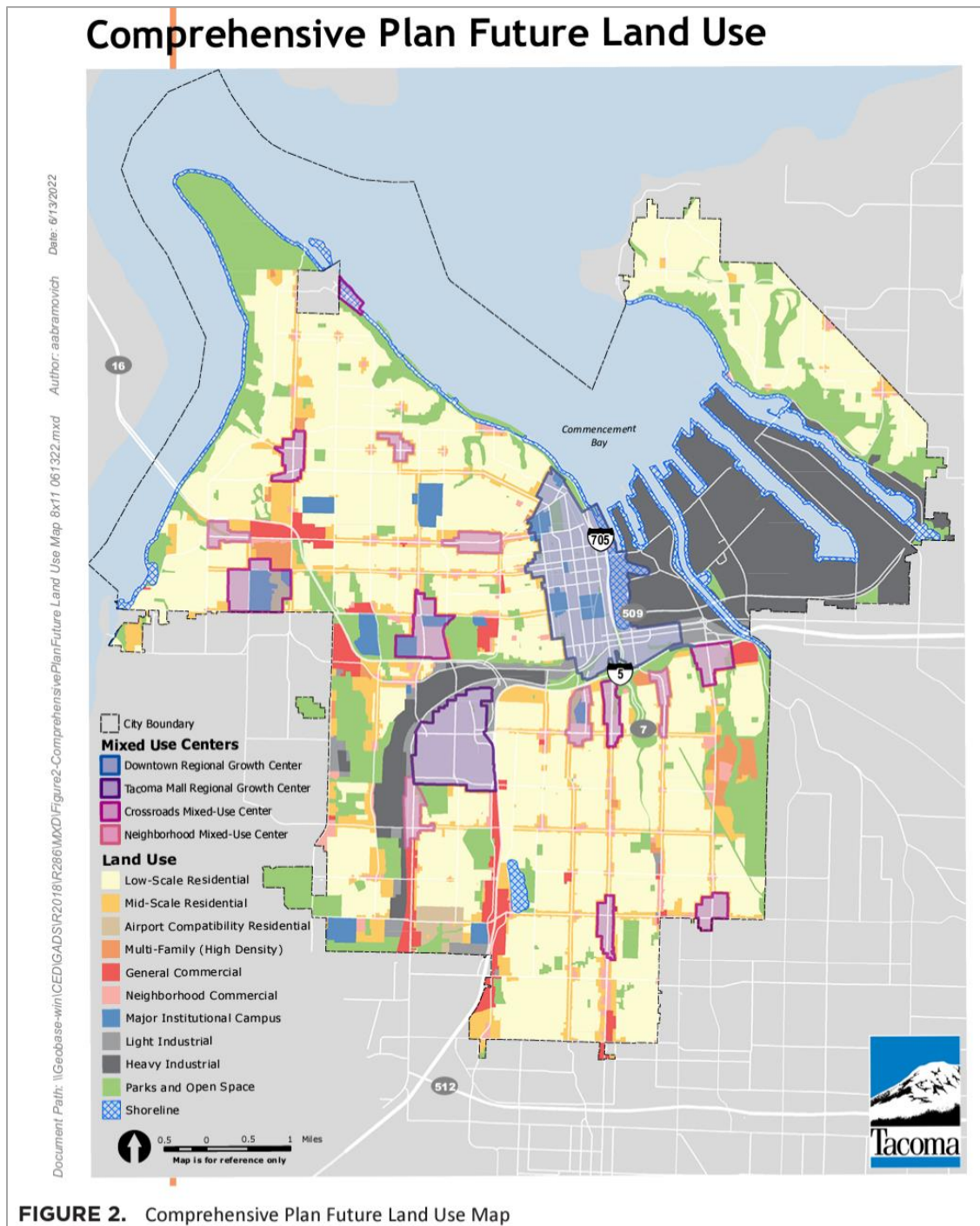
Project Summary	
Application ID:	Commercial Zoning Update
Applicant:	Planning and Development Services Department
Staff Contact:	Wesley Rhodes, Senior Planner, wrhodes@cityoftacoma.org
Location:	Citywide, in commercial zones (C-1, C-2, T, and PDB)
Neighborhood Council Area:	Citywide
Staff Recommendation:	Staff proposes to update the City’s code to provide better clarity as to the district, site development, and building design standards that would apply to projects seeking to utilize the multi-family tax exemption (MFTE) program in neighborhood commercial areas. Most updates are clarifications as to the applicability of existing standards.
Project Proposal:	See Exhibit “A”, attached



1. Area of Applicability

The overall project, which consists of two phases, is Citywide in commercially zoned areas outside of Centers.

Specifically, for phase I, City staff conducted a review of the design standards for residential development within the City's neighborhood commercial areas.



2. Background

Prior Planning Commission Action:

- September 7, 2022: Assessment and Determination
- January 4, 2023: Comment and Direction
- February 15, 2023: Release for Public Review

