

MIXED-USE CENTER REGULATIONS AND ZONING AMENDMENTS PLANNING COMMISSION RECOMMENDATION

Proposed Land Use Regulatory Code Amendments

MAY 26, 2009

Summary

The draft land use regulatory code revisions include new/modified standards based on the following overall concepts:

New Zoning Classifications and Mixed-Use Centers

- Add NRX and URX zoning districts to MUC zoning use table and design/development standards
- Create new HMX zoning district for areas previously zoned HM but located within the Mixed-Use Centers
- Add NRX and URX intent statements
- Add designated pedestrian streets for the three new MUCs (Narrows, McKinley and 34th & Pacific)

Use and Development Standards

- Modify height limits in RCX and NCX districts
- Add a height bonus program, including locations where available and palette of bonus features required to get additional height
- Modify Residential Compatibility Section to incorporate new Height Transition Requirements for edges of MUCs that abut single-family residential zoning
- Remove certain allowed uses from MUCs, such as golf courses and new single-family detached dwellings
- Restrict additional uses from locating along the core portions of designated pedestrian streets, such as building materials and services, self-storage, and vehicle service and repair
- Add duplexes, triplexes and townhouses as separate uses with specific design and development standards, including maximum building size, orientation, yard space, etc.
- Provide additional standards for drive-throughs and gas stations located along designated pedestrian streets
- Increase Minimum Density Requirements
- Provide an exemption from maximum setback standards for large institutional uses

Design Standards

- Revise the design exemptions so that only single-family detached homes are exempt from design standards
- Add specific design standards for duplex, triplex and townhouse developments
- Replace the current Mass Reduction features with new toolbox approach for articulation features
- Add an upper floor setback requirements along pedestrian streets
- Add a maximum façade width standard for upper stories of larger/wider buildings
- Add a vertical articulation requirement and modify blank wall limitations
- Add new building details and window/trim detailing requirements

- Add a requirement for transparency for residential buildings
- Clarify existing standards to ensure appropriate results
- Provide a tiered system for how building design standards apply to additions and remodels to existing, non-conforming structures
- Increase required pedestrian weather protection for buildings not on pedestrian streets
- Add fencing height limitation for fences in front yards and require fencing along streets and alleys to allow visibility into and out of the use
- Incorporate CPTED principles into a number of standards, including fencing, landscaping and parking garage screening
- Require terracing for tall retaining walls

Parking Standards

- Remove parking requirements for the portions of the Neighborhood Centers eligible for the height bonus program (the “core” area) and for projects along core pedestrian streets in the Community Centers
- Provide a parking credit program for other portions of all centers
- Revise location standards for large developments to encourage broken-up parking areas and interconnected pedestrian activity
- Require alley access where available
- Require non-pedestrian street access for sites abutting multiple streets
- Revise parking garage standards along street frontages to limit their impact on the pedestrian environment
- Add new multi-family parking design standards

Pedestrian and Bicycle Support Standards

- Revise walkway standards to ensure provision of internal walkway circulation within large developments

Landscaping and Buffering Standards

- Revise the format of the landscaping section to include a list of “landscaping/buffer types,” each with its own specific standards
- Increase landscaping quantity requirements to better ensure the human-oriented design of the MUCs and support the City’s overall sustainability and environmental goals
- Provide additional guidance on appropriate trees and plants, including requiring landscaping to maintain a CPTED clear visibility zone between 3 and 7 feet
- Modify the landscaping exemptions

*Note – These amendments show all of the draft changes to the *existing* land use regulations. The sections included are only those portions of the code that are associated with the Mixed-Use Centers Update project. Text that is proposed to be added is underlined and text that is proposed to be deleted is shown in ~~strikethrough~~.

CHAPTER 13.06

ZONING

Sections:

13.06.100 Residential Districts.

- 13.06.100.B.1 R-1 Single-Family Dwelling District.
- 13.06.100.B.2 R-2 Single-Family Dwelling District.
- 13.06.100.B.3 R-2 SRD Residential Special Review District.
- 13.06.100.B.4 HMR-SRD Historic Mixed Residential Special Review District.
- 13.06.100.B.5 R-3 Two-Family Dwelling District.
- 13.06.100.B.6 R-4-L Low-Density Multiple Family Dwelling District.
- 13.06.100.B.7 R-4 Multiple Family Dwelling District.
- 13.06.100.B.8 R5 Multiple-Family Dwelling District.
- 13.06.140 PRD Planned Residential Development District.
- 13.06.145 Small-lot Single-Family Residential Development.
- 13.06.150 Accessory dwelling units.
- 13.06.155 Day care centers.

13.06.200 Commercial Districts.

- 13.06.200.A District purposes.
- 13.06.200.B Districts established.
- 13.06.200.B.1 T Transitional District.
- 13.06.200.B.2 C-1 General Neighborhood Commercial District.
- 13.06.200.B.3 C-2 General Community Commercial District.
- 13.06.200.B.4 HM Hospital Medical District.
- 13.06.200.B.5 PDB Planned Development Business District.
- 13.06.200.C Land use requirements.
- 13.06.200.D Building envelope standards.
- 13.06.200.E Maximum setback standards on designated streets.
- 13.06.200.F Common requirements.

13.06.300 Mixed-Use Center Districts.

- 13.06.300.A District purposes.
- 13.06.300.B Districts established.
- 13.06.300.B.1 NCX Neighborhood Commercial Mixed-Use District.
- 13.06.300.B.2 CCX Community Commercial Mixed-Use District.
- 13.06.300.B.3 UCX and UCX-TD Urban Center Mixed-Use District.
- 13.06.300.B.4 RCX Residential Commercial Mixed-Use District.
- 13.06.300.B.5 CIX Commercial Industrial Mixed-Use District.
- 13.06.300.B.6 NRX Neighborhood Residential Mixed-Use District.
- 13.06.300.B.7 URX Urban Residential Mixed-Use District
- 13.06.300.B.8 HMX Hospital Medical Mixed-Use District
- 13.06.300.C Applicability and pedestrian streets designated.
- 13.06.300.D Land use requirements.
- 13.06.300.E Building envelope standards.
- 13.06.300.F Maximum setback standards.

13.06.300.G Residential X-District Yard Space Standards

- 13.06.300.GH Common requirements.

13.06.400 Industrial Districts.

13.06.400.A	Industrial district purposes.
13.06.400.B	Districts established.
13.06.400.C	Land use requirements.
13.06.400.D	Building envelope standards.
13.06.410	<i>Repealed.</i>
13.06.420	<i>Repealed</i>
13.06.430	<i>Repealed</i>
13.06.500	Requirements in all preceding districts.
13.06.501	Building design standards.
13.06.502	Landscaping and/or buffering standards.
13.06.503	Residential compatibility standards.
13.06.510	Off-street parking.
13.06.511	Transit support facilities.
13.06.512	Pedestrian and bicycle support standards.
13.06.520	Signs.
13.06.521	General sign regulations.
13.06.522	District sign regulations.
13.06.525	Adult uses.
13.06.530	Juvenile community facilities.
13.06.535	Special needs housing.
13.06.540	Surface mining.
13.06.545	Wireless communication facilities.
13.06.550	Work release centers.
13.06.555	View-Sensitive Overlay District.
13.06.600	Zoning code administration - General purposes.
13.06.602	General restrictions
13.06.603	Mineral resource lands.
13.06.605	Interpretation and application.
13.06.610	Enforcement of land use regulatory code.
13.06.620	Severability.
13.06.625	Violations – Penalties.
13.06.630	Nonconforming parcels/uses/structures.
13.06.635	Temporary use.
13.06.640	Conditional use permit.
13.06.645	Variances.
13.06.650	Application for rezone of property.
13.06.655	Amendments to the zoning regulations.
13.06.700	Definitions in all preceding districts.

13.06.200 Commercial Districts.

A. District purposes. The specific purposes of the Commercial Districts are to:

1. Implement goals and policies of the City's comprehensive plan.
2. Implement Growth Management Act goals, county-wide, and multi-county planning policies.
3. Create a variety of commercial settings matching scale and intensity of use to location.
4. Attract private investment in commercial and residential development.
5. Provide for predictability in the expectations for development projects.
6. Allow for creative designs while ensuring desired community design objectives.

B. Districts established.

1. T Transitional District. This district is intended as a transition between commercial or institutional areas and residential areas. It may also provide a transition between residential districts and commercial districts on arterial street segments supported by the comprehensive plan. It primarily consists of office uses with negligible off-site impacts. It is characterized by lower traffic generation, fewer operating hours, smaller scale buildings, and less signage than general commercial areas. Residential uses are also appropriate. A T Transitional District may, in limited circumstances, also be applied to locations that meet the unique site criteria of the comprehensive plan. This classification is not appropriate inside a designated mixed-use center.
2. C-1 General Neighborhood Commercial District. This district is intended to contain low intensity land uses of smaller scale, including office, retail, and service uses. It is characterized by less activity than a community commercial district. Building sizes are limited for compatibility with surrounding residential scale. Residential uses are appropriate. Land uses involving vehicle service or alcohol carry greater restriction. This classification is not appropriate inside a plan designated mixed-use center or single-family intensity area.
3. C-2 General Community Commercial District. This district is intended to allow a broad range of medium- to high-intensity uses of larger scale. Office, retail, and service uses that serve a large market area are appropriate. Residential uses are also appropriate. This classification is not appropriate inside comprehensive plan designated mixed-use centers or low-intensity areas.
4. HM Hospital Medical District. This district is intended for limited areas that contain hospitals and/or similar large scale medical facilities with limitations on non-medical uses to only allow uses which may serve typical needs of medical centers such as food and lodging. It is not intended for introduction into areas not containing or non-contiguous to a hospital or similar facility. Residential uses are also appropriate. This classification is not appropriate inside comprehensive plan designated low-intensity areas.
5. PDB Planned Development Business District. This district is intended to provide limited areas for a mix of land uses that includes warehousing, distribution, light assembly, media, education, research, and limited commercial. The developments in this district are intended to have fewer off-site impacts than would be associated with industrial or community commercial areas. Retail uses are size limited and signage is reduced. These areas should be designed for improved residential compatibility on boundaries by landscaping and other design elements. Sites should have reasonably direct access to a highway or major arterial. This district is not appropriate inside comprehensive plan designated mixed-use centers or low-intensity areas.

C. Land use requirements.

1. Applicability. The following tables compose the land use regulations for all districts of Section 13.06.200. All portions of Section 13.06.200 and applicable portions of Section 13.06.500 apply to all new development of any land use variety, including additions and remodels, in all districts in Section 13.06.200, unless explicit exceptions or modifications are noted. The requirements of Section 13.06.200.A through Section 13.06.200.C are not eligible for variance. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply.
2. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E. Certain street level use restrictions may apply; see Section 13.06.200.C.4 below.

[See next page for table.]

3. Use table abbreviations.

P	=	Permitted use in this district.
CU	=	Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.
TU	=	Temporary use permit is required, consistent with Section 13.06.635.
N	=	Prohibited use in this district.

4. District use table.

Uses	T	C-1	C-2	HM	PDB	Additional Regulations
Adult retail and entertainment	N	N	N	N	N	Prohibited except as provided for in Section 13.06.525.
Adult family home	P	P	P	P	P	See definition for bed limit.
Ambulance services	N	P	P	P	P	
Animal sales and service	N	P	P	N	N	Must be conducted entirely within an enclosed building. See Table 13.06.200.D for setback requirements specific to animal sales and service.
Art/craft production	N	P	P	N	P	Contained entirely within a building.
Assembly facility	CU	P	P	N	P	
Building materials and services	N	N	P	N	N	
Brewpubs/taverns	N	N	P	N	N	2,400 barrel annual brewpub production maximum, equivalent volume winery limit.
Business support services	N	P	P	N	P	
Carnivals	TU	TU	TU	TU	TU	Subject to Section 13.06.635.
Cemetery/internment services	N	N	N	N	N	Enlargement of cemeteries in existence at the time of adoption of this chapter may be approved in any zoning district, subject to a conditional use permit.
Commercial parking facility	P	P	P	P	P	
Commercial recreation and entertainment	N	N	P	N	N	
Communication facility	N	N	P	N	P	
Confidential shelter	P	P	P	P	P	See Section 13.06.535. Limit: 15 residents in T District.
Continuing care retirement community	P	P	P	P	P	See Section 13.06.535.
Correctional facility	N	N	N	N	N	
Cultural institution	P	P	P	N	N	
Day care, family	P	P	P	P	P	
Day care, center	P	P	P	P	P	Subject to regulations set forth in Section 13.06.155.
Detoxification center	N	N	N	CU	N	
Drive-throughs with any permitted use	N	N	P	N	N	Prohibited in any commercial district combined with a VSD View-Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area).

Uses	T	C-1	C-2	HM	PDB	Additional Regulations
Dwellings/residential	P	P	P	P	P	
Eating and drinking	N	P	P	P	P	a. In C-1 and PDB, live entertainment limited to that consistent with a Class "C" Cabaret license as designated in Chapter 6B.70.44; b. In C-2, live entertainment limited to that consistent with either a Class "B" or Class "C" Cabaret license as designated in Chapter 6B.70.44; c. Alcohol service, in C-1 and PDB, requires a conditional use permit. (See Table 13.06.200.D for size limitation in HM and PDB)
Emergency and transitional housing	CU	CU	P	CU	CU	See Sections 13.06.535 and 13.06.640.
Extended care facility	P	P	P	P	P	See Section 13.06.535.
Food and non-alcoholic beverage production and processing, limited	N	N	P	N	P	Not to exceed 4,000 square feet or 45 percent of the gross floor area, whichever is less, and must include a retail component fronting the street at the sidewalk level.
Foster home	P	P	P	P	P	
Funeral homes	P	P	P	P	N	
Gas stations	N	P	P	N	N	
Golf course	P	P	P	P	P	
Group housing	P	P	P	P	P	
Heliport	N	N	N	CU	N	
Hospital	N	CU	CU	P	N	
Hotel/motel	N	N	P	P	P	
Intermediate care facility	P	P	P	P	P	See Section 13.06.535.
Juvenile community facility	N	N	N	N	N	Prohibited except as provided for in Section 13.06.530.
Lodging house	P	P	P	P	P	
Microbrewery/winery	N	N	N	N	N	
Microwinery, limited	N	CU	P	N	CU	Alcohol service, in C-1 and PDB zones, requires a conditional use permit. Must include a retail component that occupies a minimum of 500 gross square feet of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public a minimum of forty (40) hours per week. All production activities must be conducted within an enclosed building. Within C-1 districts, no outside storage is allowed. Outside storage is allowed in all other districts where this use is permitted provided screening and/or buffer planting areas are provided in accordance with Section 13.06.502.B.
Mobile home/trailer court	N	N	CU	N	N	
Nursery	N	N	P	N	N	

Uses	T	C-1	C-2	HM	PDB	Additional Regulations
Office	P	P	P	P	P	
Parking areas	P	P	P	P	P	All parking areas shall comply with Sections 13.06.502 and 13.06.510.
Park and recreation	P	P	P	P	P	
Passenger terminal	N	N	P	N	N	
Personal services	N	P	P	P	P	See Table 13.06.200.D for size limitation in PDB and HM.
Public safety facility	P	P	P	P	P	
Religious assembly	P	P	P	P	P	
Research and development industry	N	N	N	N	P	
Residential care facility for youth	P	P	P	P	P	See Section 13.06.535. See definition for bed limit.
Residential chemical dependency treatment facility	P	P	P	P	P	See Section 13.06.535.
Retirement home	P	P	P	P	P	See Section 13.06.535.
Repair services	N	P	P	N	N	Must be contained within a building with no outdoor storage. Engine repair, see Vehicle Repair.
Retail	N	P	P	P	P	See Table 13.06.200.D for size limitation in PDB and HM.
Schools, public or private	P	P	P	P	P	
Self-storage	N	N	P	N	P	Any other use of the facility shall be consistent with this section.
Staffed residential home	P	P	P	P	P	See Section 13.06.535. See definition for bed limit.
Student housing	P	P	P	P	P	
Surface mining	CU	CU	CU	CU	CU	See specific requirements in Section 13.06.540.
Temporary uses	TU	TU	TU	TU	TU	Subject to Section 13.06.635.
Theater	N	P	P	N	N	Movie theaters are limited to 4 screens. This does not include adult entertainment.
Utilities	CU	CU	CU	CU	CU	
Vehicle rental and sales	N	N	P	N	N	Prohibited in any commercial district combined with a VSD View-Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area).
Vehicle service and repair	N	N	P	N	N	Car washes: limited to 2 stalls in C-1. Washing bays shall be enclosed on at least 2 sides covered with a roof. No water shall spray or drain off-site. Subject to development standards contained in Section 13.06.510.E. Prohibited in any commercial district combined with a VSD View-Sensitive Overlay District and adjacent to a Shoreline District (i.e., Old Town Area).
Vehicle service and repair, industrial	N	N	N	N	N	
Vehicle storage	N	N	N	N	N	
Wholesale/distribution	N	N	N	N	P	

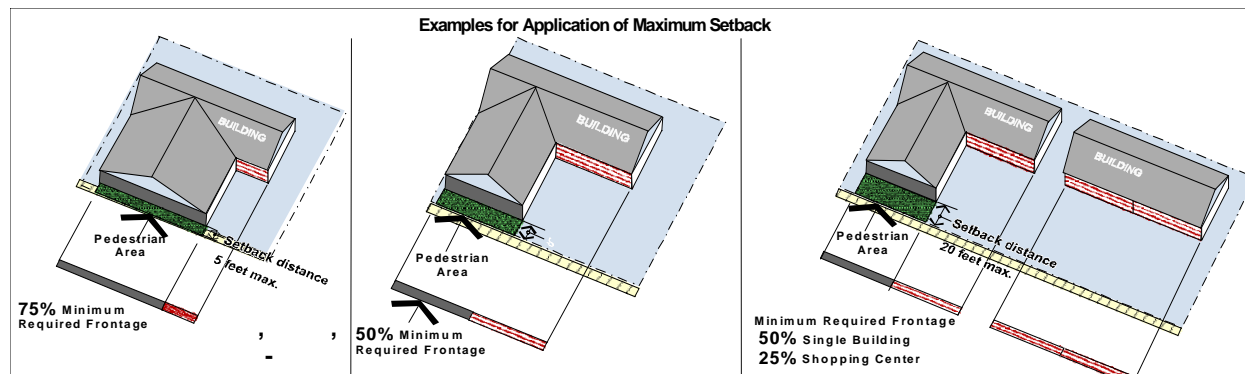
Uses	T	C-1	C-2	HM	PDB	Additional Regulations
Wireless communication facility	P*/CU**	P*/CU**	P*/CU**	P*/CU**		*Wireless communication facilities are also subject to Section 13.06.545.D.1. **Wireless communication facilities are also subject to Section 13.06.545.D.2.
Work release center	N	N	N	N	N	Prohibited except as provided for in Section 13.06.550.
<p>Designated Pedestrian Streets: For segments here noted, additional use limitations apply to areas with C-2 Commercial District zoning to ensure continuation of development patterns in certain areas that enhance opportunity for pedestrian based commerce.</p> <p>North 30th Street from 200 feet east of the Starr Street centerline to 190 feet west of the Steele Street centerline: street level uses are limited to retail, personal services, eating and drinking, and customer service offices.</p>						

D. Building envelope standards.

	T	C-1	C-2	HM	PDB
Minimum Lot Area	0 non-residential; 1,500 square feet per residential unit	0	0	0	0
Minimum Lot Width	0	0	0	0	0
Maximum Lot Coverage	None	None	None	None	None
Minimum Front Setback	In all districts listed above, 0 feet, unless abutting a residential zoning, then equal to the residential zoning district for the first 100 feet from that side. Maximum setbacks (Section 13.06.200.E) supersede this requirement where applicable. Animal sales and service: shall be setback from residential uses or residential zoning district boundaries at least 20 feet.				
Minimum Side Setback	In all districts listed above, 0 feet, unless created by requirements in Section 13.06.502. Animal sales and service: shall be setback from residential uses or residential zoning district boundaries at least 20 feet.				
Minimum Rear Setback	In all districts listed above, 0 feet, unless created by requirements in Section 13.06.502. Animal sales and service: shall be setback from residential uses or residential zoning district boundaries at least 20 feet.				
Maximum Setback from Designated Streets	See Section 13.06.200.E for application with any district listed above on designated segments of North 30th Street and 6th Avenue.				
Maximum Height Limit	35 feet	35 feet	45 feet	150 feet	45 feet
	Height will be measured consistent with Building Code, Height of Building, unless a View-Sensitive Overlay District applies. Height may be further restricted in View-Sensitive Overlay Districts.				
Maximum Height Exceptions	<ol style="list-style-type: none"> 1. Schools, libraries, structures for religious assembly, colleges: In districts with a height limit of 35 feet, these facilities, when permitted as a use, are allowed at a maximum 45 feet in height. 2. Structures, above height limits: Chimneys, tanks, towers, steeples, flagpoles, smokestacks, silos, elevators, fire or parapet walls, and/or similar necessary building appurtenances may exceed the district height limit provided all structural or other requirements of the City of Tacoma are met and no usable floor space above the district height limit is added. 				
Maximum Gross Floor Area per Building	None	30,000 square feet gross floor area	None	7,000 square feet gross floor area for eating and drinking, retail and personal service uses	7,000 square feet gross floor area for eating and drinking, retail and personal service uses

E. Maximum setback standards on designated streets. 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:

Designated Pedestrian Streets in Commercial Districts	Requirements
1. Designated Pedestrian Streets Requiring Maximum Setback	a. 6th Avenue (Madison Street to Alder Street). b. 6th Avenue (Sprague Avenue to I Street). c. North 30th Street (from 200 feet east of the Starr Street centerline to 190 feet west of the Steele Street centerline).
2. Maximum Setback Applied	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 facade 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.
3. Exceptions	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 do not have a maximum setback. 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.



F. Common requirements. To streamline the Zoning Code, certain requirements common to all districts are consolidated under Section 13.06.500. These requirements apply to Section 13.06.200 by reference.

Refer to Section 13.06.500 for the following requirements in Section 13.06.200 districts:

- 13.06.501 Building design standards.
- 13.06.502 Landscaping and/or buffering standards.
- 13.06.503 Residential compatibility standards.
- 13.06.510 Off-street parking.
- 13.06.511 Transit support facilities.
- 13.06.512 Pedestrian and bicycle support standards.
- 13.06.520 Signs.

13.06.300 Mixed-Use Center Districts.

A. District Purposes. The specific purposes of the Mixed-Use Center Districts regulations are to:

1. Increase the variety of development opportunities in Tacoma by encouraging greater integration of land uses within specific districts in a manner consistent with the Growth Management Act, the Regional Plan: Vision 2020, the County-Wide Planning Policies for Pierce County, and the City's comprehensive plan.
2. Strengthen the City's economic base by encouraging more efficient use of existing infrastructure and limited land supply through mixed-use, density, and design, as well as transit and pedestrian orientation in specified centers.
3. Allow and encourage a variety of housing options within mixed-use centers, including residences over businesses that can promote live-work arrangements which reduce demands on the transportation system.
4. Help provide employment opportunities closer to home and reduce vehicular trips for residents of the City and surrounding communities by encouraging mixed-use development.
5. Create a variety of suitable environments for various types of commercial and industrial uses, and protect them from the adverse effects of inharmonious uses.
6. Allow commercial and industrial growth in specified centers and/or districts while minimizing its impact on adjacent residential districts through requirements of buffering, landscaping, compatible scale, and design.
7. Accommodate and support alternative modes of transportation, including transit, walking, and bicycling, to reduce reliance on the automobile by making specified centers more "pedestrian-oriented" and "transit-oriented" through the provision of street amenities, landscaping, windows, continuous building frontages, limited curb cuts, and direct pedestrian entrances adjacent to the right-of-way and/or public sidewalk.
8. ~~Ensure the provision of adequate off-street parking and loading facilities in a manner which will not conflict with the previously described transit and pedestrian-oriented design.~~ Locate and design parking to be consistent with the overall intent of providing a pedestrian and transit-supportive environment that encourages human-oriented design instead of vehicle-oriented design and promotes alternatives to single-occupancy vehicles. Examples include building location at the street, parking location behind or within buildings ~~to the rear~~, adequate screening, avoidance of pedestrian-vehicle conflicts, and conveniently located transit stops.
9. Within Centers, the core areas of the district are the central hub and focus for the greatest level of growth and activity. Within these core areas, additional building height, enhanced standards, and design flexibility is appropriate to ensure that they are developed consistent with the community vision and goals for these areas, as outlined in the Comprehensive Plan.

B. Districts established. The following specific districts are established to implement the purposes of this section and the goals and policies of Tacoma's comprehensive plan:

1. NCX Neighborhood Commercial Mixed-Use District. To provide areas primarily for immediate day-to-day convenience shopping and services at a scale that is compatible and in scale with the surrounding neighborhood, including local retail businesses, professional and business offices, and service establishments. This district is intended to enhance, stabilize, and preserve the unique character and scale of neighborhood centers and require, where appropriate, continuous retail frontages largely uninterrupted by driveways and parking facilities with street amenities and direct pedestrian access to the sidewalk and street. Residential uses are encouraged as integrated components in all development.
2. CCX Community Commercial Mixed-Use District. To provide for commercial and retail businesses intended to serve many nearby neighborhoods and draw people from throughout the City. These areas are envisioned as evolving from traditional suburban development to higher density urban districts. Walking and transit use are facilitated through designs which decrease walking distances and increase pedestrian safety. Uses include shopping centers with a wide variety of commercial establishments; commercial recreation; gas stations; and business, personal, and financial services. Residential uses are encouraged in CCX Districts as integrated development components.
3. UCX and UCX-TD Urban Center Mixed-Use District. To provide for dense concentration of residential, commercial, and institutional development, including regional shopping centers, supporting business and service uses, and other regional attractions. These centers are to hold the highest densities outside the Central Business District. An urban center is a focus for both regional and local transit systems. A TD designation is used for the Urban Center Mixed-Use District in the Tacoma Dome area to provide specific transit-oriented development,

consistent with the Tacoma Dome Area Plan. Walking and transit use is facilitated through designs which decrease walking distances and increase pedestrian safety. Residential uses are encouraged in UCX Districts as integrated development components.

4. RCX Residential Commercial Mixed-Use District. To provide sites for medium- and high-intensity residential development in centers, with opportunities for limited mixed use. This district is primarily residential in nature and provides housing density on the perimeter of more commercial mixed-use zones.

Commercial uses in this district are small in scale and serve the immediate neighborhood. These uses provide opportunities for employment close to home. This district frequently provides a transition area to single-family neighborhoods.

5. CIX Commercial Industrial Mixed-Use District. To provide sites for a mix of commercial establishments and limited industrial activities, including light manufacturing, assembly, distribution, and storage of goods, but no raw materials processing or bulk handling. Larger scale buildings are appropriate. Residential uses are permitted.

6. NRX Neighborhood Residential Mixed-Use District. To provide for a predominantly residential neighborhood, to discourage removal of existing single-family residential structures; and to encourage in-fill residential development of appropriate size and design. This district is designed for areas characterized by an established mix of housing types and limited neighborhood commercial uses, in areas which were formerly zoned to permit residential development at densities greater than single-family, where redevelopment removed many existing single-dwelling structures and where there is continued development pressure that threatens single-family dwellings. Adaptive reuse of existing single-family detached structures as duplexes or triplexes is permitted with special review. Multiple-family dwellings in existence at the time of reclassification to NRX are conforming uses.

7. URX Urban Residential Mixed-Use District. To provide sites for medium intensity residential development, such as townhouses, condos and apartments. This district is residential in nature and provides housing density in proximity to more commercial mixed use zones. This district serves as a transition between more intensive MUC uses and surrounding residential areas.

8. HMX Hospital Medical Mixed-Use District. This district is intended for limited areas that contain hospitals and/or similar large scale medical facilities with limitations on non-medical uses to only allow uses which may serve typical needs of medical centers such as food and lodging. It is not intended for introduction into areas not containing or non-contiguous to a hospital or similar facility. Residential uses are also appropriate. This classification is not appropriate inside comprehensive plan designated low-intensity areas.

C. Applicability and pedestrian streets designated.

Applicability. The following tables compose the land use regulations for all Mixed-Use Center Districts. All portions of Section 13.06.300 and applicable portions of Section 13.06.500, apply to all new development of any land use variety, including additions and remodels, in all Mixed-Use Center Districts, unless explicit exceptions or modifications are noted. The requirements of Sections 13.06.300.A through 13.06.300.D are not eligible for variance. When portions of this section are in conflict with other portions of Chapter 13.06, the more restrictive shall apply.

TABLE C.1: MIXED-USE CENTER PEDESTRIAN STREETS ESTABLISHED

The following pedestrian streets are considered key streets in the development and utilization of Tacoma's mixed-use centers, due to pedestrian use, traffic volumes, transit connections, and/or visibility. They are designated for use ~~with other tables herein as follows:~~ with certain provisions in the mixed-use zoning regulations, including use restrictions and design requirements, such as increased transparency, weather protection and street furniture standards. In some centers, these "pedestrian streets" and/or portions thereof are further designated as "core pedestrian streets" for use with certain additional provisions, including Section 13.06.300.E.2, Height Bonuses. The "core pedestrian streets" are a subset of the "pedestrian streets," and thus, those provisions that apply to designated "pedestrian streets" also apply to designated "core pedestrian streets."

Mixed-Use Center	Designated Pedestrian Streets (All portions of the streets within Mixed-Use Center District zoning, unless otherwise noted.)	Designated Core Pedestrian Streets (All portions of the streets within Mixed-Use Centers, unless otherwise noted)
6th Avenue and Pine Street	6th Avenue	6 th Avenue
<u>Narrows (6th Avenue and Jackson)</u>	<u>6th Avenue</u>	<u>6th Avenue</u>
<u>Downtown Tacoma (Tacoma Dome Area)</u> <u>CBD (Tacoma Dome)</u>	Puyallup Avenue; East 25th Street*; East 26th Street; East D Street	<u>N/A</u>
<u>McKinley (East 34th and McKinley)</u>	<u>McKinley Avenue from Wright Avenue to East 39th Street*</u>	<u>McKinley Avenue from Wright Avenue to East 36th Street</u>
Lower Portland Avenue	Portland Avenue*, East 32 nd Street, East 29 th Street	<u>Portland Avenue</u>
<u>Proctor (North 26th Street and Proctor Street)</u>	North 26th Street; North Proctor Street*	<u>North 26th Street; North Proctor Street</u>
<u>Stadium (North 1st Street and Tacoma Avenue) (Stadium)</u>	Division Avenue from North 2nd Street to Tacoma Avenue; Tacoma Avenue*; North 1st Street; North I Street	<u>Division Avenue from North 2nd Street to Tacoma Avenue; Tacoma Avenue*; North 1st Street</u>
<u>Martin Luther King Jr. (South 11th Street and Martin Luther King Jr. Way)</u>	Martin Luther King Jr. Way*; South 11th Street; South 12th <u>Earnest S. Brazill</u> Street; 6th Avenue	<u>Martin Luther King Jr. Way from S. 9th to S. 15th, South 11th Street; Earnest S. Brazill Street</u>
<u>Lincoln (South 38th Street and G Street) (Lincoln)</u>	South 38th Street*; South G and Yakima Avenue from South 36th Street to South 39th Street	<u>South 38th Street, South G Street north of Division Avenue</u>
<u>South 34th and Pacific</u>	<u>Pacific Avenue</u>	<u>Pacific Avenue</u>
South 56th Street and South Tacoma Way	South Tacoma Way*; South 56th Street	<u>South Tacoma Way</u>
South East 72nd Street and Portland Avenue	South East 72nd Street*; Portland Avenue	<u>East 72nd Street, Portland Avenue</u>
South 72nd Street and Pacific Avenue	South 72nd Street; Pacific Avenue*	<u>Pacific Avenue</u>
Tacoma Central/Allenmore	Union Avenue*; <u>South 19th Street between South Lawrence Street and South Union Avenue</u>	<u>Union Avenue south of South 18th Street; South 19th Street between South Lawrence Street and South Union Avenue</u>
Tacoma Mall Area	South 47th/48th Transition Street; Steele Street*	<u>N/A</u>
TCC/James Center	Mildred Street*; South 19th Street	<u>Mildred Street south of South 12th Street; South 19th Street</u>
Westgate	Pearl Street*; North 26th Street	<u>Pearl Street</u>
* Indicates primary designated pedestrian streets for use with certain requirements of Chapter 13.06). In centers where multiple streets are designated, one street is designated the Primary Pedestrian Street. This is used when applying certain provisions, such as the maximum setback requirements for projects that abut more than one pedestrian street.		

D. Land use requirements.

1. Use requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed. Use classifications not listed in this section or provided for in Section 13.06.500 are prohibited, unless permitted via Section 13.05.030.E.

2. Use table abbreviations.

P	=	Permitted use in this district.
CU	=	Conditional use in this district. Requires conditional use permit, consistent with the criteria and procedures of Section 13.06.640.
TU	=	Temporary use consistent with Section 13.06.635.
N	=	Prohibited use in this district.

3. District use table.

Type of Mixed-Use Center District	NCX	CCX	UCX	UCX-TD	RCX *	CIX	NRX	HMX	URX	Additional Regulations* The gross floor area of any development in RCX must be at least 75 percent residential unless otherwise noted.
Adult retail and entertainment	N	N	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	Prohibited, except as provided for in Section 13.06.525.
Adult family home	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	See definition for bed limit. Prohibited at street level along designated pedestrian streets in NCX. Not subject to minimum densities found in Section 13.06.300.E.
Ambulance services	N	CU	CU	CU	N	P	<u>N</u>	<u>P</u>	<u>N</u>	
Animal sales and service	P	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	Must be conducted entirely within an enclosed building. See Table 13.06.200.D for setback requirements specific to animal sales and service. Must be set back 20 feet from any adjacent residential district or use.
Art/craft production	P	P	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	
Assembly facility	P	P	P	P	CU	P	<u>N</u>	<u>N</u>	<u>N</u>	Prohibited at street level along designated pedestrian streets in NCX.
Brewpubs/ taverns	P	P	P	P	P	P	<u>N</u>	<u>N</u>	<u>N</u>	Brewpubs located in NCX, CCX, UCX, and RCX shall be limited to producing, on-premises, a maximum of 2,400 barrels per year of beer, ale, or other malt beverages, as determined by the annual filings of barrelage tax reports to the Washington State Liquor Control Board. UCX-TD is limited to 5,000 barrels in the same manner. Equivalent volume winery limits apply.
Building materials and services	N	P	P	CU	N	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>Prohibited at street level along frontage of designated core pedestrian streets.</u>
Business support services	P	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	In NCX, all activities must occur within buildings; outdoor storage/repair is prohibited. Customer service offices must be located at building fronts on designated pedestrian streets in NCX.

Type of Mixed-Use Center District	NCX	CCX	UCX	UCX-TD	RCX *	CIX	NRX	HMX	URX	Additional Regulations* The gross floor area of any development in RCX must be at least 75 percent residential unless otherwise noted.
Carnivals	TU	TU	P	TU	N	TU	<u>N</u>	<u>TU</u>	<u>TU</u>	Subject to Section 13.06.635.
Cemetery/internment services	N	N	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	New facilities are not permitted. Enlargement of facilities cemeteries in existence prior to the effective date of this provision (May 27, 1975) at the time of adoption of this chapter may be approved in any zoning district subject to a conditional use permit. See Section 13.06.640.
Commercial recreation and entertainment	P	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	
Commercial parking facility	P	P	P	P	N	P	<u>N</u>	<u>P</u>	<u>N</u>	In UCX-TD, only permitted if provided in a structure or below ground facility. Prohibited at street level along frontage of designated pedestrian streets in NCX and CCX Districts.
Communication facility	CU	CU	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	Prohibited at street level along frontage of designated pedestrian streets in NCX and CCX Districts.
Confidential shelter	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	See Section 13.06.535. Prohibited at street level along frontage of designated core pedestrian streets in NCX. Not subject to minimum densities founding Section 13.06.300.E.
Continuing care retirement community	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	See Section 13.06.535. Prohibited at street level along frontage of designated core pedestrian streets in NCX.
Correctional facility	N	N	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	
Cultural institutions	P	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	
Day care, family	P	P	P	P	P	N	<u>P</u>	<u>P</u>	<u>P</u>	
Day care, center	P	P	P	P	P	P	<u>CU</u>	<u>P</u>	<u>P</u>	Not subject to RCX residential requirement.
Detoxification center	N	N	N	N	N	CU	<u>N</u>	<u>CU</u>	<u>N</u>	
Drive-throughs with any use	P	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	Drive-through driveways must be located at least 150 feet from any bus stop or transit center. Drive-through windows shall not face or orient toward any designated pedestrian street, and waiting and/or stacking lanes shall be screened from view. Drive-through uses that are not located within a building are prohibited from locating within 100 feet of a light rail street. See Section 13.06.510 Table 2 for driveway standards.
Dwellings/ residential	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				Prohibited at street level along designated pedestrian streets in NCX. See Section 13.06.300.E for minimum densities.
<u>Dwelling, single-family detached</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>See Section 13.06.300.C. See Section 13.06.300.E for minimum densities.</u>

Type of Mixed-Use Center District	NCX	CCX	UCX	UCX-TD	RCX [*]	CIX	NRX	HMX	URX	Additional Regulations* The gross floor area of any development in RCX must be at least 75 percent residential unless otherwise noted.
<u>Dwelling, two-family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>P</u>	<u>P</u>	In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. See Section 13.06.300.C. See Section 13.06.300.E for minimum densities.
<u>Dwelling, three-family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>P</u>	<u>P</u>	In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. See Section 13.06.300.C. See Section 13.06.300.E for minimum densities.
<u>Dwelling, multiple-family</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. Entrances, lobbies, management offices, and similar common facilities that provide access to and service multi-family uses located above and/or behind street-level uses shall be allowed, as long as they occupy no more than 50-percent or 75 feet of the core pedestrian street-level frontage, whichever is less. See Section 13.06.300.C. See Section 13.06.300.E for minimum densities. In the NRX District, multiple-family dwellings lawfully in existence on XXXXX , the time of reclassification to this district, shall be considered permitted uses; said multiple-family dwellings may continue and may be changed, repaired, replaced or otherwise modified, provided, however that the use may not be expanded beyond property boundaries owned, leased, or operated as a multiple-family dwelling on XXXXX .
<u>Dwelling, townhouse</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>P</u>	<u>P</u>	In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. See Section 13.06.300.C. See Section 13.06.300.E for minimum densities.
<u>Dwelling, accessory (ADU)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. See Section 13.06.300.C. See Section 13.06.150 for specific Accessory Dwelling Unit (ADU) Standards.
Eating and drinking	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	Outdoor seating <u>is</u> permitted with a 12-seat m Maximum in RCX. In RCX live entertainment <u>is</u> limited to that consistent with a Class "C" Cabaret license, as designated in Chapter 6B.70-44. In all other districts, live entertainment <u>is</u> limited to that consistent with a either a Class "B" or Class "C" Cabaret license, as designated in Chapter 6B.70-44. See Section 13.06.200.D for size limitations in HMX.
Emergency and transitional housing	<u>CU</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CU</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	See Section 13.06.535. In NCX and CCX Districts, p Prohibited at street level along frontage of designated <u>core</u> pedestrian streets.
Extended care facility	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	See Section 13.06.535. In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets.