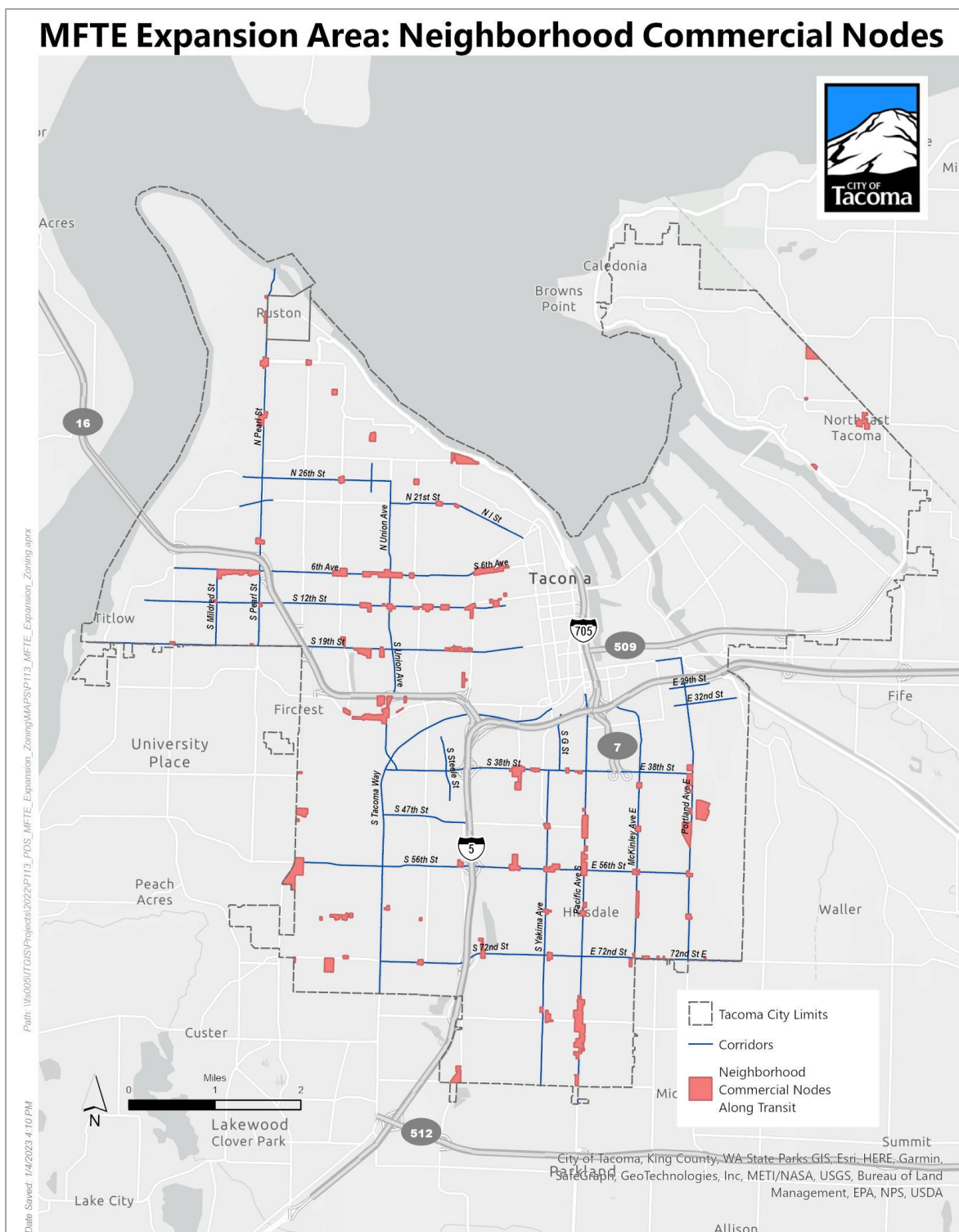
The overall project is planned for two phases. What is currently advancing for public review is the code updates as part of Phase 1: Neighborhood Commercial Design Standards. This review is in response to City Council direction to conduct a comprehensive review of residential design standards in neighborhood commercial nodes prior to the expansion of the multi-family tax exemption (MFTE) program to those areas.

Phased Approach		
	Plan	Code
Phase 1 (2023 Amendment Cycle)	Create Commercial Pattern Area Typology, Policy Gap Assessment, Implementation Framework	MFTE Expansion Area design standards update
Phase 2 (2024 Periodic Update)	Adopt Commercial Typologies and associated policies	Adopt the implementing zoning districts

Ordinance No. 28798

On December 14, 2021, the City Council passed Ordinance No. 28798 which expanded the “...12-year and 20-year MFTE to residential target areas of Neighborhood Commercial Nodes along transit and existing mid-scale residential on corridors as defined through the Home in Tacoma Program (“HIT”) process....”

Where a “neighborhood commercial node” was defined as being neighborhood commercial future land use, along existing transit, and at least 20,000 square feet.



Furthermore, the ordinance stated the “...12-year and 20-year MFTE in TMC 6A.110 shall not become available in the neighborhood commercial nodes until a comprehensive review and update of the design standards for projects which include residential development in those commercial areas is completed....”

In order to ensure that the expansion of housing incentives to commercial areas would not negatively impact the city’s ability to also encourage continued commercial activity in these areas, the ordinance also required “...projects in residential target areas of Neighborhood Commercial Nodes along transit and existing mid-scale residential on corridors, which are located on a corner, must include at least 30 percent of the first floor as commercial space, built per commercial building code and subject to the design standards of the applicable zoning district....”

Staff has conducted a comprehensive review and presents its findings and recommendations in Section 3 Analysis.

3. Analysis

It is imperative that both the Comprehensive Plan and the Code are properly maintained. Staff analysis of this application has been conducted in accordance with TMC 13.02.070.F.2, which requires the following four provisions be addressed, as appropriate:

- a) A staff analysis of the application in accordance with the elements described in 13.02.070.D;
- b) An analysis of the consistency of the proposed amendment with State, regional and local planning mandates and guidelines;
- c) An analysis of the amendment options identified in the assessment report; and
- d) An assessment of the anticipated impacts of the proposal, including, but not limited to: economic impacts, noise, odor, shading, light and glare impacts, aesthetic impacts, historic impacts, visual impacts, and impacts to environmental health, equity and quality.

a. A staff analysis of the application in accordance with the elements described in 13.02.070.D;

TMC 13.02.070.D, subsection 5.d.(1), requires that the following objectives shall be met by applications for the annual amendment:

- Address inconsistencies or errors in the Comprehensive Plan or development regulations;

Staff Response: The application addresses inconsistencies in the Comprehensive Plan and development regulations by proposing to clarify the application of design standards for residential development in neighborhood commercial areas.

- Respond to changing circumstances, such as growth and development patterns, needs and desires of the community, and the City’s capacity to provide adequate services;

Staff Response: These code updates respond to the changing circumstance of the expansion of the multi-family tax exemption (MFTE) to include neighborhood commercial nodes.

- Maintain or enhance compatibility with existing or planned land uses and the surrounding development pattern; and/or

Staff Response: Appropriate application of design standards helps ensure compatibility with planned land uses.