Type of Mixed-Use Center District	NCX	CCX	UCX	UCX-TD	RCX *	CIX	NRX	HMX	URX	Additional Regulations* The gross floor area of any development in RCX must be at least 75 percent residential unless otherwise noted.
Food and non-alcoholic beverage production and processing, limited	P	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	Not to exceed 4,000 square feet or 45 percent of the gross floor area, whichever is less, and must include a retail component fronting the street at the sidewalk level.
Foster home	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets.</u>
Funeral homes	P	P	P	P	N	P	<u>N</u>	<u>P</u>	<u>N</u>	
Gas stations	N	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>Prohibited along frontage of designated pedestrian streets within the UCX and CCX Districts. Gas station pump islands, stacking lanes and parking areas shall be located at the side or rear of the building.</u>
Golf course	<u>P N</u>	<u>P N</u>	<u>P N</u>	<u>P N</u>	<u>P N</u>	<u>P N</u>	<u>N</u>	<u>N</u>	<u>N</u>	
Group housing	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets in NCX.</u>
Heliport	N	N	N	N	N	CU	<u>N</u>	<u>CU</u>	<u>N</u>	
<u>Home Occupation</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Home occupations shall be allowed in all X-Districts pursuant to the standards found in Section 13.06.100.E</u>
Hospitals	N	CU	CU	CU	N	P	<u>N</u>	<u>P</u>	<u>N</u>	
Hotel/motel	P	P	P	P	N	P	<u>N</u>	<u>P</u>	<u>N</u>	
Industry, <u>limited light</u>	N	N	N	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	In UCX-TD, only permitted if 50 percent of site contains an enclosed building.
Intermediate care facility	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	See Section 13.06.535. <u>In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets in NCX.</u>
Juvenile community facility	P	P	P	P	P/C U	P	<u>CU</u>	<u>N</u>	<u>P/CU</u>	<u>In NCX and CCX Districts, prohibited at street level along frontage of designated core pedestrian streets. See Section 13.06.530 for additional information about size limitations and permitting requirements. Permitted with no more than 16 residents in the NCX, CCX, UCX, and CIX zoning districts. Permitted with no more than 8 residents in the RCX zoning district. Permitted with a Conditional Use Permit for more than 8, but not more than 16, residents in the RCX zoning district. All development is subject to Section 13.06.530.</u>
Lodging house	P	P	P	P	P	P	<u>CU</u>	<u>P</u>	<u>P</u>	Prohibited at street level along <u>frontage of</u> designated <u>core</u> pedestrian streets in NCX <u>and CCX Districts.</u>

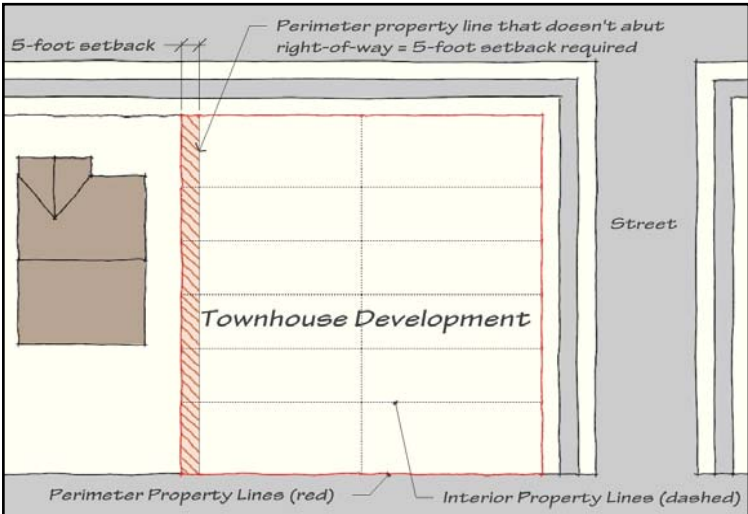
Type of Mixed-Use Center District	NCX	CCX	UCX	UCX-TD	RCX *	CIX	NRX	HMX	URX	Additional Regulations* The gross floor area of any development in RCX must be at least 75 percent residential unless otherwise noted.
Microwinery, limited	P	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	Must include a retail component that occupies a minimum of 500 gross square feet of usable space, fronts the street at sidewalk level or has a well-marked and visible entrance at sidewalk level, and is open to the public a minimum of forty (40) hours per week. All production activities must be conducted within an enclosed building. Outside storage is allowed provided screening and/or buffer planting areas are provided in accordance with Section 13.06.502. DB .
Mobile home/trailer court	N	N	N	N	N	N	<u>N</u>	<u>N</u>	<u>N</u>	
Nurseries	P	P	P	N	N	P	<u>N</u>	<u>N</u>	<u>N</u>	
Office	P	P	P	P	P	P	<u>N</u>	<u>P</u>	<u>N</u>	Not subject to RCX residential requirement for properties fronting the west side of South Pine Street between South 40th Street and South 47th Street.
Park and recreation	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	Not subject to RCX residential requirement.
Parking area	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>				Parking may be located in structures, consistent with Section 13.06.510.
Passenger terminals	P	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	
Personal services	P	P	P	P	P	P	<u>N</u>	<u>P</u>	<u>N</u>	<u>See Section 13.06.200.D for size limitation in HMX.</u>
Public safety facilities	P	P	P	P	P	P	<u>CU</u>	<u>P</u>	<u>P</u>	Not subject to RCX residential requirement.
Religious assembly	P	P	P	P	P	P	<u>CU</u>	<u>P</u>	<u>P</u>	Not subject to RCX residential requirement.
Repair services	P	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	In NCX, all activities must occur within buildings; outdoor storage/repair is prohibited.
Research and development industry	N	N	N	N	N	P	<u>N</u>	<u>N</u>	<u>N</u>	
Residential care facility for youth	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	See Section 13.06.535. See definition for bed limit. <u>In NCX and CCX Districts,</u> prohibited at street level along <u>frontage of designated core</u> pedestrian streets in NCX Districts . Not subject to minimum densities found in Section 13.06.300.E.
Residential chemical dependency treatment facility	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	See Section 13.06.535. <u>In CCX and NCX Districts, prohibited at street level along frontage of designated core pedestrian streets.</u>

Type of Mixed-Use Center District	NCX	CCX	UCX	UCX-TD	RCX *	CIX	NRX	HMX	URX	Additional Regulations* The gross floor area of any development in RCX must be at least 75 percent residential unless otherwise noted.
Retirement home	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	See Section 13.06.535. <u>In NCX and CCX Districts</u> , prohibited at street level along <u>frontage of</u> designated <u>core</u> pedestrian streets <u>in NCX</u> .
Retail	P	P	P	P	P	P	<u>N</u>	<u>P</u>	<u>N</u>	<u>See Section 13.06.200.D for size limitation in HMX.</u>
Schools, public or private	P	P	P	P	P	P	<u>N</u>	<u>P</u>	<u>N</u>	Not subject to RCX residential requirement.
Self-storage	N	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	<u>In NCX and CCX Districts</u> , prohibited at street level along <u>frontage of</u> designated <u>core</u> pedestrian streets.
<u>Shipping Container</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Allowed only as a temporary use associated with an ongoing construction project.</u>
Staffed residential home	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>P</u>	See Section 13.06.535. See definition for bed limit. Prohibited at street level along designated <u>core</u> pedestrian streets in NCX and CCX Districts. Not subject to minimum densities found in Section 13.06.300.E.
Student housing	P	P	P	P	P	P	<u>N</u>	<u>P</u>	<u>P</u>	Prohibited at street level along <u>frontage of</u> designated <u>core</u> pedestrian streets in NCX and CCX Districts.
Surface mining	CU	CU	CU	CU	CU	CU	<u>N</u>	<u>CU</u>	<u>CU</u>	
Temporary uses	TU	TU	TU	TU	TU	TU	<u>TU</u>	<u>TU</u>	<u>TU</u>	<u>See Section 13.06.635</u>
Theater	P	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	Theaters only permitted up to 4 screens in NCX and CCX. Theaters only permitted up to 6 screens in CIX.
Utilities	CU	CU	CU	CU	CU	CU	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>In NCX and CCX Districts</u> , prohibited at street level along <u>frontage of</u> designated <u>core</u> pedestrian streets <u>in NCX</u> . Not subject to RCX residential requirement.
Vehicle rental and sales	<u>N*</u>	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	In UCX-TD, only permitted if 50 percent of site contains an enclosed building. <u>In CCX Districts</u> , <u>prohibited along frontage of designated core pedestrian streets</u> . *Use permitted in the 56th Street and South Tacoma Way Mixed-Use Center NCX only, if all activities occur within buildings; outdoor storage repair, and sales are prohibited.
Vehicle service and repair	<u>N*</u>	P	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	All activities must occur within buildings; outdoor storage and/or repair is prohibited. In UCX-TD, only permitted if 50 percent of site contains an enclosed building. <u>In CCX Districts</u> , <u>prohibited along frontage of designated core pedestrian streets</u> . *Use permitted in the 56th Street and South Tacoma Way Mixed-Use Center NCX only, if all activities occur within buildings; outdoor storage and/or repair is prohibited.

Type of Mixed-Use Center District	NCX	CCX	UCX	UCX-TD	RCX [*]	CIX	<u>NRX</u>	<u>HMX</u>	<u>URX</u>	Additional Regulations [*] The gross floor area of any development in RCX must be at least 75 percent residential unless otherwise noted.
Vehicle service and repair, industrial	N	N	P	P	N	P	<u>N</u>	<u>N</u>	<u>N</u>	
Vehicle storage	N	N	N	N	N	P	<u>N</u>	<u>N</u>	<u>N</u>	Subject to development standards contained in Section 13.06.510.D.
Warehouse, storage	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	P	<u>N</u>	<u>N</u>	<u>N</u>	
Wholesale or distribution	N	N	N	N	N	P	<u>N</u>	<u>N</u>	<u>N</u>	
Wireless communication facility	P*/CU**	P*/CU**	P*/CU**	P*/CU**	P*/CU**	P*/CU**	<u>P*/CU**</u>	<u>P*/CU**</u>	<u>P*/CU**</u>	*Wireless communication facilities are also subject to Section 13.06.545.D.1. **Wireless communication facilities are also subject to Section 13.06.545.D.2.
Work release center	N	N	CU	N	N	CU	<u>N</u>	<u>N</u>	<u>N</u>	Permitted with no more than 15 residents in the UCX and no more than 25 residents in the CIX, subject to a Conditional Use Permit and the development regulations found in Section 13.06.550.

E. Building envelope standards.

1. The following table contains the primary building envelope requirements. [See Section 13.06.501 for additional requirements:](#)

	NCX~	CCX	UCX	UCX-TD*	RCX	CIX	<u>NRX</u>	<u>HMX</u>	<u>URX</u>	Additional Requirements
Minimum lot area	0 square feet <u>minimum</u>	0 square feet <u>minimum</u>	0 square feet <u>minimum</u>	0 square feet <u>minimum</u>	0 square feet <u>minimum</u>	0 square feet <u>minimum</u>	<u>3,750 square feet for single-family dwellings; 2,500 square feet per unit for duplexes; 6,000 square feet for triplexes and multi-family dwellings; 5,000 square feet total per townhouse development</u>	<u>0 square feet</u>	<u>0 square feet</u>	
Minimum lot width	0 feet <u>minimum</u>	0 feet <u>minimum</u>	0 feet <u>minimum</u>	0 feet <u>minimum</u>	0 feet <u>minimum</u>	0 feet <u>minimum</u>	<u>25 feet for single-family dwellings, duplexes and triplexes; 14 feet for townhouses</u>	<u>0 feet</u>	<u>0 feet</u>	
Minimum yards: • Front • Side • Corner side • Rear	0 feet <u>minimum</u>	0 feet <u>minimum</u>	0 feet <u>minimum</u>	0 feet <u>minimum</u>	0 feet <u>minimum</u>	0 feet <u>minimum</u>	<p><u>For single, two- and three-family dwellings and townhouses:</u></p> <p><u>10-foot front, 5-foot sides, 15-foot rear</u></p> <p><u>For other uses:</u></p> <p><u>10-foot front, 7.5-foot sides, 20-foot rear</u></p>	<p><u>0 feet</u></p> <p>For townhouse developments, a setback of at least 5 feet shall be provided along the perimeter of the development on all sides that do not abut public street or alley right-of-way (see diagram to left)</p>	<p><u>0 feet</u></p> <p>For townhouse developments, a setback of at least 5 feet shall be provided along the perimeter of the development on all sides that do not abut public street or alley right-of-way (see diagram to left)</p>	<p>See Section 13.06.300.F; §See Section 13.06.503. If a buffer is required, a minimum setback is created.</p> <p><u>Townhouse setback standards apply to the perimeter property lines of the development and not to individual internal property lines between townhouses in the same development.</u></p> <p><u>See 13.06.501.N for additional requirements applicable to duplex, triplex and townhouse developments.</u></p>
<p>For townhouse developments, a setback of at least 5 feet shall be provided along the perimeter of the development on all sides that do not abut public street or alley right-of-way</p> 										

	NCX [~]	CCX	UCX	UCX-TD*	RCX	CIX	<u>NRX</u>	<u>HMX</u>	<u>URX</u>	Additional Requirements
Maximum height of structures (feet)	45 feet; 65 feet in the North 1st Street and Tacoma Avenue Mixed-Use Center NCX Stadium Mixed-Use Center Districts).	60 feet; 75 feet, if at least 25 percent of gross floor area is residential.	75 feet; 120 feet, if at least 25 percent of gross floor area is residential.	75 feet*, 120 feet, if for a cultural institution or at least 25 percent of gross floor area is residential, including hotels.	60 feet; unless an RCX zone abuts a NCX zone then the maximum height shall equal the abutting NCX maximum height.	75 feet	<u>35 feet</u>	<u>150 feet</u>	<u>45 feet</u>	Height will be measured consistent with Building Code, Height of Building. <u>Maximum heights, shall be superseded by the provisions of Section 13.06.503.A.</u>
	[~] In NCX and RCX Districts, additional height may be allowed in certain areas through the X-District Height Bonuses – see <u>Section 13.06.300.E.2</u>									
	[*] In UCX-TD, for all properties lying south of a line running parallel to the center line of the alley between East 26th Street and East 27th Street starting at the western district boundary of the UCX-TD zone and running east to the center line of East E Street, then north to the center line of East 26th Street, then east to the eastern district boundary of the UCX-TD zone, height is 120 feet, if at least 4 of the design elements found in Section 13.06A.080 (excluding Section 13.06A.080(8)) are incorporated into the project. Height can be increased to 225 feet, if at least 4 of the design elements are incorporated and 2 of the special features found in Section 13.06A.090 (excluding Section 13.06A.090(7)) are included.									
Upper story setback	None See <u>Section 501.C.2</u> for <u>stepback standards along pedestrian streets</u>	None See <u>Section 501.C.2</u> for <u>stepback standards along pedestrian streets</u>	None	10 feet from adjacent lot line for portion over 50 feet in height	None	None	<u>None</u>	<u>None</u>	<u>None</u>	See Section 13.06.503; residential <u>transition standards compatibility requirement</u> may also apply.

	NCX~	CCX	UCX	UCX-TD*	RCX	CIX	<u>NRX</u>	<u>HMX</u>	<u>URX</u>	Additional Requirements
Maximum business occupancy size (gross floor area)	30,000 square feet; 45,000 square feet for full service grocery stores only; <u>offices shall be exempt from these limits.</u>	None	None	None	25 percent of <u>the building's</u> gross floor area <u>of the development</u> . (75 percent of gross floor area must be residential.)	None	<u>None</u>	<u>7,000 SF for eating, drinking, retail and personal service uses</u>	<u>None</u>	See Section 13.06.300.D for limited <u>exemptions</u> for RCX District
Minimum density (units/acre)	<u>9 30; 40 on designated pedestrian streets (see Section 13.06.300.C)</u>	<u>45 30; 40 on designated pedestrian streets (see Section 13.06.300.C)</u>	<u>30 40</u>	30	<u>45 30; 40 on designated pedestrian streets (see Section 13.06.300.C)</u>	None	<u>None</u>	<u>None</u>	<u>25</u>	One-family dwellings; <u>projects that do not include residential uses; and mixed-use projects (such as residential & commercial, residential & industrial, or residential & institutional)</u> are exempt from minimum-density requirements.
<u>For purposes of this provision, density shall be calculated by dividing the total number of dwelling units in a development by the area, in acres, of the development site, excluding any accessory dwelling units or areas dedicated or reserved for public rights-of-way or full private streets.</u>										

2. X-District Height Bonuses. The X-District Height Bonus program provides a mechanism to allow for additional height for projects within certain portions of the Neighborhood Mixed-Use Centers. It is designed to encourage new growth and foster economic vitality within the centers, consistent with the State Growth Management Act and the City's Comprehensive Plan, while balancing taller buildings and greater density with public amenities that help achieve the community's vision for the centers, with improved livability, enhanced pedestrian and transit orientation, and a quality built environment, and realize other City-wide goals. Through this program, projects within certain areas may qualify for additional building height, above and beyond the standard maximum height limits outlined above, under Subsection E.1. In order to achieve these increased height limits, projects are required to provide one or more public benefit bonus features.

a. Applicability. Where applicable in the Mixed-Use Centers, the height bonus provision allows for projects to be eligible to increase the standard maximum height limit through the incorporation of one or more public benefit features into the development of the project. These public benefit features are divided into two levels, each of which is outlined below. Eligibility for this height bonus program is as follows:

(1) In the Proctor, Lincoln, 6th & Pine, McKinley, and Narrows Mixed-Use Centers, properties or portions of properties located within the NCX District and within 200 feet of the centerline of a designated core pedestrian street are eligible for this bonus program. Projects within these areas shall be eligible to increase the applicable maximum height limit up to 20 feet through inclusion of one or more of the public benefit features outlined in the Height Bonus Palette – Level 1.

(2) In the Stadium Mixed-Use Center, properties or portions of properties located within the NCX District and within 200 feet of the centerline of a designated core pedestrian street are eligible for this bonus program. Projects within these areas shall be eligible to increase the applicable maximum height limit up to 10 feet through inclusion of one or more of the public benefit features outlined in the Height Bonus Palette – Level 1. In addition, projects within these areas shall also be eligible to increase the applicable maximum height limit up to an additional 10 feet (for a total maximum increase of 20 feet) through the inclusion of public benefit features outlined in the Height Bonus Palette – Level 2.

(3) In the MLK and 56th & South Tacoma Way Centers, properties or portions of properties located within the NCX District and within 200 feet of the centerline of a designated core pedestrian street are eligible for this bonus program. Projects within these areas shall be eligible to increase the applicable maximum height limit up to 20 feet through inclusion of one or more of the public benefit features outlined in the Height Bonus Palette – Level 1. In addition, projects within these areas shall also be eligible to increase the applicable maximum height limit up to an additional 20 feet (for a total maximum increase of 40 feet) through the inclusion of public benefit features outlined in the Height Bonus Palette – Level 2.

(4) In the MLK Mixed-Use Center, properties or portions of properties located within the NCX District that are not within 200 feet of the centerline of a designated core pedestrian street are eligible for this bonus program. Projects within these areas shall be eligible to increase the applicable maximum height limit up to 20 feet through inclusion of one or more of the public benefit features outlined in the Height Bonus Palette – Level 1.

(5) In the MLK Mixed-Use Center, properties or portions of properties that are zoned RCX, are located east of Martin Luther King Jr. Way, and are located between South 9th and South 13th Streets are eligible for this bonus program. Projects within these areas shall be eligible to increase the applicable maximum height limit up to 10 feet through the inclusion of one or more of the public benefit features outlined in the Height Bonus Palette – Level 1 (except that the “Residential Use” item is not available in this area). In addition, projects within these areas shall also be eligible to increase the applicable maximum height limit up to an additional 10 feet (for a total maximum increase of 20 feet) through the inclusion of public benefit features outlined in the Height Bonus Palette – Level 2.

(6) As used in Subsections (1) through (3), above, the 200-foot depth used to define the areas eligible for the height bonus program shall be extended to encompass an entire development site when at least 60% of the development site is within the standard 200-foot deep bonus area. For purposes of this provision, the “development site” can include multiple parcels as long as they are part of the same project proposal and are abutting or separated by no more than an alley right-of-way.

(7) Projects that qualify for this program are still subject to the upper-story stepback restrictions found in Section 13.06.503.A.

b. Height Bonus Palettes. The two tables below outline the various public benefit features available for incorporation as part of a project in order to increase maximum height limits, as described above. The following limitations and guidelines apply to the use of the bonus palettes:

(1) In no case, regardless of how many bonus features are incorporated, can the additional maximum height limits outlined above be exceeded.

(2) In cases where the bonus height associated with a feature exceeds the maximum bonus height available, that bonus feature can be incorporated but shall only be worth the maximum amount available. For example, if the maximum amount available is 10 feet and a project incorporates the “Affordable Housing” bonus feature (which is normally worth 20 feet), that feature would only be worth 10 feet in that case.

(3) Within each level, projects can include any combination of the available features to achieve the additional allowed height. In those areas where the maximum height bonus available is divided into two steps, the bonus features in the Level 2 palette can not be utilized for the first step of additional height and the bonus features in the Level 1 palette can not be utilized for the second step of additional height.

(4) The bonus palettes identify the minimum of what must be incorporated in order to achieve each feature and qualify for the associated bonus height. Bonus features must be provided in full in order to qualify and partial credit is not available. For example, the “Residential Use” bonus feature requires that at least 50% of the project be residential in order to receive 10 feet of additional height – providing 25% of the project as residential is not worth 5 feet.

(5) Bonus features can not be counted more than once toward the additional allowed height or be worth more than the maximum height identified for that feature, even if the project provides more than the minimum amount required to qualify (providing a bonus feature twice or at twice the level described is not worth twice the bonus amount). A limited exception to this restriction is allowed for green roofs, such that a green roof can count as the “Green Roof” bonus item and also be one part of a larger design strategy to achieve the “LID Stormwater Management” or “Energy Efficiency” bonus items.

(6) Bonus features are not subject to variance.

(7) Height Bonus Palette – Level 1:

<u>HEIGHT BONUS PALETTE – LEVEL 1</u>		
<u>BONUS FEATURE</u>	<u>DEFINITION</u>	<u>BONUS HEIGHT</u>
<u>PEDESTRIAN-ORIENTED ENVIRONMENT</u>		
<u>Ground Floor Retail or Restaurant</u>	<u>At least 70% of ground floor project street frontage along the designated core pedestrian street designed to accommodate retail and/or restaurant uses. Retail space(s) shall be a minimum of 1,000 square feet and have a minimum depth and width of 25 feet. Restaurant space(s) shall be a minimum of 2,000 square feet and shall incorporate necessary venting and sewer facilities. The space shall have a minimum interior height of 12 feet from the finished floor to the finished ceiling above and have direct visibility and accessibility from the public sidewalk</u>	<u>5 feet</u>
<u>Public Art (1%)</u>	<u>A feature worth 1% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council), to be installed on-site, exterior to the building with a location and design that benefits the streetscape, or in an approved off-site location within the same Mixed-Use Center and within 1,000 feet of the project site. Art features shall be coordinated with the City’s Arts Administrator and approved by the Arts Commission.</u>	<u>5 feet</u>
<u>Structured Parking (50%)</u>	<u>At least 50% of the required parking is provided within the building footprint (above or below ground). For project that do not require parking but wish to utilize this feature, the amount required shall be based on the amount of parking that would be required for the proposed development if it were not exempted.</u>	<u>10 feet</u>
<u>Structured Parking (100%)</u>	<u>All parking is provided within building footprint (above or below ground). For projects that do not require parking but wish to utilize this feature, the amount required shall be at least the amount of parking that would be required for the proposed development if it were not exempted.</u>	<u>20 feet</u>
<u>TRANSIT-ORIENTED DEVELOPMENT</u>		
<u>Transit Stop/Station Improvement</u>	<u>Provide twice the level of improvements that are required by code. If no improvements are required, provide the first level of required improvements. Only applicable to transit stops located within 500 feet of the project site. Must coordinate with Pierce Transit. See Section 13.06.511, Transit Support Facilities.</u>	<u>5 feet</u>

<u>HEIGHT BONUS PALETTE – LEVEL 1</u>		
<u>BONUS FEATURE</u>	<u>DEFINITION</u>	<u>BONUS HEIGHT</u>
<u>Residential Use</u>	<u>Residential use for at least 50% of a mixed-use project's floor area.</u>	<u>10 feet</u>
<u>SUSTAINABILITY</u>		
<u>LID Stormwater Management</u>	<u>Manage stormwater through an integrated system and management plan that utilizes various low impact development techniques, such as permeable surfaces, roof rainwater collection systems, bioretention/rain gardens, etc. System shall be designed to result in no net increase in the rate and quantity of stormwater runoff from existing to developed conditions or, if the amount of existing imperviousness on the project site is greater than 50%, the system shall be designed to result in a 25% decrease in the rate and quantity of stormwater runoff. The system shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities.</u>	<u>10 feet</u>
<u>Green Roof</u>	<u>Provide a green roof that covers at least 60% of the building footprint. Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities. Green roofs shall conform to best available technology standards, such as those published by Leadership in Energy and Environmental Design (LEED).</u>	<u>10 feet</u>
<u>Solar Energy Collection</u>	<u>Install a solar energy collection system on the site that is designed to provide at least 15% of the expected annual operating energy for the building. The system shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such systems.</u>	<u>10 feet</u>
<u>Adjacent Historic Rehabilitation</u>	<u>Retention, renovation and incorporation of a designated or listed City Landmark adjacent to new construction. Renovation must qualify as a “substantial rehabilitation” as defined in RCW 84.26.020(2). Incorporation and renovation shall be coordinated with the City’s Historic Preservation Officer and approved by the Landmarks Preservation Commission.</u>	<u>10 feet</u>
<u>Landmark Designation</u>	<u>Voluntary placement of any significant, historic building in the same Mixed-Use Center on the Tacoma Register of Historic Places. Notice of intent to utilize incentive required in writing prior to submittal of Landmark Nomination. Listing is subject to the approval of the Landmarks Preservation Commission and City Council.</u>	<u>10 feet</u>
<u>Historic Façade Retention</u>	<u>Retention and incorporation of an existing façade that is 50 or more years in age. The project shall retain 100% of the original front wall surface, window and door configurations, cornice line, parapet and any original architectural ornamentation. New construction exceeding the height of the original façade must be setback behind the street-side plane of the original façade. Subject to the approval of the Historic Preservation Officer.</u>	<u>10 feet</u>
<u>Energy Efficiency</u>	<u>Design the structure to reduce energy usage beyond the prerequisite standards by at least 20% for new structures and 10% for existing structures or existing portions of structures. Project shall utilize an energy cost budget analysis to demonstrate energy savings over current standards.</u>	<u>10 feet</u>
<u>QUALITY OF LIFE</u>		
<u>Affordable Housing</u>	<u>At least 20% of residential units provided for households making less than 80% of area median income. In order to qualify, the affordable units shall meet all of the standards prescribed through the City’s Multi-family Property Tax Incentive program.</u>	<u>20 feet</u>

<u>HEIGHT BONUS PALETTE – LEVEL 1</u>		
<u>BONUS FEATURE</u>	<u>DEFINITION</u>	<u>BONUS HEIGHT</u>
<u>Open Space Fund Contribution (0.5%)</u>	<u>Contribution to the City’s Open Space Fund in an amount equal to 0.5% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council). These funds would be utilized for acquisition and management of open spaces within the City, with a particular focus, when appropriate, on acquiring and managing open spaces within and in close proximity to the subject Mixed-Use Center.</u>	<u>10 feet</u>
<u>Transfer of Development Rights (TDR)</u>	<u>Use of TDRs from an identified TDR sending area. This feature shall become effective as of the date of adoption of a TDR program by the City.</u>	<u>10 feet</u>

(8) Height Bonus Palette – Level 2:

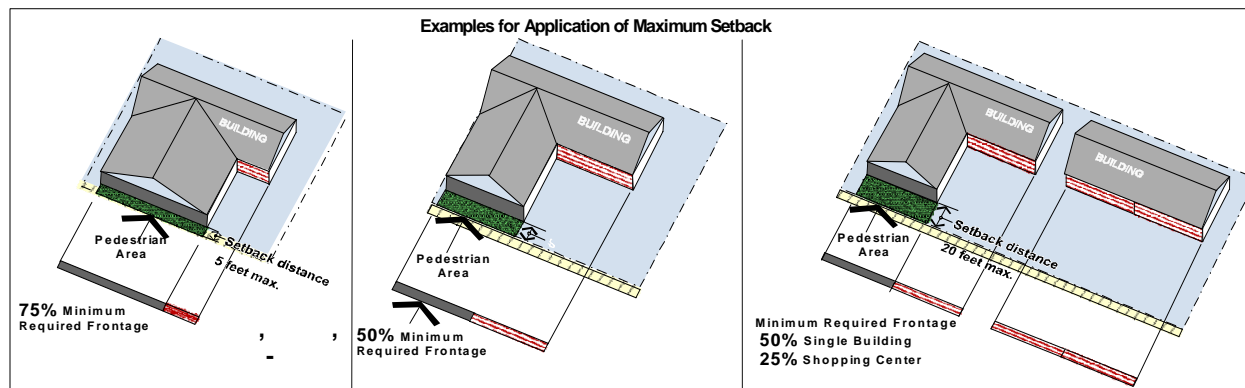
<u>HEIGHT BONUS PALETTE – LEVEL 2</u>		
<u>BONUS FEATURE</u>	<u>DEFINITION</u>	<u>BONUS HEIGHT</u>
<u>QUALITY OF LIFE</u>		
<u>Open Space Fund Contribution (0.5%)</u>	<u>Contribution to the City’s Open Space Fund in an amount equal to 0.5% of the value of the building (as calculated using the latest Building Valuation Data published by the International Code Council). These funds would be utilized for acquisition and management of open spaces within the City, with a particular focus, when appropriate, on acquiring and managing open spaces within and in close proximity to the subject Mixed-Use Center.</u>	<u>10 feet (Stadium Center and MLK Center RCX-zoned area); 20 feet (MLK and 56th & South Tacoma Way Centers)</u>
<u>Transfer of Development Rights (TDR)</u>	<u>Use of TDRs from an identified TDR sending area. This feature shall become effective as of the date of adoption of a TDR program by the City.</u>	<u>10 feet (Stadium Center and MLK Center RCX-zoned area); 20 feet (MLK and 56th & South Tacoma Way Centers)</u>

c. The Land Use Administrator, or their authorized agent, shall have the authority to require any and all necessary agreements or documentation, as they deem appropriate, to ensure that projects utilizing the height bonus program maintain all required bonus features for the life of the project. Any such agreements or documentation shall be in a format acceptable to the City Attorney and shall be recorded on the title of the property.

F. Maximum setback standards. To achieve a pedestrian serviceable 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:

	Non-residential buildings and/or shopping centers of 30,000 square feet or less gross floor area	Non-residential buildings greater than 30,000 square feet gross floor area	Shopping centers greater than 30,000 square feet gross floor area
NCX, RCX, and UCX-TD Districts	<ul style="list-style-type: none"> 5 feet maximum front and corner side setback from the property lines at the public right-of-way for 75 percent of front and corner side facade. 	<ul style="list-style-type: none"> 5 feet maximum setback from property lines at the public right-of-way for 75 percent of front and corner side facade. 	<ul style="list-style-type: none"> 5 feet maximum setback from property lines at the public right-of-way for at least 75 percent of the front and corner side street frontage of the shopping center.

CCX Districts	<ul style="list-style-type: none"> 10 feet maximum front and corner side setback from the property lines at the public right-of-way for 50 percent of front and corner side facade. 	<ul style="list-style-type: none"> 10 feet maximum setback from the property line at the public right-of-way for 50 percent of the front or side of the facade. 	<ul style="list-style-type: none"> 10 feet maximum setback from the property lines at the public right-of-way for at least 25 percent of the front and corner side street frontage of the shopping center.
UCX, <u>HMX</u> and CIX Districts	<ul style="list-style-type: none"> 20 feet maximum front and corner side setback from the property lines at the public right-of-way for 50 percent of front and corner side facade. 	<ul style="list-style-type: none"> 20 feet maximum setback from the property line at the public right-of-way on either 50 percent of the front or side of the facade. 	<ul style="list-style-type: none"> 20 feet maximum setback from the property lines at the public right-of-way for at least 25 percent of the front and corner side street frontage of the shopping center.
Pedestrian Streets	<ul style="list-style-type: none"> When the site is adjacent to a designated pedestrian street(s), that street(s) frontage shall be utilized to meet the maximum setback requirement with the front, side, and/or corner side of the facade, as indicated above. When the site has more than two pedestrian street frontages, the primary pedestrian street frontage shall be utilized to meet the maximum setback requirement. 		
Motor Vehicles	<ul style="list-style-type: none"> 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. 		
Exceptions	<ul style="list-style-type: none"> In UCX-TD, setback distance beyond the maximum may be used if the additional area is devoted to pedestrian plazas, public open spaces, and/or courtyards, with no motor vehicle use and at least 25 percent of the building frontage meets the maximum setback. <u>In the Tacoma Mall RCX, for all non residential buildings located on properties fronting the west side of South Pine Street between South 40th Street and South 47th Street, the developer may choose either a five foot maximum front and corner side setback from the property lines at the public right of way for 50 percent of front and corner side facade or a ten foot maximum front and corner side setback from the property lines at the public right of way for 75 percent of front and corner side facade.</u> <u>In all X-Districts, when there is a steep slope (at least 25% slope with a vertical relief of 10 or more feet) located adjacent to the sidewalk the maximum setback requirement shall be measured from the top or toe of the slope, as appropriate.</u> <u>When a residential buffer is required, the buffer requirement shall supersede the maximum setback requirement (see Section 13.06.502.D).</u> 		
Exemptions in all Mixed-Use Center Districts	<ul style="list-style-type: none"> Additions to legal, nonconforming buildings are exempt from maximum setbacks, provided, the addition reduces the level of nonconformity as to maximum setback. Buildings that are 100 percent residential do not have a maximum setback. 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. <u>Public facilities on sites greater than 5 acres in neighborhood, community and urban mixed-use centers shall be exempt from maximum setback requirements. This exemption shall expire upon the establishment of a new Institutional Zoning designation, an Institutional Master Plan process, or similar zoning process for reviewing, evaluating and approving large, public, campus-like facilities.</u> 		



G. Residential X-District Yard Space Standards. The following standards apply to all new duplex/triplex, townhouse, multi-family or mixed-use development in X-Districts. They are intended to provide yard space for residents of these developments.

1. Duplexes and Triplexes. At least 200 square feet of yard space is required for each dwelling unit. Required yard space could include a combination of front porches, private or shared rear yards, balconies, or rooftop decks. Vehicular access areas and required walkways shall not count as yard space and front yard areas may not be counted towards this requirement, except for those yard areas set back beyond the minimum requirement.

2. Townhouse Development. At least 200 square feet of yard space is required for each townhouse. Required yard space could include a combination of private front or rear yard space, porches, balconies, rooftop decks, or shared common yard space amongst groups of townhouses. Vehicular access areas and required walkways shall not count as yard space.

3. Multi-Family and Mixed-Use Development. At least 100 square feet of yard space is required for each dwelling unit. Required setback and buffer areas, vehicular access areas and required walkways shall not count towards the yard space requirement. Projects located within 300 feet of a public park or public school that includes outdoor recreational facilities are exempt from this requirement.

a. Common Yard space. Where accessible to all residents, common yard space may count for up to 100 percent of the required yard space. This includes landscaped courtyards or decks, front porches, gardens with pathways, children's play areas, or other multi-purpose recreational and/or green spaces. Special requirements and recommendations for common yard spaces include the following:

(1) No dimension shall be less than fifteen feet in width (except for front porches).

(2) Spaces shall be visible from multiple dwelling units and positioned near pedestrian activity.

(3) Spaces shall feature paths, landscaping, seating, lighting and other pedestrian amenities to make the area more functional and enjoyable.

(4) Individual entries shall be provided onto common yard space from adjacent ground floor residential units, where applicable.

(5) Space should be oriented to receive direct sunlight for part of the day, facing east, west, or (preferably) south, when possible.

(6) Common yard space shall be open to the sky, except for clear atrium roofs.

(7) Shared porches qualify as common yard space provided:

(a) No dimension is less than eight feet.

(b) It is open on at least two sides.

(8) Decks and courtyards located on the top of a portion of a building may count as common open space as long as they are visible from multiple dwelling units within the building (this is distinguished from rooftop decks that are not visible from multiple units, which are addressed separately under subsection c, below).

b. Balconies. Private balconies, porches, decks, patios or yards may be used to meet up to 50 percent of the required yard space. To qualify as yard space, such spaces shall be at least thirty five square feet, with no dimension less than four feet.

c. Rooftop decks may be used to meet up to 25 percent of yard space for all multi-family uses and up to 50 percent of the required yard space mixed-use developments, provided they:

(1) Must be accessible to all dwelling units.

(2) Must include amenities such as seating areas and landscaping.

(3) Must feature hard surfacing appropriate to encourage residential use.

(4) Must include lighting for residents' safety.

GH. Common requirements. To streamline the Zoning Code, certain requirements common to all districts are consolidated under Section 13.06.500. These requirements apply to Section 13.06.300 by reference.

Refer to Section 13.06.500 for the following requirements for development in Mixed-Use Center Districts:

- 13.06.501 Building design standards.
- 13.06.502 Landscaping and/or buffering standards.
- 13.06.503 Residential compatibility standards.
- 13.06.510 Off-street parking.
- 13.06.511 Transit support facilities.
- 13.06.512 Pedestrian and bicycle support standards.
- 13.06.520 Signs.

* * *

13.06.501 Building design standards.

A. 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 in C-1, C-2, HM, T, PDB, and Mixed-Use Center Districts, except as follows:

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

~~2. Additions. Additions of less than 5,000 square feet of gross floor area are exempt from the design standards of this section; provided they do not exceed 75 percent of the existing gross floor area.~~

2. Additions/Remodels. Three thresholds are used to gauge the extent of design standard compliance on additions/remodels:

a. Level I remodels and additions include all remodels and/or additions within a three year period with cumulative value of less than 60% of the existing building value, as determined by the applicable Building Code. The requirement for such remodels 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.

b. Level II remodels and additions include all remodels and/or additions within a three year period whose cumulative value ranges from 60% to 200% of the value of the existing 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 Remodels.

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

d. 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.