- Enhance the quality of the neighborhood.

Staff Response: Appropriate application of design standards in neighborhood commercial areas will enhance the quality of neighborhoods.

b. An analysis of the consistency of the proposed amendment with State, regional and local planning mandates and guidelines;

Staff Response: Staff does not identify any inconsistencies with State or regional planning mandates and guidelines. Staff notes that this application is largely an attempt to clarify the application of existing standards, and in doing so, ensure broad compatibility with the *One Tacoma Comprehensive Plan* elements. This proposal appears to be consistent with goals and policies detailed in the Urban Form and Design and Development elements of the Comprehensive Plan.

c. An analysis of the amendment options identified in the assessment report;

Staff Response: An Issue Paper for this application was presented to the Planning Commission on February 15, 2022, and prior scoping conversations for the overall Commercial Zoning Update occurred September 7, 2022 and January 4, 2023.

d. An assessment of the anticipated impacts of the proposal, including, but not limited to: economic impacts, noise, odor, shading, light and glare impacts, aesthetic impacts, historic impacts, visual impacts, and impacts to environmental health, equity, and quality.

Staff Response: This application seeks to provide clarity as to the applicability of existing standards for residential development in the City's neighborhood commercial areas. Correct and appropriate application of district, site, and building design standards help mitigate environmental impacts. The proposal is a Citywide non-project action, and any future proposed project action would still be subject to project-level environmental review.

4. Public Outreach

Public outreach for the "Commercial Zoning Update Phase I" application has been conducted as part of the Planning Commission's meetings when this application was on the agenda – on September 7, 2022 (assessment and review), January 4, 2023 (comment and direction), and February 15, 2023 (release for public review). These meetings included a report of issues, discussion of project scope and phasing, and analysis of the comprehensive review of residential standards in neighborhood commercial areas, including recommended code updates, as presented as part of the Issue Paper, for review by the Commission.

The Commission is scheduled to conduct a public hearing on the 2023 Amendment in early 2023. Additional public outreach for all the applications for the 2023 Amendment will be conducted prior to and during the public hearing process.

5. Recommendation

Staff is recommending the following code updates:

Commercial District Development Standards

- Clarify that minimum usable yard space requirements for multi-family residential development are still applicable, even if a residential building has a commercial component
- Clarify that tree canopy coverage requirements for multi-family residential development are still applicable, even if a residential building has a commercial component
- Clarify that the “build-to” requirements for multi-family residential development along designated Pedestrian Streets are still applicable, even if a residential building has a commercial component

Site Development Standards

- Clarify that parking location requirements that seek to minimize parking between the street and building for residential development are still applicable, even if a residential building has a commercial component
- Clarify that the Street Level Building Transition requirements that allow for transition areas between the street and residential units along a ground floor on designated Pedestrian Streets are still applicable, even if a residential building has a commercial component

Building Design Standards

- Add a provision to redirect multi-family residential developments with a commercial component (in commercial districts of Neighborhood Commercial FLUM) to use the Mixed-Use District Building Design Standards (formerly only used in mixed-use centers)
- Update the pedestrian orientation standards for entrances to ensure that all sections of the code contain the appropriate standards for both residential and customer entrances

Recommended Code Updates

Minimum Usable Yard Space

Code Section: 13.06.030.F.6 Minimum usable yard space.	Purpose: Minimum usable yard space requirements are in place to help ensure that outdoor active living opportunities are adequately accessible to residents either on the property where they reside, or nearby.	Applicability: Single use residential development
Code Language: Minimum usable yard space shall be provided in accordance with the residential building type requirements in 13.06.020.F.7		
Issue: Applicability is only to single use residential development.		
Proposed Update: Staff proposes to extend applicability to include Multi-Family residential that includes a commercial component.		

Tree Canopy Coverage

Code Section: 13.06.030.F.7 Tree Canopy Coverage	Purpose: Tree canopy coverage requirements helps the City meet its tree canopy coverage goals and includes numerous benefits such as providing shade, reducing the heat island effect, carbon sequestration, rainwater filtration and on-site absorption, erosion control, and beautification, among others.	Applicability: Single use residential development
Code Language: Tree canopy shall be provided in accordance with the standards in 13.06.020.F.8. District standard (percent of lot): T and C-1: 30 C-2 and PDB: 20		
Issue: Applicability is only to single use residential development.		
Proposed Update: Staff proposes to extend applicability to include Multi-Family residential that includes a commercial component.		

Maximum Setback Standards on Designated Streets

Code Section: 13.06.030.F.8 Maximum setback standards on designated streets.	Purpose: To achieve a pedestrian supportive environment, where buildings are located in close proximity to the street and designed with areas free of pedestrian and vehicle movement conflicts.	Applicability: Pedestrian streets as defined in TMC 13.06.010.D.1.
Code Language: Buildings that are 100 percent residential do not have a maximum setback. Residential development shall meet the Build-to Area standard in 13.06.020.F.6.		
Issue: Applicability is only to single use residential on pedestrian streets.		
Proposed Update: Staff proposes to clarify the code such that Multi-family development in commercially zoned districts along Pedestrian streets will apply the following setback standards. Buildings that are 100 percent residential or that have any portion of the ground floor as a residential use do not have a maximum setback. Residential development shall meet the Build-to Area standard in 13.06.020.F.6. For buildings with 100% commercial ground floor use, the set-back standards set forth in this code section will still apply		

Multi-Family Development Parking

Code Section: 13.06.090.C.7.c.(3) Multi-Family Development Parking	Purpose: The size and placement of vehicle parking areas and access are regulated in order to enhance the appearance of neighborhoods, to break up monotonous street frontages with active uses, and to create a well-defined public realm.	Applicability: Single use multi-family development in non-X-districts.
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Code Language: (b) Non-X-Districts: In multi-family residential developments all on-site parking shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practicably be developed. If access is not practicably available to the rear yard or not practicably limited only to the rear and sides (such as for institutional and other large uses), subject to determination by the City Engineer, then vehicular access to the front may be developed. However, in all cases such access and parking shall be limited to the minimum necessary and in no case shall driveway and/or parking areas exceed the following:

- Surface parking and access thereto shall not occupy more than 50% of the front yard and corner street side yard street frontages and more than 80 feet in continuous street level frontage.
- Surface parking located to the side of a structure meeting the maximum setback shall not exceed a maximum of 60 feet in width for paved vehicular area.
- Surface parking shall not be located between a structure meeting the “build-to area” maximum setbacks and the pedestrian street right-of-way.