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

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

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

~~5. Remodel. Remodel projects valued below 60 percent of the building value, as determined by the Building Code, are exempt from the design standards of this section.~~

~~6.5. Residential and/or mixed-use. The standards apply only to residential structures of five dwelling units or greater. The standards apply to all mixed-use structures.~~

a. Single-family dwellings are exempt from these standards.

b. Two and three-family dwellings are subject only to the design standards in Section N.

c. Townhouses are subject only to the design standards in Section O.

d. The standards herein apply to all other residential uses unless otherwise noted.

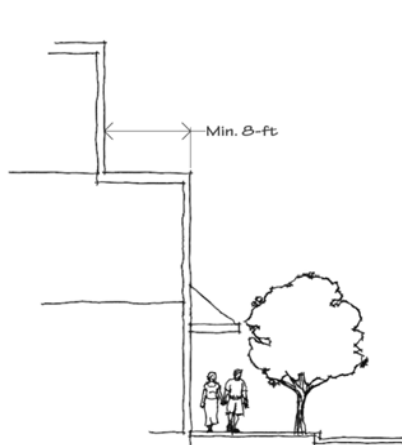
~~76.~~ Historic. In any conflict between these standards and those applied by the Tacoma Landmarks Preservation Commission, the standards of the commission shall prevail.

~~87.~~ Religious assembly and religious 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.

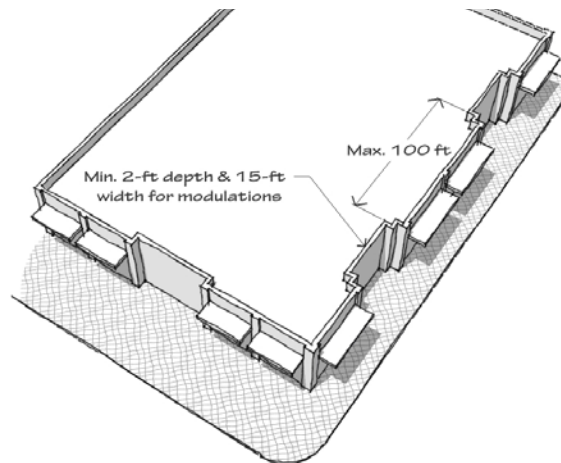
[See next page for table.]

B. General Mass Reduction Standards. The following requirements apply to the C1, C2, T, HM and PDB zoning districts. See Section 13.06.501.H, below, for X-District requirements. The design choices of this item are intended to help reduce the apparent mass of structures and achieve a more human scale environment by providing physical breaks in the building volume that reduce large, flat, geometrical planes on any given building elevation.

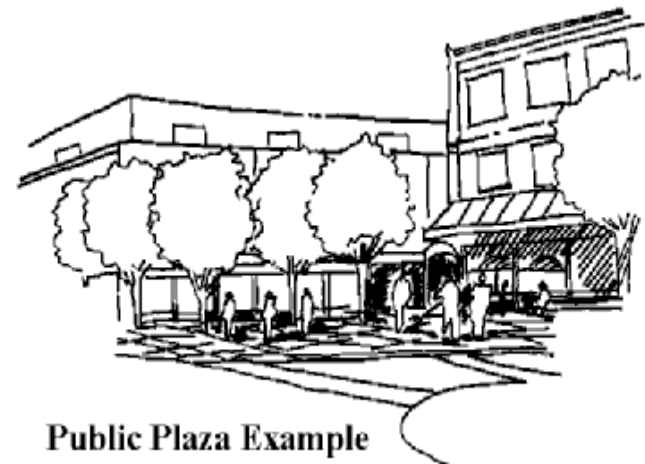
1. Size to choice ratio for 2 below	<p>a. Buildings under 7,000 square feet gross floor area are not required to provide mass reduction.</p> <p>b. Buildings from 7,000 square feet gross floor area to 30,000 square feet gross floor area shall provide at least one mass reduction feature.</p> <p>c. Buildings over 30,000 square feet gross floor area shall provide at least two mass reduction features.</p>
2. Mass reduction choices	<p>a. Upper story. Buildings with a maximum footprint of 7,000 square feet gross floor area, that do not exceed 14,000 square feet gross floor area, may count use of a second story as a mass reduction feature.</p> <p>b. Upper story setback. An 8 feet minimum setback for stories above the second story for elevations facing the street or parking lots over 20 stalls. This requirement applies to a maximum of 2 elevations.</p> <p>c. Wall modulation. Maximum 100 feet of wall without modulation, then a minimum 2 feet deep and 15 feet wide offset of the wall and foundation line on each elevation facing the street, parking lots over 20 stalls, or residential uses.</p> <p>d. Public plaza. A public plaza of at least 800 square feet of gross floor area or 5 percent of <u>building</u> gross floor area, whichever is greater. The plaza shall be located within 50 feet of and visible to the primary public entrance; and contain a minimum of a bench or other seating, tree, planter, fountain, kiosk, bike rack, or art work for each 200 square feet of gross floor plaza area. Plaza contents may count toward other requirements when meeting the required criteria. Walkways do not count as plazas. Plazas shall not be used for storage. Required parking stalls may be omitted to the minimum necessary if needed to provide the plaza.</p> <p>e. Housing. The provision of upper story residential dwelling units at a site density consistent with the applicable land use intensity designation of the <u>Ce</u>omprehensive <u>Pp</u>lan.</p>



Upper Story Setback



Wall Modulation Example



Public Plaza Example

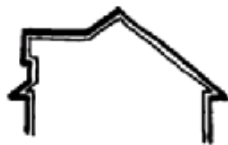
C. General Rooflines Standards. The following requirements apply to the C1, C2, T, HM and PDB zoning districts. See Section 13.06.501.I, below, for X-District requirements. These requirements are intended to ensure that roofline is addressed as an integral part of building design to avoid flat, unadorned rooflines that can result in an industrial appearing, monotonous skyline. Roofline features are also intended to further reduce apparent building volume and further enhance features associated with residential and human scale development.

Roofline Choices (All buildings shall use one or more of the roofline options)	<ol style="list-style-type: none"> 1. Sloped roof. Use of a roof form with a pitch no flatter than 5/12. Rounded, gambrel, and/or mansard forms may be averaged. 2. Modulated roof. Use of features such as a terracing parapet, multiple peaks, jogged ridge lines, dormers, etc., with a maximum of 100 feet uninterrupted roofline between roof modulation elements. Modulation elements shall equal a minimum of at least 15 percent of the roofline on each elevation. The maximum shall be 50 feet of uninterrupted roofline along the eave between roof modulation elements in C-1 Districts and on sides facing residential uses or districts. Roof forms with a pitch flatter than 5/12 are permitted with this option; provided, the appropriate modulation is incorporated. 3. Corniced roof*. A cornice of two parts with the top projecting at least 6 inches from the face of the building and at least 2 inches further from the face of the building than the bottom part of the cornice. The height of the cornice shall be at least 12 inches high for buildings 10 feet or less in height; 18 inches for buildings greater than 10 feet and less than 30 feet in height; and 24 inches for buildings 30 feet and greater in height. Cornices shall not project over property lines, except where permitted on property lines abutting public right-of-way. 4. Canopy Exemption. Gas station canopies, drive-through canopies, or similar canopies are exempt from roofline requirements.
---	---

Modulated Roof



Sloped Roof



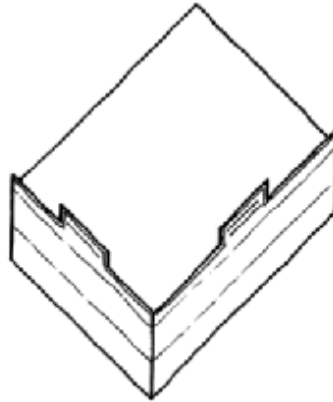
Sloped Roof



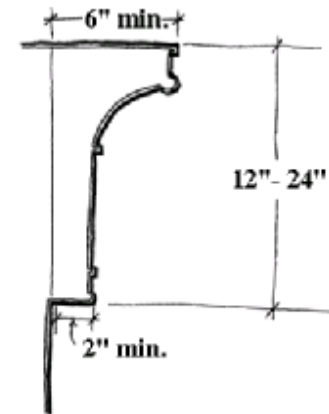
Sloped Roof



Roofline Examples



Modulated Roof Example

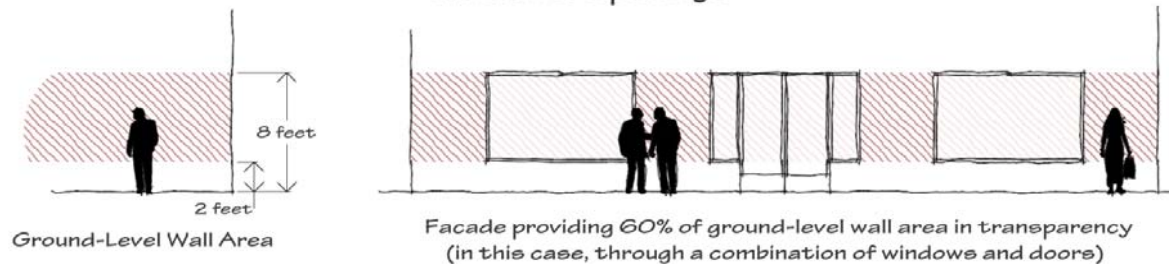


Cornice Example

D. General Windows and openings. The following requirements apply to the C1, C2, T, HM and PDB zoning districts. See Section 13.06.501.J, below, for X-District requirements. These requirements are intended to increase public visibility for public safety, to provide visual interest to pedestrians that helps encourage pedestrian mobility, and to provide architectural detailing and variety to building elevations on each story.

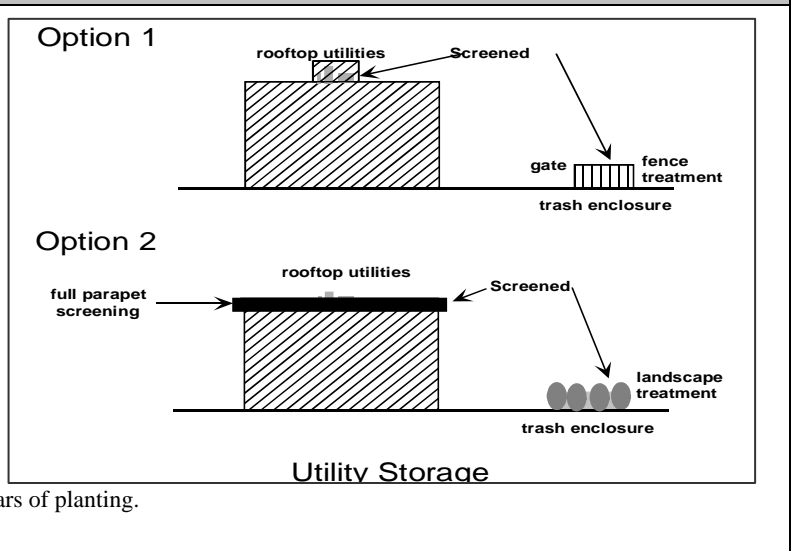
1. Street level	<p>a. Front, side, or corner side exterior walls facing streets or that contain customer entrances and face customer parking lots of 20 stalls or greater shall have transparent window or openings for at least 50 percent of the area of the ground level wall area, which is defined as the area between 2 feet and 8 feet above the sidewalk on a minimum of 2 such building elevations. The window and opening requirements shall be reduced to 40 percent of the ground level wall area for building elevations that are impacted by steep grades, as outlined below in the steep grade exemption section. The requirement shall be further reduced to 20 percent of the ground level wall area in instances where the application of this standard is not possible due to steep grades and the correlating location of the floor plates of the building. Rough openings are used to calculate this requirement.</p> <p>b. Mixed-Use Center District designated pedestrian streets. All requirements in 4.a.1. above except the minimum transparent window or openings is 60 percent of the area of the ground level wall area.</p> <p>c. Required view. Required windows or openings must provide either views into building work areas, sales areas, lobbies, merchandise displays, or artworks.</p> <p>d. Limited alternatives. Alternatives of decorative grilles, art work, or similar features can be substituted for those portions of uses where the provision of natural light can be demonstrated to nullify the intended use (examples include movie theater viewing areas and light sensitive laboratories) and for parking structures, provided an equivalent wall area is covered.</p>
2. Upper levels	<p>a. Front, side, or corner side exterior walls facing streets or walls that contain customer entrances and face customer parking lots of 20 stalls or greater shall use a combination of transparent windows or openings and architectural relief that provide visual demarcation of each floor on a minimum of 2 such building elevations.</p> <p>b. Upper level windows shall be a different type than the ground level windows on the same elevation.</p> <p>c. For purposes of this requirement, a window type is either a grouping of windows, a window size, or a window shape.</p>
3. Exemptions	<p>a. Steep grades. The window and opening requirement shall not apply to that portion of a facade where the grade level of the sidewalk of the abutting street is 4 feet or more above or below the adjacent floor level of the building.</p> <p>b. Residential privacy. On sides where C, HM, T, PDB, or Mixed-Use Center District boundaries adjoin R-1, R-2, R-2SRD, or R-3 District boundaries, structures within the C, HM, T, PDB, or Mixed-Use Center District that are set back at least 7 feet from the property line and screened by landscaping to a minimum height of 6 feet are exempt from the window and opening requirements on the effected side.</p> <p>c. Residential buildings. Residential buildings or residential portions of mixed-use buildings are exempt from street level windows or openings.</p>

Development Requirements for Facades Windows/Openings



E. General Facade Surface Standards. <u>The following requirements apply to the C1, C2, T, HM and PDB zoning districts. See Section 13.06.501.K, below, for X-District requirements.</u> These requirements are intended to help reduce the apparent mass of structures and achieve a more human scale environment by providing visual breaks at more frequent intervals to the building volume that reduce large, flat, geometrical planes on any given building elevation, especially at the first story. The choices are also intended to encourage variety in the selection of facade materials and/or treatment and to encourage more active consideration of the surrounding setting.	
1. Blank wall limitation	a. Unscreened, flat, blank walls on the first story more than 25 feet in width are prohibited facing a public street and/or highway right-of-way, residential zone, or customer parking lot. These walls shall use modulation, windows, openings, landscaping, or architectural relief such as visibly different textured material to achieve the required visual break. The visual break shall be at least 1 foot in width. Items provided for other requirements may satisfy this requirement as appropriate. Stored or displayed merchandise, pipes, conduit, utility boxes, air vents, and/or similar equipment do not count toward this requirement. b. NCX District facades. Pedestrian access to uses above or below street level shall not exceed a maximum of 25 percent of the width of the structure's front facade.
2. Facade variety	a. Buildings under 2,000 square feet gross floor area are exempt from the variety requirement. b. Buildings from 2,000 square feet gross floor area to 30,000 square feet gross floor area shall use at least 2 different materials, textures, or patterns on each building elevation. c. Buildings over 30,000 square feet gross floor area shall use at least 3 different materials, textures, or patterns on each building elevation. d. For purposes of this requirement, each material, texture, or pattern must cover a minimum of 10 percent of each building elevation. Glass does not count toward this requirement. Different texture or pattern shall be visibly different from adjacent public right-of-way or parking area.
3. Building face orientation	a. The building elevation(s) facing street or highway public rights-of-way shall be a front, side, or corner side and shall not contain elements commonly associated with a rear elevation appearance, such as loading docks, utility meters, and/or dumpsters. b. This requirement applies to a maximum of 2 building elevations on any given building.
F. Pedestrians. <u>The following requirements apply to all development in the C1, C2, T, HM, and PDB districts, except where noted or specifically exempted. See Section 13.06.501.L, below, for X-District requirements.</u> These requirements 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.	
1. Customer entrances	a. 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. b. Designated streets. Non-residential or mixed-use buildings on designated pedestrian streets noted in Section 13.06.200.E 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 gross floor area, the maximum distance is increased to 60 feet.
2. Street level weather protection	a. 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 facades containing customer and/or public building entries or facing public street frontage. b. 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 facades containing customer and/or public building entries or facing public street frontage. c. 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. d. 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.

G. General Fencing and Utilities. The following requirements apply to the C1, C2, T, HM, and PDB zoning districts. See Section 13.06.501.M, below, for X-District requirements. These requirements are intended to minimize visibility of utilities, mechanical equipment, and service areas to mitigate visual impact on residential privacy, public views, and general community aesthetics.

<p>1. Utility screening</p>	<p>a. Rooftop. All rooftop mechanical for new construction shall be screened with an architectural element such as a high parapet, a stepped or sloped roof form or an equivalent architectural feature which is at least as high as the equipment being screened. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. In those instances where the rights-of-way within 125 feet of the building are above the roof level of the building, the mechanical equipment should be the same color as the roof to make the equipment less visible. The function of the HVAC equipment may not be compromised by the screening requirement.</p> <p>b. All ground level. Mechanical or utility equipment, loading areas, and dumpsters shall be screened from adjacent public street right-of-way, including highways, or residential uses. Items that exceed 4 feet in height must use fencing, structure, or other form of screening, except landscaping.</p> <p>c. Small ground level. Items that do not exceed 4 feet above ground level may be screened with landscaped screening. All landscape screening should provide 50 percent screening at the time of planting and 100 percent screening within 3 years of planting.</p> <p>Types: Chain link fencing, with or without slats, is prohibited for required screening.</p>	 <p>The diagram illustrates two options for utility storage screening. Option 1 shows a rooftop utility unit on a building with a screened parapet, and a ground-level trash enclosure with a gate and fence treatment. Option 2 shows a rooftop utility unit on a building with a full parapet screening, and a ground-level trash enclosure with landscape treatment. Both options are labeled 'Utility Storage'.</p>
<p>2. Fencing type limitation</p>	<p>a. Barbed or razor wire. The use of barbed or razor wire is limited to those areas not visible to a public street or to an adjacent residential use.</p> <p>b. Chain link. Chain link or similar wire fencing is prohibited between the front of a building and a public street, except for wetland preservation and recreation uses.</p> <p>c. Electrified. The use of electrified fencing is prohibited in all zoning districts.</p>	

H. X-District Mass Reduction Standards. The following requirements apply to all development located in any X-District, unless specifically exempted.

1. Façade Articulation: The following design choices are intended to help reduce the apparent mass of structures and achieve a more human scale environment by providing physical breaks in the building volume that reduce large, flat, geometrical planes on any given building elevation.

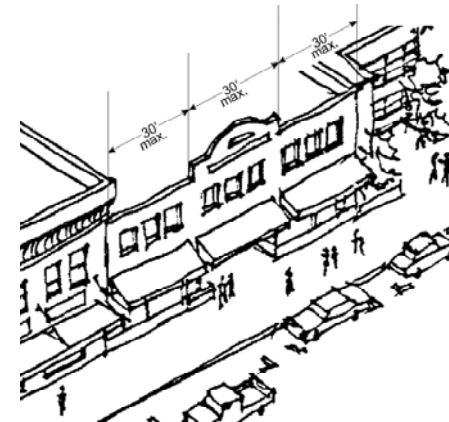
a. All building facades fronting directly on a Designated Pedestrian Street must include at least two of the following articulation features at intervals no greater than 40 feet to reinforce the desired pattern of small storefronts adjacent to the sidewalk. Buildings that have 60 feet or less of frontage on the designated pedestrian street are exempt from this standard.

- (1) Use of window and/or entries that reinforce the pattern of small storefront spaces.
- (2) Use of vertical piers to reinforce the pattern of small storefront spaces. Such piers must project at least 2 inches from the façade and extend from the ground floor to the roofline.
- (3) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
- (4) Roofline modulation as defined in Section 13.06.501.E
- (5) Change in building material or siding style.

Example Figures

Right: This building uses roofline modulation, window configurations, and weather protection elements to reinforce the pattern of small storefronts.

Below: Other acceptable façade articulation examples. All use window configurations to reinforce the desired small storefront pattern. Other features used in these examples to meet the standards include:



Vertical piers:

Roofline modulation

Different weather protection elements



b. All non-residential facades fronting on a non-Pedestrian Designated Street or containing a pedestrian entrance must include at least three of the

- (1) Use of window configurations and/or entries that reinforce the pattern of storefront spaces.
- (2) Vertical building modulation. The minimum depth and width of modulation shall be 2 and 4 feet, respectively, if tied to a change in building material/siding style and/or roofline modulation as defined in Section 13.06.501.E. Otherwise, the minimum depth and width of modulation shall be 10 and 15 feet, respectively.
- (3) Use of separate weather protection features that reinforce the pattern of storefront spaces.

<p><u>following articulation features at intervals no greater than 60 feet. Buildings that have 120 feet or less of frontage on the non-designated street are exempt from this standard. Buildings that employ brick as the siding material on a majority of the subject façade are required to only provide two of the articulation features instead of three.</u></p>	<ul style="list-style-type: none"> (4) <u>Roofline modulation as defined in Section 13.06.501.E</u> (5) <u>Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation shall be 5 feet and the treatment must be used in increments at no greater than the articulation interval or provided along more than 75 feet of the façade.</u> (6) <u>Change in building material or siding style.</u> (7) <u>Use of vertical piers. Such piers must project at least 2 inches from the façade and extend from the ground floor to the roofline.</u> (8) <u>Providing a trellis, tree, or other landscape feature within each interval. Such feature must be at least one-half the height of the building (at planting time for any landscaping element).</u>
<p>c. <u>All residential buildings and residential portions of mixed-use buildings shall include at least three of the following articulation features at intervals of no more than 30 feet along all facades facing a street, common open space, or common parking areas. Buildings that have 60 feet or less of frontage on the street or façade width facing the common open space or common parking area are exempt from this standard. Buildings that employ brick as the siding material on a majority of the subject façade are required to only provide two of the articulation features instead of three.</u></p>	<ul style="list-style-type: none"> (1) <u>Repeating distinctive window patterns at intervals less than the required interval.</u> (2) <u>Vertical building modulation. Minimum depth and width of modulation is 2 feet and 4 feet, respectively, if tied to a change in building material/siding style and/or roofline modulation as defined in Section 13.06.501.E. Otherwise, minimum depth and width of modulation is 10 and 15 feet, respectively. Balconies may not be used to meet modulation option unless they are recessed or projected from the façade at least 18 inches.</u> (3) <u>Horizontal modulation (upper level step-backs). To qualify for this measure, the minimum horizontal modulation shall be 5 feet and the treatment must be used in increments at no greater than the articulation interval or provided along more than 75 percent of the façade</u> (4) <u>Roofline modulation as defined in Section 13.06.501.E</u> (5) <u>Vertical articulation of the façade. This refers to design treatments that provide a clear delineation of the building’s top, middle and bottom.</u> <ul style="list-style-type: none"> (a) <u>Top features may include a sloped roofline or strong cornice line as defined in Section 13.06.501.E. For facades utilizing upper level stepbacks, the “top” design treatment may be applied to the top of the front vertical plane of the building or the top of the building where it is set back from the building’s front vertical wall (provided the top of the building is visible from the centerline of the adjacent street).</u> (b) <u>Middle features: provide consistent articulation of middle floors with windows, balconies, exterior materials, modulation, and detailing</u> (c) <u>Bottom: provide a distinctive ground floor or lower floors design that contrasts with other floors through the use of both contrasting window design/configuration and contrasting exterior materials</u> (d) <u>Façade reduction elements including balconies and bay windows may project into street rights-of-way, where allowed by the Public Works Department, but not into alley rights-of-way</u>

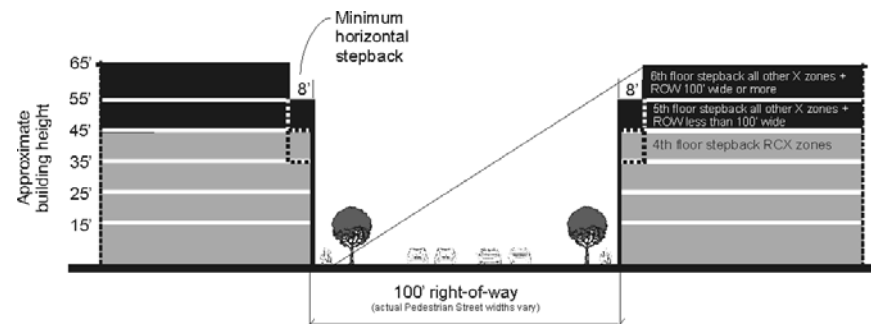


Above: Residential building articulation at 30-foot or less intervals. Below: Articulation examples of mixed-use buildings containing residential uses on upper floors. These examples include vertical and horizontal modulation and changes in building materials at no more than 30-foot articulation intervals.



2. Mass Reduction: Upper Floor Streetfront Stepbacks. The following standards are intended to reduce the appearance of bulk and reduce the potential for shade and shadow impacts on pedestrian streets. They apply to all development along designated pedestrian streets, unless specifically exempted.

- a. 8' minimum stepback along the streetfront façade for 4th floor and above in RCX Districts
- b. 8' minimum horizontal stepback along for 5th floor and above in X Districts other than RCX, where the ROW width is less than 100'
- c. 8' minimum horizon stepback for 6th floor and above in X zones other than RCX, where the ROW width is 100' or greater
- d. Exceptions to b and c, above: Portions of buildings adjacent to street corners along designated pedestrian streets can depart from this standard to incorporate distinctive street corner design elements such as a turret. Such corner building features shall be no more than 25 feet in width along both streets and other portions of the building shall meet applicable stepback standards.



3. Mass Reduction: Maximum Façade Widths. The following standards are intended to incorporate a significant modulation of the exterior wall through all floors except the ground floor. They apply to the upper story façades of multi-story buildings that are greater than 120 feet in width. Such buildings shall include at least one of the following features to break up the massing of the building and add visual interest:

- a. Provide vertical building modulation at least 20 feet deep and 30 feet wide. For multi-story buildings the modulation must extend through more than one-half of the building floors.
- b. Use of a contrasting vertical modulated design component that extends through all floors above the first floor fronting on the street (upper floors that are stepped back more than 10 feet from the façade are exempt) and featuring at least two of the following:
 - (1) Utilizes a change in building materials that effectively contrast from the rest of the façade.
 - (2) Component is modulated vertically from the rest of the façade by an average of 6 inches.
 - (3) Component is designed to provide roofline modulation per 13.06.501.I, below.
- c. Façade employs building walls with contrasting articulation that make it appear like two distinct buildings. To qualify for this option, these contrasting façades must employ the following:
 - (1) Different building materials and/or configuration of building materials.
 - (2) Contrasting window design (sizes or configurations).



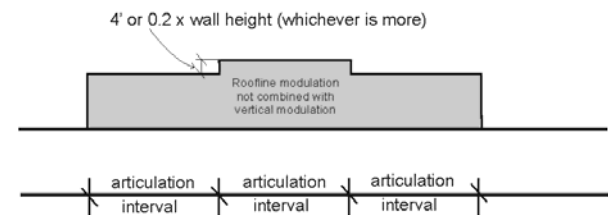
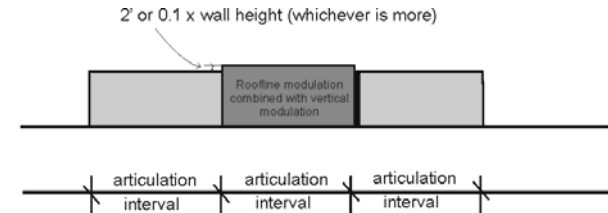
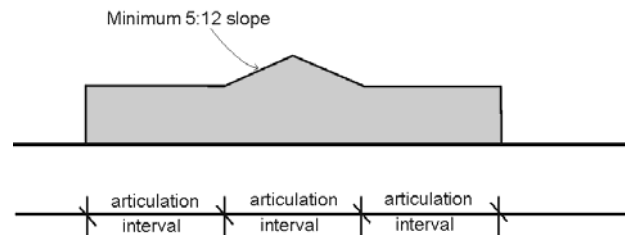
Examples of façades wider than 120 feet that effectively use techniques to reduce the apparent bulk and scale of the structure. The image on the left uses street and upper level courtyards whereas the right image uses both vertical building modulation and the use of contrasting building materials and articulation.

I. X-District Roofline Standards. The following requirements apply to all development located in any X-District, unless specifically exempted. They are intended to ensure that roofline is addressed as an integral part of building design to discourage flat, unadorned rooflines that can result in an industrial appearing, monotonous skyline. Roofline features are also intended to further reduce apparent building volume and further enhance features associated with human scale development.

1. Roofline modulation. Roofline modulation is not required of all buildings. However, in order to qualify as a façade articulation element in other mass reduction standards herein, the roofline shall meet the following modulation requirements along façades facing a street:

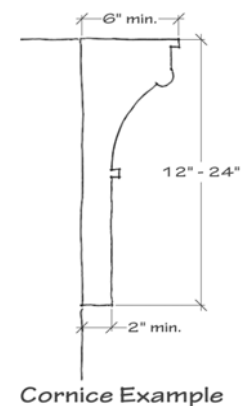
a. For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of 2 feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation techniques. Otherwise, the minimum vertical dimension of roofline modulation is the greater of 4 feet or 0.2 multiplied by the wall height.

b. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components (such as gabled, hipped, shed, or other similar roof forms) at the interval required per the applicable standard in Section D, above. Rounded, gambrel, and/or mansard forms may be averaged.



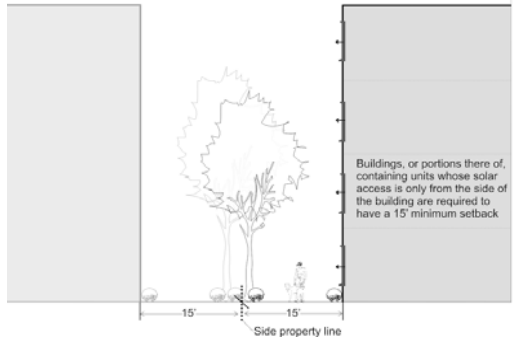

2. Flat roof standards. Buildings or portions thereof featuring flat roofs (horizontal roofs with either no slope or only a slope sufficient to effect drainage, often which incorporate surrounding parapets) that do not incorporate roofline modulation, as described above, shall employ decorative roofline treatments incorporating one or more of the following design elements along façades facing a street:

- A cornice of two parts with the top projecting at least 6 inches from the face of the building and at least 2 inches further from the face of the building than the bottom part of the cornice. The height of the cornice shall be at least 12-inches high for buildings 10 feet or less in height; 18-inches for buildings greater than 10 feet and less than 30 feet in height; and 24-inches for buildings 30 feet and greater in height. The cornice must extend along at least 75 percent of the façade.
- A one-piece cornice element that projects at least 18 inches from the façade for buildings four stories or less or at least 2 feet from the façade for buildings taller than 4 stories. The cornice line must extend along at least 75 percent of the façade.
- Use of balcony/deck railings that function as a visual roofline element. Such railings must be at least 2 feet in height and extend along at least 75 percent of the facade and shall be visible from the adjacent street centerline.
- Use of contrasting building materials on the top floor or top two floors for buildings five stories or taller, for at least 75 percent of the facade.



3. Roofline elements shall not project over property lines, except where permitted on property lines abutting public right-of-way.

4. Canopy Exemption. Gas station canopies, drive through canopies, or similar canopies are exempt from roofline requirements.

J. X-District Windows and Openings: Façade Transparency and Solar Access. The following requirements apply all development in any X District, unless specifically exempted. These requirements are intended to increase public visibility for public safety, to provide visual interest to pedestrians that helps encourage pedestrian mobility, to provide for natural lighting to buildings interiors to conserve energy, and to provide architectural detailing and variety to building elevations on each story.	
1. <u>Street level transparency standards for non-residential uses:</u>	<ul style="list-style-type: none"> a. <u>Facades facing a designated Core Pedestrian Street shall have transparent window or openings for at least 60 percent of the ground level wall area.</u> b. <u>Facades facing a designated Pedestrian Street shall have transparent window or openings for at least 50 percent of the ground level wall area.</u> c. <u>Facades facing a non-pedestrian street, internal courtyard, plaza or containing customer entrances and facing customer parking lots of 20 stalls or greater shall have transparent window or openings for at least 40 percent of the ground level wall area.</u> d. <u>Flexibility for sloping properties. The window and opening requirements shall be reduced to 30 percent of the ground level wall area for building elevations where the finished grade level adjacent to the building is four feet above or below the level of the sidewalk. The requirement shall be further reduced to 20 percent of the ground level wall area in instances where the application of this standard is not possible due to steep grades running parallel to the elevation and crossing the floor plates of the building.</u> e. <u>Required view. Required windows or openings must provide either views into building work areas, sales areas or lobbies. Art or display windows may substitute for transparent elements for up to 25% of the requirement on facades facing designated Pedestrian Streets and up to 50% on all other applicable facades. Art and display windows shall be at least 2 feet deep, recessed and integrated into the façade of the building (tack on display cases do not qualify).</u> f. <u>The “ground level wall area” is defined as the area between 2 feet and 8 feet above the sidewalk. For building elevations where the finished grade level adjacent to the building is four feet above or below the level of the sidewalk, the “ground-level wall area” shall be defined as the portion of the façade between 2 feet and 8 feet above the adjacent finished grade.</u> g. <u>Rough openings are used to calculate this requirement.</u>
2. <u>Upper level transparency standards for non-residential uses:</u>	<ul style="list-style-type: none"> a. <u>Exterior walls facing streets or containing a customer entrance and facing customer parking lots of 20 stalls or greater shall use a combination of transparent windows or openings and architectural relief that provide visual demarcation of each floor.</u> b. <u>Upper level windows shall be a different type than the ground level windows on the same elevation.</u> c. <u>For purposes of this requirement, a window type is either a grouping of windows, a window size, or a window shape.</u>
3. <u>Residential buildings and residential portions of mixed-use buildings shall incorporate transparent windows and doors equal to at least 15% of all vertical façade surfaces facing the street and equal to at least 10% of all vertical surfaces facing alleys, courtyards, plazas and surface parking lots.</u>	
4. <u>Solar access for residential units.</u>	<ul style="list-style-type: none"> a. <u>Buildings or portions thereof containing dwelling units whose solar access is only from the side or rear of the building (facing towards the side or rear property line) shall be set back from the applicable side or rear property lines at least 15 feet. This standard shall not apply in cases where the rear or side property line abuts an alley. Examples are provided below.</u> <div style="display: flex; align-items: center;">   </div>

5. Window/Trim Detailing. Building facades shall employ techniques to recess or project individual windows or groupings of windows above the ground floor at least two inches from the surrounding facade or incorporate window trim at least four inches wide surrounding the windows. Windows on facades that face the rear property line or alleys are exempt from this standard.

Examples:

Recessed window OK

Projected window OK


Window with trim OK

Unacceptable



K. X-District Façade Surface Standards. The following requirements apply to all development in any X-Districts, unless specifically exempted. These requirements are intended to help reduce the apparent mass of structures and achieve a more human scale environment by providing visual breaks at more frequent intervals to the building volume that reduce large, flat, geometrical planes on any given building elevation, especially at the first story. The choices are also intended to encourage variety in the selection of facade materials and/or treatment and to encourage more active consideration of the surrounding setting.

<p><u>1. Blank walls limitation</u></p>	<p>a. Blank wall definition: A ground floor wall or portion of a ground floor wall that is over 4 feet in height and has a horizontal length greater than 15 feet without a transparent window or door</p> <p>b. Blank walls facing a street, internal pathway, or customer parking lot of 20 stalls or greater must be treated in one or more of the following ways:</p> <ul style="list-style-type: none"> (1) <u>Transparent windows or doors.</u> (2) <u>Display windows at least 2 feet in depth and integrated into the façade (tack-on display cases do not qualify).</u> (3) <u>Landscape planting bed at least 5 feet wide or a raised planter bed at least 2 feet high and 3 feet wide in front of the wall. Such planting areas shall include planting materials that are sufficient to obscure or screen at least 60 percent of the wall's surface within 3 years.</u> (4) <u>Installing a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least 60 percent of the wall's surface within 3 years. For large areas, trellises should be used in conjunction with other blank wall treatments.</u>
<p><u>2. Building face orientation</u></p>	<p>a. The building elevation(s) facing street public rights-of-way shall be a front, side, or corner side and shall not contain elements commonly associated with a rear elevation appearance, such as loading docks, utility meters, and/or dumpsters.</p> <p>b. For buildings that have more than 2 qualifying elevations, this requirement shall only be applied to two of them.</p>
<p><u>3. Building Details</u></p>	<p><u>Storefront details for designated Core Pedestrian Streets.</u> All buildings fronting on designated Core Pedestrian Streets shall be enhanced with appropriate details. All new buildings shall employ at least one detail element from each of the three categories below. To qualify as an element, features must be used continuously along the façade or at 30-foot intervals.</p> <p>a. <u>Window and/or entry treatment:</u></p> <ul style="list-style-type: none"> (1) <u>Display windows divided into a grid of multiple panes.</u>

	<p>(2) <u>Transom windows.</u></p> <p>(3) <u>Roll-up windows/doors.</u></p> <p>(4) <u>Recessed entry.</u></p> <p>(5) <u>Decorative door.</u></p> <p>(6) <u>Arcade.</u></p> <p>(7) <u>Landscaped trellises or other permanent decorative elements that incorporate landscaping near the building entry.</u></p> <p>b. <u>Decorative facade attachments:</u></p> <p>(1) <u>Decorative weather protection element(s) such as a steel canopy or glass, fixed-fabric, or retractable awning.</u></p> <p>(2) <u>Decorative building-mounted light fixtures.</u></p> <p>c. <u>Decorative building materials and other facade elements:</u></p> <p>(1) <u>Use of brick, stonework, and architectural pre-cast concrete for at least 10 percent of siding material on the façade.</u></p> <p>(2) <u>Incorporating a decorative mix of building materials.</u></p> <p>(3) <u>Decorative kick-plate, pier, or belt course.</u></p> <p><u>Decorative elements referenced above must be distinct and unique elements or unusual designs that require a high level of craftsmanship. The examples below include a decorative door, use of materials, transom windows, and a retractable awning (left image), decorative lights, arcade, use of brick, and decorative planters near the entry (center image), and decorative canopies, decorative windows, and use of brick (right image).</u></p> 
--	---

<p><u>L. Pedestrians. The following requirements apply to all development in any X-District, except where noted or specifically exempted. These requirements 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.</u></p>	
<p><u>1. Customer entrances</u></p>	<p>a. <u>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.</u></p> <p>b. <u>Designated streets. Non-residential or mixed-use buildings on designated pedestrian streets noted in Section 13.06.200.E 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 gross floor area, the maximum distance is increased to 60 feet.</u></p>

2. <u>Street level weather protection</u>	<p>a. <u>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 facades containing customer and/or public building entries or facing public street frontage. Facades where planting strips that are at least 5 feet in width separate the walkway from the building wall are exempt from these standards</u></p> <p>b. <u>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 facades containing customer and/or public building entries or facing public street frontage.</u></p> <p>c. <u>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.</u></p> <p>d. <u>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.</u></p> <p>e. <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></p>
---	--

M.- Fencing, Retaining Walls and Utilities. The following requirements apply to all development in any X-District, unless specifically exempted. They are intended to provide for thoughtful placement and design of utilities, mechanical equipment, service areas and fences to mitigate visual impact on public views, general community aesthetics and residential privacy.