Issue: Applicability is only to single use multi-family.

Proposed Update: Staff proposes to extend applicability to multi-family development that includes a commercial component.

Street Level Building Transitions

Code Section: 13.06.090.M Street Level Building Transitions	Purpose: To more clearly delineate the transition between private space (such as a residence) and the public realm (such as the street or a sidewalk).	Applicability: Residential buildings meeting the “build-to” requirements along designated pedestrian streets
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Code Language:

3. Standards

a. Residential buildings meeting the “build-to” requirements along designated pedestrian streets shall provide a transition area between the public right-of-way and the ground floor dwelling units.

(1) Transitions can be accomplished through grade changes that elevate the ground floor units and main entry or through landscaping and other design elements, such as plazas, artwork, fountains, bioswales, or other amenities. Review of any proposed public art shall be coordinated with the City’s Arts Administrator and/or approved by the Arts Commission, as determined by the Arts Administrator. 1

(2) Fences, walls, and gateways may be used to provide some visual separation of private residences, but not to hide the transition area.

(3) Fences over 3 feet in height must be transparent and cannot exceed 5 feet in height.

(4) The transition area may be used to meet usable yard space requirements.

(5) Parking may not be used as a feature of the transition area.

(6) Examples.

Issue: Staff has expanded the applicability of these street level transition standards to include any building that has any portion of the ground floor as a residential use in a commercially zoned district along a Pedestrian street.

Proposed Update: No actual code change is needed for this section. Staff is just noting that due to the inclusion of buildings with a mixed ground floor use that includes a residential component as meeting the Build-to Area standard in 13.06.020.F.6, these street level transitions will now also apply to those buildings.

Commercial District Minimum Design Standards

Code Section: 13.06.100.A.2 Commercial District Minimum Design Standards Zoning District Applicability	Purpose: To apply the correct design standards based on building type to developments within the commercial zoning districts	Applicability: Developments within commercial zoning districts
Code Language: The following requirements apply to the C1, C2, T, and PDB zoning districts. See Section 13.06.100.B, for X-District requirements. Single-use multi-family residential developments in the C1, C2, T, and PDB zoning districts are subject to the requirements in Section 13.06.100.C Multi-family Residential Minimum Design Standards.		
Issue: The Code states and applies sufficient design standards for developments within commercial zoning districts that are either single use multi-family or single use commercial. However, there is a lack of clarity and simplicity that multi-family single-use residential will apply the multi-family design standards. Additionally, the code does not currently clearly articulate sufficient design standards for multi-family development with a commercial component within commercial zoning districts.		
Proposed Update: Staff proposes to move the current Section 13.06.100.A.2 and place it in Section 13.06.100.A.1.e “Residential and/or mixed-use” Staff also proposes to insert the following sentence: “Multi-family residential developments with a commercial component located within the C1, C2, T, and PDB zoning districts, and within the Neighborhood Commercial FLUM (as defined in Figure 2 of the Urban Form chapter of the Comprehensive Plan) are subject to the requirements in Section 13.06.100.B Mixed-Use District Minimum Design Standards.”		

Pedestrian Orientation Standards - Entrances

Code Section: 13.06.100.C.3.a Multi-family Residential Minimum Design Standards Pedestrian Orientation Standards Entrances	Purpose: These requirements are intended to enhance pedestrian mobility and safety by providing increased circulation, decreasing walking distances required to enter large developments, and providing walkways partially shielded from rain and/or snow.	Applicability: Multi-family residential developments
Code Language: (1) Buildings meeting the “build-to area” for designated pedestrian streets shall provide at least 1 entrance within 8 feet of the longest street-facing wall of the building. Buildings that have a shared main entrance must use the shared main entrance to fulfill the requirements of this standard. (a) The shared main entrance must face the street or be at an angle of up to 45 degrees from the street. (b) The shared main entrance may open onto a porch. The porch must have a minimum dimension of 4 feet by 6 feet; have a roof that is no more than 12 feet above the floor of the porch; and be at least 30 percent solid. If at least 30 percent of the porch is covered with a solid roof, the rest may be covered with an open material, such as a trellis. (2) Weather protection is required for all multi-family building entries. For private entries, required weather protection must be at least 3 feet deep along the width of the entry. For common building entries, the required weather protection shall be 5 feet.		
Issue: Staff would like to add the residential entrance language from 13.06.100.C.3.a to 13.06.100.A (Commercial District Minimum Design Standards) and 13.06.100.B (Mixed-Use District Minimum Design Standards), as these sections are missing requirements for residential entrances.		
Proposed Update: Staff proposes to include the language on residential entrances from 13.06.100.C.3.a in 13.06.100.A.7 and 13.06.100.B.9 to ensure that those sections have standards for both customer and residential entrances		

Off-Street Parking Spaces - Quantity

Code Section: 100.090.C.3.h Off-street parking spaces – quantity Table 1	Purpose: To ensure the safe and adequate flow of traffic in public right-of-way, it is deemed in the interest of the public health, safety, and general welfare that off-street parking areas be required as a necessary part of the development and use of land, and to ensure that required parking areas are designed to perform in a safe and efficient manner, among others.	Applicability: Table 1 defines minimum off-street parking requirements by use categories
Code Language: See TABLE 1 which defines required minimum off-street parking requirements		
Issue: The Multi-Family dwelling section has different minimum off-site parking requirements depending upon the underlying zoning district. The Table erroneously omits PDB and includes HM.		
Proposed Update: Staff proposes to remove “HM” from the chart which is a zoning district that no longer exists and replace it with “PDB” which is erroneously missing from the chart.		