1. <u>Utility screening</u>	<p>a. <u>Rooftop. All rooftop mechanical for new construction shall be screened with an architectural element such as a high parapet, a stepped or sloped roof form or an equivalent architectural feature which is at least as high as the equipment being screened. Fencing is not acceptable. The intent of the screening is to make the rooftop equipment minimally visible from public rights-of-way within 125 feet of the building, provided said rights-of-way are below the roof level of the building. In those instances where the rights-of-way within 125 feet of the building are above the roof level of the building, the mechanical equipment should be the same color as the roof to make the equipment less visible. The function of the HVAC equipment may not be compromised by the screening requirement.</u></p> <p>b. <u>All ground level. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street and other pedestrian areas. If such elements are mounted in a location visible from the street, common open space or pedestrian plaza, internal pedestrian pathway, customer parking lots (alleys are excluded), or shared internal access roads for residential uses, they shall be screened with vegetation or by architectural features. All landscape screening shall provide 50 percent screening at the time of planting and 100 percent screening within 3 years of planting.</u></p> <p>c. <u>Small ground level. Service, loading, and garbage areas. Developments shall provide a designated area for service elements (refuse and disposal). Such elements shall be sited along the alley, where available. Where there is no alley available, service elements shall be located and/or screened to minimize the negative visual, noise, odor, and physical impacts. Items that exceed 4 feet in height and visible from a street, common open space or pedestrian plaza, internal pedestrian pathway, customer parking lots (alleys are excluded), or shared internal access roads for residential uses, must use an opaque fence or structure to screen the element.</u></p>
2. <u>Fencing type limitation</u>	<p>a. <u>Chain link fencing, with or without slats, is prohibited for required screening.</u></p> <p>b. <u>Barbed or razor wire. The use of barbed or razor wire is limited to those areas not visible to a public street or to an adjacent residential use.</u></p> <p>c. <u>Chain link. Chain link or similar wire fencing is prohibited between the front of a building and a public street, except for wetland preservation and recreation uses.</u></p> <p>d. <u>Electrified. The use of electrified fencing is prohibited in all zoning districts.</u></p> <p>e. <u>The maximum height of free-standing walls, fences, or hedges between any public street and building shall be 3 feet. Exception: Decorative fences up to 8 feet in height may be allowed between a public street and any residential use provided the portion of the fence between 3 and 7 feet above grade is at least 50 percent transparent and features a planting strip at least 5 feet wide with Type C or D landscaping to soften the view of the fence and contribute to the pedestrian environment.</u></p> <p>f. <u>The maximum height of free-standing fences along an alley shall be 3 feet, except that fences greater than 3 feet in height are allowed if the portion of the fence between 3 and 7 feet above grade is at least 20% transparent.</u></p>
3. <u>Retaining Walls</u>	<p>a. <u>Retaining walls located adjacent to public street rights-of-way shall be terraced such that individual sections are no greater than 4 feet in height. Bench areas between retaining wall sections shall be planted with Type C or D landscaping to soften the view of the wall and contribute to the pedestrian environment.</u></p>

N. X-District Two and Three-Family Dwelling Standards. The following requirements apply to all two and three-family dwellings (duplexes and triplexes) in X-Districts. They are intended to emphasize pedestrian access, compatibility with residential neighborhoods, building orientation to the street, and to minimize impacts of vehicular access.

1. Covered entries are required for each common entry or individual dwelling unit entry with minimum dimensions of 4 feet by 6 feet.

2. Windows on the street. At least 15 percent of the street-facing facades (all vertical surfaces facing the street) shall be comprised of transparent windows and/or doors. Rough openings are used to calculate this requirement.

3. Garage design standards.

a. Vehicular access and garages for all units shall be placed off of the alley, where suitable access, such as an abutting right-of-way that is or can be developed, is available.

b. Garages fronting the street shall be set back a minimum of 20 feet.

c. The garage face or side wall shall occupy no more than 50 percent of the length of the ground-level facade facing the street.

d. Where the garage faces the side yard, but is visible from the street, the garage shall incorporate a window on the street-facing facade so that it appears to be a habitable portion of the building. The window size and design must be compatible with the windows on habitable portions of the dwelling.

e. Driveway approaches shall also be consistent with the standards in Section 13.06.510.

4. Corner duplexes. Duplexes located on corner lots shall be designed with pedestrian entries located on opposite street frontages so that the structure appears to be a single-family dwelling from each street. Where no alley is available for vehicular access, separate driveways for each unit may be placed on opposite streets.

5. Building design. Duplexes and triplexes shall be articulated to either look like two or three distinct dwelling units from the street or to look like one single-family dwelling. Specifically:

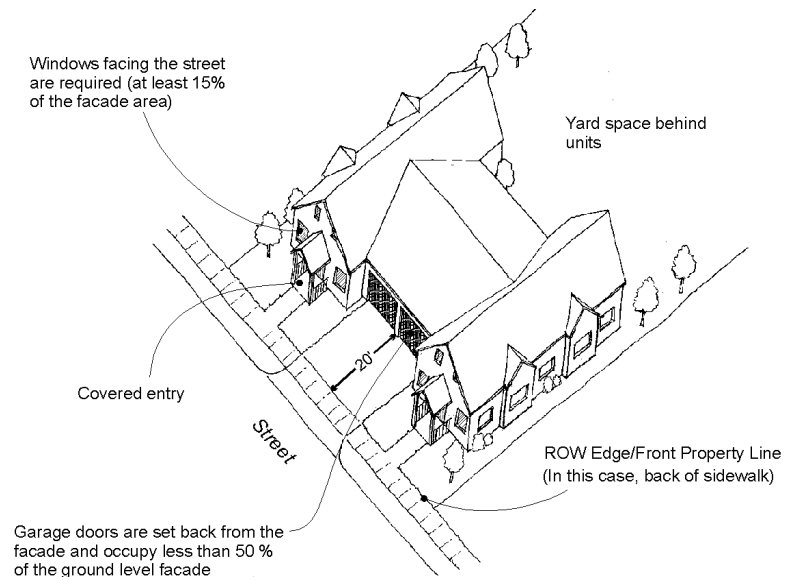
a. Buildings articulated to look like distinct dwelling units shall include individual covered entries plus one of the following:

(1) Roofline modulation consistent with Section 13.06.501.E.1 to distinguish one unit from another (or the appearance of separate units) as viewed from the street; or

(2) Vertical building modulation to help distinguish between the different units in the building. The minimum depth and width of modulation shall be 2 and 4 feet, respectively, if tied to a change in building material/siding style. Otherwise, the minimum depth and width of modulation shall be 10 and 15 feet, respectively.

b. Buildings designed to look like one single-family dwelling shall feature only one entrance visible from the street. This could be a common entrance for all units, or the entrances for additional units could be provided at the side or rear of the building.

7. Utilities:



a. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

b. Service, loading, and garbage areas. Developments shall provide a designated area for service elements (refuse and disposal). Such elements shall be sited along the alley, where available. Such elements shall not be located along the street frontage. Where there is no alley available, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts and shall be screened from view from the street and sidewalk.

8. Fencing.

a. Chain link fencing, with or without slats, is prohibited for required screening.

b. Barbed or razor wire. The use of barbed or razor wire is limited to those areas not visible to a public street or to an adjacent residential use.

c. Chain link. Chain link or similar wire fencing is prohibited between the front of a building and a public street, except for wetland preservation and recreation uses.

d. Electrified. The use of electrified fencing is prohibited in all zoning districts.

e. The maximum height of free-standing walls, fences, or hedges between any public street and building shall be 3 feet. Exception: Decorative fences up to 8 feet in height may be allowed between a public street and any residential use provided such fence is at least 50 percent transparent and features a planting strip at least 5 feet wide with Type C or D landscaping to soften the view of the fence and contribute to the pedestrian environment.

O. X-District Townhouse Standards. The following requirements apply to all townhouse dwellings in X-Districts. These requirements are intended to provide façade articulation that emphasizes individual units and reduces the apparent mass of structures, minimize impacts of vehicular access and service elements, and emphasize pedestrian access and building orientation to the street.

1. Building Mass:

a. The maximum number of units in one building is six, with minimum spacing between clusters of 10 feet.

b. Unit articulation. Facades with more than two townhouses facing a street, alley, common open space or common parking area shall be articulated to emphasize individual units. This can be accomplished by either roofline modulation consistent with Section 13.06.501.E.1 and/or vertical building modulation. To qualify for vertical building modulation, the minimum depth and width of modulation shall be 2 and 4 feet, respectively, if tied to a change in building material/siding style. Otherwise, the minimum depth and width of modulation shall be 10 and 15 feet, respectively.

2. Garage Orientation & Vehicular Access:

a. Garages shall not face any street

b. Vehicular access and garages for all units shall be placed off of the alley, where suitable access, such as abutting right-of-way that is or can be developed, is available.

c. Where street-front vehicular access is necessary, driveway approaches shall be limited to no more than one for every 9 units in the development.

d. Driveway approaches shall also be consistent with the standards in Section 13.06.510.

3. Pedestrian Orientation:

a. Townhouses fronting on a street must all have individual ground-related entries accessible from the street.

b. A continuous pedestrian walkway, which can be a shared walkway, must be provided between the front entrance of each unit and the nearest public sidewalk. Walkways shall be at least 4 feet in width and either a raised sidewalk or composed of materials different from any adjacent vehicle driving or parking surfaces.

4. Windows on the street. At least 15 percent of the facade (all vertical surfaces facing the street) shall be comprised of transparent windows and/or doors. Rough openings are used to calculate this requirement.

5. Utilities:

a. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility from the street. If such elements are mounted in a location visible from the street, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.

b. Service, loading, and garbage areas. Developments shall provide a designated area for service elements (refuse and disposal). Such elements shall be sited along the alley, where available. Such elements shall not be located along the street frontage. Where there is no alley available, service elements shall be located to minimize the negative visual, noise, odor, and physical impacts and shall be screened from view from the street and sidewalk.

6. Fencing.

a. Chain link fencing, with or without slats, is prohibited for required screening.

b. Barbed or razor wire. The use of barbed or razor wire is limited to those areas not visible to a public street or to an adjacent residential use.

c. Chain link. Chain link or similar wire fencing is prohibited between the front of a building and a public street, except for wetland preservation and recreation uses.

d. Electrified. The use of electrified fencing is prohibited in all zoning districts.

e. The maximum height of free-standing walls, fences, or hedges between any public street and building shall be 3 feet. Exception: Decorative fences up to 8 feet in height may be allowed between a public street and any residential use provided such fence is at least 50 percent transparent and features a planting strip at least 5 feet wide with Type C or D landscaping to soften the view of the fence and contribute to the pedestrian environment.



13.06.502 Landscaping and/or buffering standards.

General requirements. The landscaping requirements, as a whole, are intended to contribute to the aesthetic environment of the City; provide green spaces that can support wildlife, such as birds, in the urban environment; help reduce storm water runoff; filter pollution; and buffer visual impacts of development.

* * *

Section 13.06.502.B Commercial and X-District Landscaping	T, C-1, C-2, HM, PDB, RCX, NCX, CCX, UCX, UCX-TD, CIX
Applicability	
<ul style="list-style-type: none"> A landscaping plan shall be provided consistent with this table for all new development of structures and/or parking lots, unless exempted below. Any requirement resulting in a fraction, when applied, shall be rounded up or down to the nearest whole number from the midpoint as appropriate. The same planting may satisfy more than one requirement, except as noted. 	
Exemptions	
<ul style="list-style-type: none"> Single-family, two-family, and three-family homes dwellings are exempt from all landscaping requirements contained in this table. New buildings that are less than 250 square feet of gross floor area are exempt from all landscaping requirements contained in this table. However, such new buildings shall not be constructed within required Buffer Planting Areas. Building remodels are exempt from all landscaping requirements contained in this table. Building additions and buildings added to sites with existing structures are exempt from the landscaping requirements contained in this table, except for street tree requirements and Buffer Planting Areas. Street trees and Buffer Planting Areas are only required along property lines adjacent to the building addition. If the required Buffer Planting Area cannot be provided because of legally existing development, the maximum possible Buffer Planting Area shall be provided and this area shall be planted with a mixture of trees, shrubs, and groundcover. Parking lots of 20 stalls or less, loading areas, and gas stations are exempt from the Interior Landscaping Distribution requirements contained in the Planting Requirements section of this table, to allow flexibility in placement of required landscaping. Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are exempt from the Perimeter Strip, Buffer and Interior Landscaping Distribution requirements below. C, T, HM, or PDB, or X-District property across an arterial street from R-District property is not required to provide a Buffer Planting Area along the affected property line abutting the arterial street. 	
Minimum Landscaping Area (unless exempted above)	
Overall site	<ul style="list-style-type: none"> A minimum of 10 percent of the entire site minus the area covered by structures in T, C-1, C-2, HM, PDB, CCX, UCX, and CIX Districts. A minimum of 5 percent of the entire site minus the area covered by structures in NCX, UCX-TD, and RCX Districts, and conditional uses permitted in Section 13.06.640. Parking lots of 20 stalls or less, located behind buildings and accessed by alleys, are only required to meet the minimum percent for overall site landscaping, outlined above. Landscaped areas shall be covered with a mixture of trees, shrubs, and/or groundcover.
Site perimeter strip	<ul style="list-style-type: none"> A minimum 7-foot wide site perimeter strip on sides without abutting street trees. A minimum 5-foot wide site perimeter strip on sides with abutting street trees. The perimeter strip may be reduced to 5 feet for parcels of 150 feet or less in depth. The perimeter strip shall be covered with a mixture of trees, shrubs, and/or groundcover. Perimeter strips may be broken only for vehicle lanes, walkways, or primary structures.

Buffer Planting Areas. In addition to the intent of the landscaping requirements noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts (unless exempted above).	
C, T, HM, or PDB, or X District property abutting R-District property	<ul style="list-style-type: none"> • A continuous planting area on the required property with a minimum width of 15 feet that contains: • A minimum of 6 trees, at least 2-inch caliper, per 100 lineal feet of abutting property line. • A minimum of 12 shrubs, minimum 3-gallon size per 100 lineal feet of abutting property line. • Where the property required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to the minimum 7-foot wide buffer listed below.
C, T, HM, or PDB, or X District property across the street or alley from R-District property; or adjacent to R-District property within a mixed-use center	<ul style="list-style-type: none"> • A continuous planting area on the required property with a minimum width of 7 feet that contains: • A minimum of 4 trees, at least 2-inch caliper, per 100 lineal feet of abutting property line. • A minimum of 10 shrubs, minimum 3-gallon size per 100 lineal feet of abutting property line. • Street trees are not required on frontage where a buffer is required, but may be used to satisfy buffer tree requirements. • Buffer planting areas may be broken only for vehicle <u>and pedestrian access crossings</u> lanes and/or walkways.
Tacoma Mall RCX	<ul style="list-style-type: none"> • Any non-residential development located on property fronting the west side of Pine Street between South 40th Street and South 47th Street shall provide a continuous planting area with a minimum width of seven feet at the rear property line that contains: • A minimum of 4 trees, at least 2.5-inch caliper, per 100 lineal feet of abutting property line. • A minimum of 10 shrubs, minimum 3-gallon size per 100 lineal feet abutting property line. • All sites shall meet the tree and shrub requirements in a proportionate manner based on the 4:100 ratio. (Fractions will be rounded up from the midpoint.)
Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots (unless exempted above).	
Tree size and quantity	<ul style="list-style-type: none"> • Minimum 1 tree of at least 2-inch caliper per 1,000 square feet of new parking lot area. • For parking areas behind buildings of 20 stalls or less that are shielded by buildings from public street view, a minimum of 1 tree at least 2-inch caliper per 2,000 square feet of parking lot area. • If more trees are needed to meet distribution or street tree requirements, that total is the minimum requirement.
Minimum unpaved planting area per tree	<ul style="list-style-type: none"> • Parking lot trees and street trees on private property. 60 square feet; 5-foot minimum width. • Street trees in right-of-way. 24 square feet; 4-foot minimum width. • Street trees in right-of-way with tree grates. 16 square feet; 4-foot minimum width.
Minimum tree trunk setbacks	<ul style="list-style-type: none"> • 2 feet from a sidewalk or curb, 5 feet from a structure.
Interior landscaping distribution	<ul style="list-style-type: none"> • Trees and planting areas shall be at aisle ends and evenly distributed throughout the new parking lot with no stall more than 50 feet from a tree trunk. • At least 1 tree shall be located within 10 feet of required walkway for each 40 feet of said walkway.
Street trees	<ul style="list-style-type: none"> • 3 trees per 100 feet of site street frontage, including buildings; at least 2-inch caliper; compatible with other trees in the vicinity by variety, species, and planting pattern. • Trees and grates must comply with adopted business area improvement plans and/or the City's Tree Planting Program. • Trees planted within the right-of-way or within 10 feet of the right-of-way or property line boundary are considered street trees for purposes of this requirement.
Native landscaping	Required landscape planting quantities may be reduced by 20 percent when installing Pacific Northwest native planting materials for required landscaping. "Landscape planting quantities" means the total number of plants for the site required by this table.

Credit for Retaining Existing Trees and Shrubs. These requirements are provided to encourage tree and shrub preservation because of the greater visual and ecological benefits of mature plantings.	
Credit ratios	<p>The following tree planting credits are available for existing trees, provided an arborist's or landscape architect's appraisal determines that the tree(s) is healthy and can be saved:</p> <ul style="list-style-type: none"> • One required tree for every retained tree of at least equal size; • Two required trees for every retained tree that is 25 inches to 63 inches in circumference (measured 4.5 feet from the ground); • Three required trees for every retained tree 63 inches to 100 inches in circumference; • Four required trees for every retained tree over 100.5 inches in circumference. • If retained trees are damaged during or after construction, replacement shall be based upon the same ratios. • Existing shrubs, which comply with the minimum plant size specifications of this table, may count towards the required landscape plantings. Invasive plants such as blackberry, scotch broom, etc. shall not count towards the required plantings.
Maintenance	
Landscaping meeting the standards of this section shall be installed by the time of occupancy. Landscaping shall be maintained in a healthy, growing, and safe condition for the life of the project. Modifications to the landscaping shall be in conformance with these standards.	