In addition to the proposed code updates, staff reviewed several elements (listed below) for which it found sufficient clarity on the applicability of standards, and therefore, would not require code changes prior to the expansion of MFTE to neighborhood commercial nodes. Exclusion from updates as part of phase I does not exclude these areas of the code from potential updates as part of phase II.

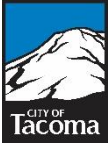
- Lot area and building envelope standards
- Landscaping standards
- Off-street parking quantity requirements
- Pedestrian and Bicycle support standards
- Transit support facilities
- Residential transition standards
- Fences and Retaining walls
- Electric Vehicle charging station requirements

Staff considered other implications of the expansion of MFTE to commercial areas, such as the incentivization of multi-family residential’s impact on the loss of commercial uses in these areas. Staff concludes that the inclusion of the provision within the MFTE ordinance that requires corner lots to include at least 30% ground floor commercial is sufficient to allow the expansion. Staff will continue to monitor for these impacts as implementation of MFTE in these areas proceed.

6. Exhibit

- Exhibit “A” – “Commercial Zoning Update Phase I: Neighborhood Commercial Design Standards”- Proposed Code Changes

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2023 ANNUAL AMENDMENT TO THE COMPREHENSIVE PLAN AND LAND USE REGULATORY CODE

Exhibit A

Exhibit A:

“Commercial Zoning Update Phase I: Neighborhood Commercial Design Standards”

Proposed Code Changes

March 1, 2023

1. Code Section: 13.06.030.F.6

Minimum Usable Yard Space

Issue: Applicability is only to single use residential development.

Proposed Update: Staff proposes to extend applicability to include Multi-Family residential that includes a commercial component.

6. Minimum usable yard space.	
a. Applicability.	Applies to single use residential development, or multi-family residential with a commercial component , only.
b. Purpose.	
c. Minimum Usable Yard Space	Minimum usable yard space shall be provided in accordance with the residential building type requirements in 13.06.020.F.7. Duplex/triplex dwellings shall provide usable yard space in accordance with the R-3, R-4-L, R-4 and R-5 Districts.

2. Code Section: 13.06.030.F.7

Tree Canopy Coverage

Issue: Applicability is only to single use residential development.
Proposed Update: Staff proposes to extend applicability to include Multi-Family residential that includes a commercial component.

7. Tree Canopy Coverage				
a. Applicability.	Applies to single-use residential development, <u>or multi-family residential with a commercial component</u> , only.			
b. Purpose.				
c. District standard (percent of lot).	30	30	20	20
	Tree canopy shall be provided in accordance with the standards in 13.06.020.F.8.			

3. Code Section: 13.06.030.F.8

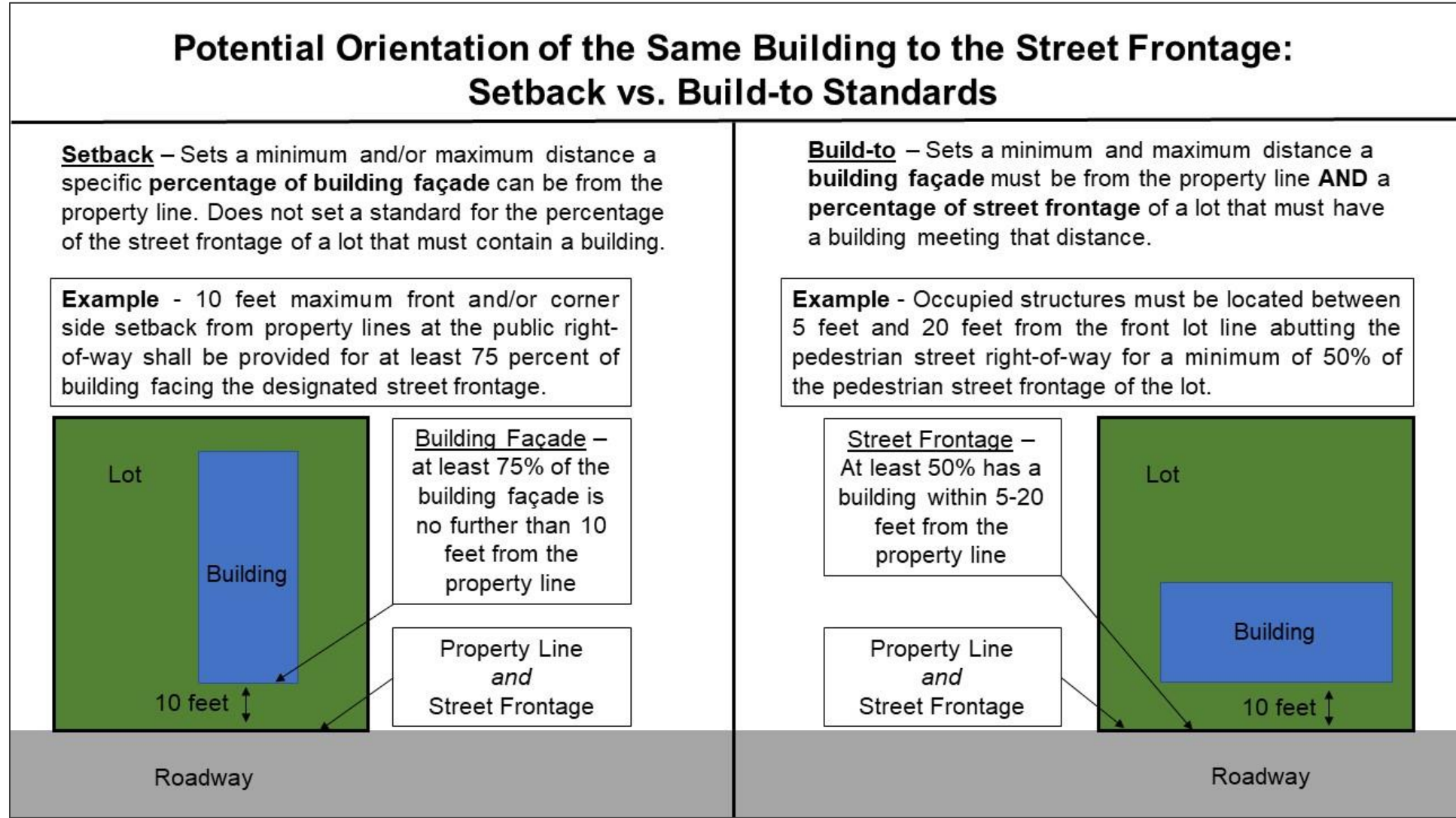
Maximum setback standards on designated streets

Issue: Applicability is only to single use residential on pedestrian streets.

Proposed Update: Staff proposes to clarify the code such that Multi-family development in commercially zoned districts along Pedestrian streets will apply the following setback standards. Buildings that are 100 percent residential or that have any portion of the ground floor as a residential use do not have a maximum setback. Residential development shall meet the Build-to Area standard in 13.06.020.F.6. For buildings with 100% commercial ground floor use, the set-back standards set forth in this code section will still apply

8. Maximum setback standards on designated streets.	
a. Applicability.	Pedestrian streets as defined in TMC 13.06.010.D.1.
b. Purpose.	To achieve a pedestrian supportive environment, where buildings are located in close proximity to the street and designed with areas free of pedestrian and vehicle movement conflicts, maximum building setbacks are required as follows:
c. Maximum Setback Applied	<ul style="list-style-type: none"> a. 10 feet maximum front and/or corner side setback from property lines at the public right-of-way shall be provided for at least 75 percent of building facing the designated street frontage. b. When the site is adjacent to a designated pedestrian street, that street frontage shall be utilized to meet the maximum setback requirement with the front, side, and/or corner side of the façade as indicated above. c. This requirement supersedes any stated minimum setback. d. Maximum setback areas shall be designed to be sidewalk, pedestrian plaza, public open space, landscaping, and/or courtyard and to be free of motor vehicles at all times.
d. Exceptions	<ul style="list-style-type: none"> a. Additions to legal, nonconforming buildings are exempt from maximum setbacks, provided the addition does not increase the level of nonconformity as to maximum setback.. b. Buildings that are 100 percent residential, <u>or that have any portion of the ground floor as a residential use,</u> do not have a maximum setback Residential development <u>and instead</u> shall meet the Build-to Area standard in 13.06.020.F.6. c. The primary building of a gas station, where gas stations are allowed, is subject to the maximum setback on only one side of the building on corner parcels. Kiosks without retail and intended for fuel payment only are exempt. d. Within parks, recreation and open space uses, accessory or ancillary structures, such as restroom buildings, playground equipment and picnic shelters, are exempt from the maximum setback standards.

Setback and build-to explained: The main difference between the setback and build-to provisions is that set-back is aimed at ensuring the front of a building is within a specified distance from the street frontage, whereas the build-to dictates both how far back the building is and how much of the building is aligned along the street frontage. As a result, the following graphic illustrates how the same building might be oriented along a site under both the setback and build-to provisions.



4. Code Section: 13.06.090.C.7.c.(3)

Multi-Family Development Parking

Issue: Applicability is only to single use multi-family.
Proposed Update: Staff proposes to extend applicability to multi-family development that includes a commercial component.

(a) In multi-family residential developments with multiple buildings, off-street surface parking and circulation areas shall, to the extent practicable, be located on the sides and rear portions of the development site. In X-Districts, areas between buildings and along street frontages shall be used to fulfill yard space requirements.

(b) Non-X-Districts: In multi-family residential developments, [including multi-family residential with a commercial component](#), all on-site parking shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practicably be developed. If access is not practicably available to the rear yard or not practicably limited only to the rear and sides (such as for institutional and other large uses), subject to determination by the City Engineer, then vehicular access to the front may be developed. However, in all cases such access and parking shall be limited to the minimum necessary and in no case shall driveway and/or parking areas exceed the following:

- Surface parking and access thereto shall not occupy more than 50% of the front yard and corner street side yard street frontages and more than 80 feet in continuous street level frontage.
- Surface parking located to the side of a structure meeting the maximum setback shall not exceed a maximum of 60 feet in width for paved vehicular area.
- Surface parking shall not be located between a structure meeting the “build-to area” maximum setbacks and the pedestrian street right-of-way.

5. Code Section: 13.06.090.M

Street Level Building Transitions

Issue: Staff has expanded the applicability of these street level transition standards to include any building that has any portion of the ground floor as a residential use in a commercially zoned district along a Pedestrian street.

Proposed Update: No actual code change is needed for this section. Staff is just noting that due to the inclusion of buildings with a mixed ground floor use that includes a residential component as meeting the Build-to Area standard in 13.06.020.F.6, these street level transitions will now also apply to those buildings.

3. Standards.

a. Residential buildings meeting the “build-to” requirements along designated pedestrian streets shall provide a transition area between the public right-of-way and the ground floor dwelling units.

(1) Transitions can be accomplished through grade changes that elevate the ground floor units and main entry or through landscaping and other design elements, such as plazas, artwork, fountains, bioswales, or other amenities. Review of any proposed public art shall be coordinated with the City’s Arts Administrator and/or approved by the Arts Commission, as determined by the Arts Administrator.^{192F}¹

(2) Fences, walls, and gateways may be used to provide some visual separation of private residences, but not to hide the transition area.

(3) Fences over 3 feet in height must be transparent and cannot exceed 5 feet in height.

(4) The transition area may be used to meet usable yard space requirements.

(5) Parking may not be used as a feature of the transition area.

(6) Examples.

¹ Code Reviser’s note: Effective January 1, 2021 per Ord. 28725, Ex. A.

6. Code Section: 13.06.100.A

Commercial District Minimum Design Standards

Issue: The Code states and applies sufficient design standards for developments within commercial zoning districts that are either single use multi-family or single use commercial. However, there is a lack of clarity and simplicity that multi-family single-use residential will apply the multi-family design standards. Additionally, the code does not currently clearly articulate sufficient design standards for multi-family development with a commercial component within commercial zoning districts.

Proposed Update: Staff proposes to move the current Section 13.06.100.A.2 and place it in Section 13.06.100.A.1.e “Residential and/or mixed-use”

Staff also proposes to insert the following sentence: “Multi-family residential developments with a commercial component located within the C1, C2, T, and PDB zoning districts, and within the Neighborhood Commercial FLUM (as defined in Figure 2 of the Urban Form chapter of the Comprehensive Plan) are subject to the requirements in Section 13.06.100.B Mixed-Use District Minimum Design Standards.”

1. General applicability.

The design standards of this section are required to implement the urban design goals of the Comprehensive Plan of the City of Tacoma. The building design standards apply to all new development as outlined below, except as follows:

a. Standards.

Each item of this section shall be addressed individually. Exceptions and exemptions noted for specific development situations apply only to the item noted.

b. Alterations.

(1) Three thresholds are used to gauge the extent of design standard compliance on alterations to existing development:

Level I alterations include all remodels and/or additions within a two year period whose cumulative value is less than 50% of the value of existing development or structures, as determined by the applicable Building Code. The requirement for such alterations is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, if a property owner decides to replace a building façade’s siding, then the siding shall meet the applicable exterior building material standards, but elements such as building modulation would not be required.

Level II alterations include all remodels and/or additions within a two year period whose cumulative value ranges from 50% to 200% of the value of the existing development or structure, as determined by the applicable Building Code. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II alterations.

Level III alterations include all remodels and/or additions within a two year period whose cumulative value exceeds 200% of the value of the existing development or structure, as determined by the applicable Building Code. Such alterations shall conform to ALL standards.

(2) The standards do not apply to remodels that do not change the exterior form of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.

(3) No addition or remodel shall increase the level of nonconformity or create new nonconformities to the development or design standards.

c. Super regional malls. Additions to super regional malls of less than 10,000 square feet of floor area are exempt from the design standards of this section.

d. Temporary. Temporary structures are exempt from the design standards of this section.

e. Residential and/or mixed-use.

(1) The following requirements apply to the C1, C2, T, and PDB zoning districts. See Section 13.06.100.B, for X-District requirements. Single-use multi-family residential developments in the C1, C2, T, and PDB zoning districts are subject to the requirements in Section 13.06.100.C Multi-family Residential Minimum Design Standards.

(2) Single, two, and three-family dwellings are subject only to the design standards in Subsection E. Townhouses are subject only to the design standards in Subsection H. For other residential uses, such as mixed-use buildings and multi-family dwellings of 4 units or more, the standards herein apply unless otherwise noted.

(3) Multi-family residential developments with a commercial component located within the C1, C2, T, and PDB zoning districts, and within the Neighborhood Commercial FLUM (as defined in Figure 2 of the Urban Form chapter of the Comprehensive Plan) are subject to the requirements in Section 13.06.100.B Mixed-Use District Minimum Design Standards.

(4) Single-family dwellings legally established prior to August 1, 2011 are exempt from these standards. However, remodels and additions to such single-family dwellings shall not increase the level of nonconformity.

f. Historic. In any conflict between these standards and those applied by the Tacoma Landmarks Preservation Commission, the standards of the commission shall prevail.

g. Religious assembly facilities which can demonstrate that the design standards impose a substantial burden, administratively or financially, on their free exercise of religion, shall be exempt from compliance.

h. Floor area. For purposes of this section of the code (Section 13.06.100), “floor area” shall not include spaces below grade.

i. Parks, recreation and open space uses. Accessory or ancillary structures, such as restroom buildings, playground equipment and picnic shelters, are exempt from the design standards of this section.

~~2. Zoning District Applicability.~~

~~The following requirements apply to the C1, C2, T, and PDB zoning districts. See Section 13.06.100.B, for X-District requirements. Single-use multi-family residential developments in the C1, C2, T, and PDB zoning districts are subject to the requirements in Section 13.06.100.C Multi-family Residential Minimum Design Standards.~~

7. Code Sections: 13.06.100.A.7, and 13.05.100.B.9

Issue: Staff would like to add the residential entrance language from 13.06.100.C.3.a to 13.06.100.A (Commercial District Minimum Design Standards) and 13.06.100.B (Mixed-Use District Minimum Design Standards), as these sections are missing requirements for residential entrances.

Proposed Update: Staff proposes to include the language on residential entrances from 13.06.100.C.3.a in 13.06.100.A.7 and 13.06.100.B.9 to ensure that those sections have standards for both customer and residential entrances

13.06.100.A.7

Commercial District Minimum Design Standards - Pedestrian Standards

7. Pedestrian Standards.

Purpose: The following standards are intended to enhance pedestrian mobility and safety in commercial areas by providing increased circulation, decreasing walking distances required to enter large developments, and providing walkways partially shielded from rain and/or snow.	
a. Customer entrances	<ol style="list-style-type: none"> (1) Additional entrances. An additional direct customer entrance(s) shall be provided to the same building elevation which contains the primary customer entrance so that customer entrances are no further than 250 feet apart when such elevations face the public street or customer parking lot. If a corner entrance is used, this requirement applies to only 1 elevation. (2) Designated streets. Non-residential or mixed-use buildings on designated pedestrian streets noted in Section 13.06.030 or Section 13.06.300.C shall provide at least 1 direct customer entrance, which may be a corner entrance, within 20 feet, facing, and visible to the designated street. For such buildings over 30,000 square feet of floor area, the maximum distance is increased to 60 feet.
<u>b. Residential Entrances</u>	<ol style="list-style-type: none"> (1) <u>Buildings meeting the “build-to area” for designated pedestrian streets shall provide at least 1 entrance within 8 feet of the longest street-facing wall of the building. Buildings that have a shared main entrance must use the shared main entrance to fulfill the requirements of this standard.</u> <ol style="list-style-type: none"> <u>(a) The shared main entrance must face the street or be at an angle of up to 45 degrees from the street.</u> <u>(b) The shared main entrance may open onto a porch. The porch must have a minimum dimension of 4 feet by 6 feet; have a roof that is no more than 12 feet above the floor of the porch; and be at least 30 percent solid. If at least 30 percent of the porch is covered with a solid roof, the rest may be covered with an open material, such as a trellis.</u> (2) <u>Weather protection is required for all multi-family building entries. For private entries, required weather protection must be at least 3 feet deep along the width of the entry. For common building entries, the required weather protection shall be 5 feet.</u>
b-c . Street level weather protection	<ol style="list-style-type: none"> (1) Weather protection shall be provided above a minimum of 25 percent of the length of hard surfaced, public or private walkways and/or plazas along façades containing customer and/or public building entries or facing public street frontage. (2) Weather protection may be composed of awnings, canopies, arcades, overhangs, marquees, or similar architectural features. It is required to cover only hard surfaced areas intended for pedestrian use and not areas such as landscaping. (3) Weather protection must cover at least 5 feet of the width of the public or private sidewalk and/or walkway, but may be indented as necessary to accommodate street trees, street lights, bay windows, or similar building accessories to not less than 3 feet in width.

13.06.100.B.9

Mixed-Use District Minimum Design Standards - Pedestrian Standards

9. Pedestrian Standards.

Purpose: The following standards are intended to enhance pedestrian mobility and safety by providing increased circulation, decreasing walking distances required to enter large developments, and providing walkways partially shielded from rain and/or snow.	
a. Customer entrances	<ol style="list-style-type: none">(1) Additional entrances. An additional direct customer entrance(s) shall be provided to the same building elevation which contains the primary customer entrance so that customer entrances are no further than 250 feet apart when such elevations face the public street or customer parking lot. If a corner entrance is used, this requirement applies to only 1 elevation.(2) Designated streets. Non-residential or mixed-use buildings on designated pedestrian streets noted in Section 13.06.030 or Section 13.06.300.C shall provide at least 1 direct customer entrance, which may be a corner entrance, within 20 feet, facing, and visible to the designated street. For such buildings over 30,000 square feet of floor area, the maximum distance is increased to 60 feet.
b. Residential Entrances	<ol style="list-style-type: none">(1) <u>Buildings meeting the “build-to area” for designated pedestrian streets shall provide at least 1 entrance within 8 feet of the longest street-facing wall of the building. Buildings that have a shared main entrance must use the shared main entrance to fulfill the requirements of this standard.</u><ol style="list-style-type: none">(a) <u>The shared main entrance must face the street or be at an angle of up to 45 degrees from the street.</u>(b) <u>The shared main entrance may open onto a porch. The porch must have a minimum dimension of 4 feet by 6 feet; have a roof that is no more than 12 feet above the floor of the porch; and be at least 30 percent solid. If at least 30 percent of the porch is covered with a solid roof, the rest may be covered with an open material, such as a trellis.</u>(2) <u>Weather protection is required for all multi-family building entries. For private entries, required weather protection must be at least 3 feet deep along the width of the entry. For common building entries, the required weather protection shall be 5 feet.</u>
b-c. Street level weather protection	<ol style="list-style-type: none">(1) Weather protection shall be provided above a minimum of 50 percent of the length of hard surfaced, public or private walkways and/or plazas along façades containing customer and/or public building entries or facing public street frontage. Façades or portions of façades where planting strips of more than 5 feet in width separate the walkway from the building wall are exempt from these standards.(2) Mixed-Use Center District designated pedestrian streets. Weather protection shall be provided above a minimum of 80 percent of the length of hard surfaced, public or private walkways and/or plazas along façades containing customer and/or public building entries or facing public street frontage.(3) Weather protection may be composed of awnings, canopies, arcades, overhangs, marquees, or similar architectural features. It is required to cover only hard surfaced areas intended for pedestrian use and not areas such as landscaping.(4) Weather protection must cover at least 5 feet of the width of the public or private sidewalk and/or walkway, but may be indented as necessary to accommodate street trees, street lights, bay windows, or similar accessories to not less than 3 feet in width.(5) Weather protection is required for all multi-family building entries. For private entries, required weather protection must be at least 3 feet deep along the width of the entry. For common building entries, the required weather protection shall be 5 feet.

8. Code Section: 100.090.C.3.h

Off-street parking spaces – quantity

Issue: The Multi-Family dwelling section has different minimum off-site parking requirements depending upon the underlying zoning district. The Table erroneously omits PDB and includes HM.

Proposed Update: Staff proposes to remove “HM” from the chart which is a zoning district that no longer exists and replace it with “PDB” which is erroneously missing from the chart.

<i>TABLE 1 – Required Off-Street Parking Spaces^{9, 14} (All footnotes are in Table 2, below.)</i>		
Use	Unit	Required parking spaces
		Min.
Residential		
Single-family detached dwelling, Adult family home, Staffed residential home ^{1, 2, 12}	Dwelling.	2.00
Two-family dwelling in all districts ^{1, 2, 12}	Dwelling.	2.00
Townhouse dwelling in all districts ^{1, 2, 12}	Dwelling.	1.00
Three-family dwelling in all districts ^{1, 2, 12}	Dwelling.	2.00
Two- or Three-family dwelling via Conditional Use Permit	Dwelling.	1.00
Group housing – up to 6 residents		2.00
Group housing – 7 or more residents ^{1, 16}	Room, suite or dwelling.	1.00
Small Lots, Cottage Housing and lots not conforming to area/width ³	Dwelling.	1.00
Mobile home park ^{1, 2, 12}		
Senior housing	Guest room, suite or dwelling unit.	0.75
Multiple-family dwelling ^{1, 2, 12, 16}		
Located in R-3, R-4-L, T, HMR-SRD, and PRD Districts ¹²	Dwelling.	1.50
Located in R-4, C-1, C-2, PDB HM , and M-1 Districts ¹²	Dwelling.	1.25