* * *

Section 13.06.502.D X-District Landscaping	<u>RCX, NCX, CCX, UCX, UCX-TD, CIX, URX, HMX, NRX</u>
<u>Applicability</u>	
<ul style="list-style-type: none"> • <u>A landscaping plan shall be provided consistent with this table for all new development of structures and/or parking lots, unless exempted below.</u> • <u>Any requirement resulting in a fraction, when applied, shall be rounded up or down to the nearest whole number.</u> • <u>The same planting may satisfy more than one requirement, except as noted.</u> 	
<u>Exemptions</u>	
<ul style="list-style-type: none"> • <u>Single-family detached dwellings are exempt from all landscaping requirements contained in this table.</u> • <u>Buildings that are less than 250 square feet of gross floor area are exempt from all landscaping requirements contained in this table. However, such new buildings shall not be constructed within required Buffer Planting Areas.</u> • <u>Parking lots of 15 stalls or less, loading areas, and gas stations are exempt from the Interior Landscaping Distribution requirements contained in the Planting Requirements section of this table, to allow flexibility in placement of required landscaping.</u> • <u>Parking lots of 15 stalls or less, located behind buildings and accessed by alleys, are exempt from the Perimeter Strip, Buffer and Interior Landscaping Distribution requirements below.</u> • <u>Property across an arterial street from R-District property is not required to provide a Buffer Planting Area along the affected property line abutting the arterial street.</u> 	
<u>Additions/Remodels.</u>	
<p><u>Three thresholds are used to gauge the extent of landscaping standard compliance on additions/remodels:</u></p> <ol style="list-style-type: none"> <u>Level I remodels/additions include all remodels and/or additions within a three year period with value of less than 60% of the existing building value, as determined by the Building Code. The requirement for such remodels is only that the proposed improvements meet the standards and do not lead to further nonconformance with the standards. For example, for an expanded parking area, landscaping would be required for the new parking area, but the applicant would not be required to bring an existing parking lot into conformance with these landscaping standards.</u> <u>Level II remodels/additions include all remodels and/or additions within a three year period whose value ranges from 60% to 200% of the value of the existing structure, as determined by the Building Code. All standards that do not involve repositioning the building or reconfiguring site development shall apply to Level II.</u> <u>Level III remodels/additions include all remodels and/or additions within a three year period whose value exceeds 200% of the value of the existing structure, as determined by the Building Code. Such remodels shall conform to ALL standards.</u> <p><u>The standards do not apply to remodels that do not change the exterior appearance of the building. However, if a project involves both exterior and interior improvements, then the project valuation shall include both exterior and interior improvements.</u></p>	

Landscaping Types

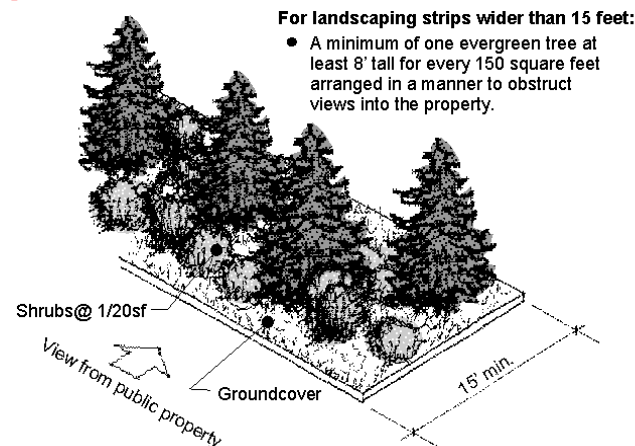
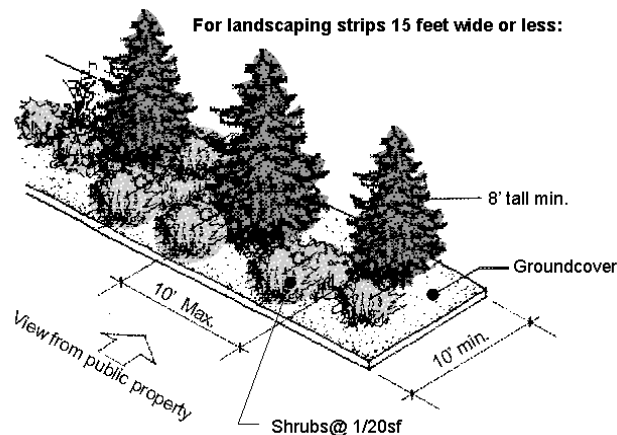
Landscaping Type A - A dense landscaping screen separating different uses. Specifically:

a. For landscaping strips 10 to 15 feet wide:

- i. At least one row of evergreen trees, minimum 8 feet in height and 10 feet maximum separation.
- ii. Permitted evergreen tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years. Smaller evergreen trees may be integrated into the strip provided they are in addition to the required larger trees.
- iii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be from minimum 3-gallon sized containers, at least 16 inches tall at planting and have a mature height of at least 3 feet.
- iv. Ground cover.
- v. Bioretention cells or swales can be incorporated into these landscaping strips.

b. For landscaping strips wider than 15 feet:

- i. A minimum of one evergreen tree at least 8 feet tall for every 150 square feet arranged in a manner to obstruct views into the property.
- ii. Permitted evergreen tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years. Smaller evergreen trees may be integrated into the strip provided they are in addition to the required larger trees.
- iii. Shrubs and ground cover as required above.
- iv. Bioretention cells or swales can be incorporated into these landscaping strips



Landscaping Type B - A moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment. Specifically:

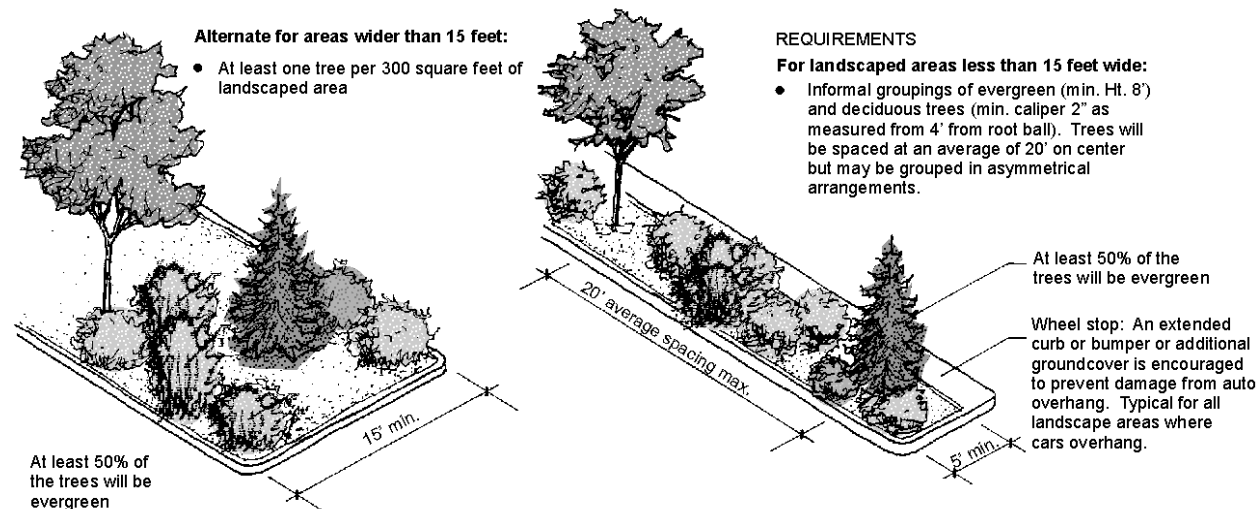
a. For landscaping strips less than 15 feet wide:

- i. Informal groupings of evergreen (minimum 8 feet in height) and/or deciduous trees (minimum 2 inch caliper as measured 4 feet from the root ball). At least 50 percent of the trees must be evergreen. Trees to be spaced at an average of 20 feet on-center, but may be grouped in asymmetrical arrangements.
- ii. Permitted tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years. Smaller tree species are permitted for vegetated areas in front of walls provided they are spaced at an average of 15 feet on-center.
- iii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be from minimum 3-gallon sized containers, at least 16 inches tall at planting and have a mature height of at least 3 feet.
- iv. Ground cover.
- v. Bioretention cells or swales can be incorporated into these landscaping strips.

b. For landscaping strips wider than 15 feet:

- i. At least one tree per 300 square feet of landscaped area. At least 50 percent of the trees must be evergreen.
- ii. Tree species, shrubs, and ground cover as required above.
- iii. Bioretention cells or swales can be incorporated into these landscaping strips.

c. Trees and shrubs shall be selected and maintained to maximize visibility at eye level for safety. To meet this requirement, choose and maintain shrubs at no taller than 3 feet. Prune trees (once tall enough) to maximize views below 7 feet in height.



Landscaping Type C - Landscaping provides visual relief in parking areas and along roadways where both a canopy of trees and visibility is required.

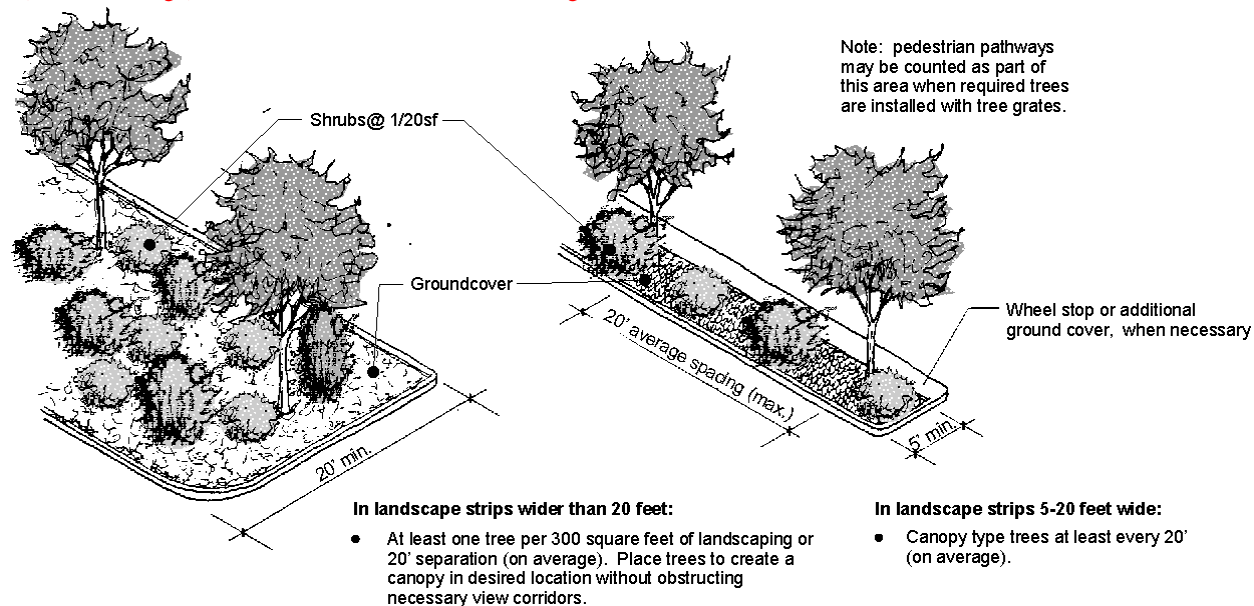
a. For landscaping strips 5 to 20 feet wide:

- i. Trees at 20 feet on-center (minimum 2 inch caliper as measured 4 feet from the root ball).
- ii. Permitted tree species are those that reach a mature height of at least 30 feet.
- iii. Shrubs at a rate of one shrub per 20 square feet of landscaped area. Shrubs shall be from minimum 3-gallon sized containers and have a mature height of at least 2 feet.
- iv. Ground cover.
- v. Bioretention cells or swales can be incorporated into these landscaping strips.

b. For landscaping strips wider than 20 feet:

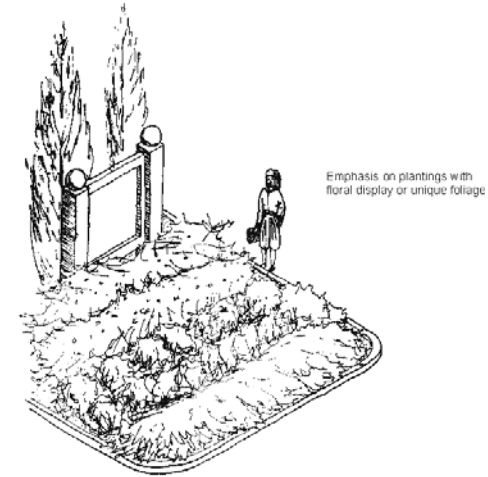
- i. At least one tree per 300 square feet of landscaped area or 20 foot separation (on average). Place trees to create a canopy in desired locations without obstructing necessary view corridors.
- ii. Tree species, shrubs, and ground cover as required above.
- iii. Bioretention cells or swales can be incorporated into these landscaping strips.

c. Trees and shrubs shall be selected and maintained to maximize visibility at eye level for safety. To meet this requirement, choose and maintain shrubs at no taller than 3 feet. Prune trees (once tall enough) to maximize views below 7 feet in height.



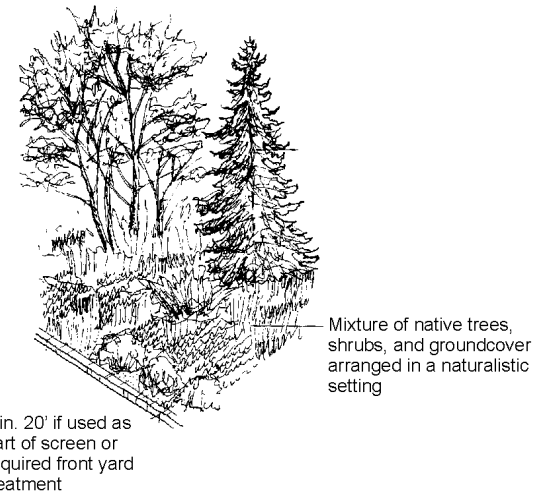
Landscaping Type D - A decorative landscaped display with colorful flowers or foliage as a focal setting for signs, special site elements and/or high visibility or pedestrian areas. Specifically:

- a. Shrubs, at least 50 percent of which must exhibit decorative floral or foliage, shall cover at least 50 percent of the landscaped area within 3 years.
- b. The remaining 50 percent of the landscaped area may be planted with trees, shrubs, perennials, ground cover, or cultivated flower beds.
- c. Trees and shrubs shall be selected and maintained to maximize visibility at eye level for safety. To meet this requirement, choose and maintain shrubs at no taller than 3 feet. Prune trees (once tall enough) to maximize views below 7 feet in height.



Landscaping Type E - Enhancing natural areas to better integrate developments into existing conditions. Specifically:

- a. Landscaping shall consist of trees, shrubs, and ground covers that are native to the Puget Sound and are appropriate to the conditions of the site.
- b. Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.
- c. Minimum 20 feet in width if used as a screen or required front yard treatment.



<u>General Landscape Plan, Planting and Maintenance Standards</u>	
<p>1. <u>Required landscape plans shall be stamped by a licensed landscape architect or certified nursery person. Exempted developments:</u></p> <p>a) <u>Residential developments with less than 7 units.</u></p> <p>b) <u>Non-residential and mixed-use developments featuring less than 500 square feet of landscaping.</u></p> <p>2. <u>Trees</u></p> <p>a) <u>Deciduous trees shall be 2 inch minimum caliper at the time of planting, unless otherwise specified. Evergreen trees shall be minimum 6 feet in height at the time of planning, unless otherwise specified. Additional trees provided that are beyond minimum requirements may be smaller.</u></p> <p>b) <u>Tree trunks shall be setback at least 2 feet from curbs and 5 feet from buildings.</u></p> <p>c) <u>All trees shall be staked and tied at the time of planting.</u></p> <p>3. <u>Shrubs shall be from minimum 3-gallon containers at the time of planting.</u></p> <p>4. <u>Ground cover, where used, shall be planted in the following amounts:</u></p> <p>a. <u>Flats or four inch pots at 18 inches on-center or one gallon containers at 24 inches on-center.</u></p> <p>5. <u>New landscaping materials shall include species native to the coastal region of the Pacific Northwest or non-invasive naturalized species that have adapted to the climactic conditions of the region in the following amounts:</u></p> <p>a. <u>75 percent of ground cover and shrubs.</u></p> <p>b. <u>50 percent of trees.</u></p>	
<u>Minimum Landscaping Area (unless exempted above)</u>	
<u>Overall site</u>	<ul style="list-style-type: none"> • <u>A minimum of 15 percent of the entire site for single-purpose residential developments.</u> • <u>Exceptions and departures to landscaped area requirement.</u> <ul style="list-style-type: none"> i. <u>Requirements for developments with structured parking are relaxed based on the percentage of structured parking to the total number of on-site parking spaces. For example, if all parking is structured, there is no landscaping requirement. If 50 percent of the parking is structured, then the amount of required landscaping is reduced by 50 percent (to 7.5 percent).</u> ii. <u>Green roofs and roof gardens may be used to meet up to one-third of the landscaped area requirements.</u> iii. <u>Planting strips within street rights-of-way shall not be included in required landscaped areas.</u> • <u>Landscaped areas shall be covered with a mixture of trees, shrubs, and/or groundcover.</u>

Residential Buffer Planting Areas. In addition to the intent of the landscaping requirements noted above, buffer planting areas are intended to provide substantial vegetative screening between dissimilar zoning districts to soften visual and aesthetic impacts (unless exempted above). These landscaping provisions are also intended to soften the appearance of buildings from the street and enhance the aesthetics of development.	
X District property abutting R-1, R-2 or R-2SRD District property	<ul style="list-style-type: none"> A continuous planting area at least 15 feet wide along abutting the R-District property line containing Type A Landscaping. Where the property is required to provide a buffer is 150 feet or less in depth, measured perpendicularly from the residential parcel, the buffer can be reduced to 10 feet in width.
X District property across the street from R-1, R-2 or R-2SRD District property	<ul style="list-style-type: none"> Minimum 10-foot front yard setbacks are required except for corner lots that also front on a designated Pedestrian Street. The setback exemption shall apply for a distance of 130 feet, measured from edge of the designated Pedestrian Street right-of-way. Covered porches and entry features may project up to 6 feet into the setback. The setback area may include landscaping, walkways, pedestrian plazas, private patios, porches, or vehicular lanes (where allowed), but not include parking.
X District property across the alley from R-1, R-2 or R-2SRD District property	<ul style="list-style-type: none"> A continuous planting area on the required property with a minimum width of 7 feet that contains Type B or C Landscaping. Buffer planting areas may be broken only for vehicle and pedestrian access crossings.
Front Yard	
Front Yard Landscaping	<ul style="list-style-type: none"> In areas where buildings are not located adjacent to the sidewalk, the area between the public sidewalk and buildings shall be landscaped with a combination of trees, shrubs, and/or ground cover. Landscaped areas may only be broken by walkways and pedestrian plazas
Foundation Planting	<ul style="list-style-type: none"> All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards: <ol style="list-style-type: none"> The landscaped area must be at least three feet wide. There must be at least one shrub for every three lineal feet of foundation. Ground cover plants must fully cover the remainder of the landscaped area.
Planting Requirements. These requirements are intended to provide trees of sufficient maturity at planting to provide more immediate mitigation to the site, to provide trees adequate space to avoid damage and continue growth, and to visually break up parking lots (unless exempted above).	
Street Trees	<ul style="list-style-type: none"> Tree species, location, spacing, and grades must comply with adopted business area improvement plans, streetscape design plans, and/or the City's Tree Planting Program. Street trees shall be provided at a ratio of 3 trees per 100 feet of site street frontage, including buildings; at least 2-inch caliper; compatible with other trees in the vicinity by variety, species, and planting pattern. For example, a site with 50 feet of street frontage would require 2 trees and a site with 90 feet of street frontage would require 3 trees. Trees shall be selected and maintained to maximize visibility at eye level for safety. To meet this requirement, choose and prune trees (once tall enough) to maximize views below 7 feet in height. Trees planted within the right-of-way are considered street trees for purposes of this requirement. Street trees shall generally be placed adjacent to the curb and between the pedestrian lane and curb. Street trees in planting area: Minimum 25 square feet planting area; 5-foot minimum width. Street trees with tree grates: Minimum 16 square feet; 4-foot minimum width.

<u>Parking Lot Landscaping</u>	<p><u>1. Perimeter parking lot landscaping buffers:</u></p> <p><u>a. Streets: 10-foot wide planting strip with Type C Landscaping.</u></p> <p><u>b. Side and rear yards: 10-foot wide planting strips with Type B or C Landscaping. Where the subject property is 150 feet or less in depth, the perimeter strip can be reduced to 5 feet in width.</u></p> <p><u>c. Trees and shrubs shall be selected and maintained to maximize visibility at eye level for safety. To meet this requirement, choose and maintain shrubs at no taller than 3 feet. Prune trees (once tall enough) to maximize views below 7 feet in height.</u></p> <p><u>2. Internal parking lot landscaping:</u></p> <p><u>a. Planting areas with trees are required at all parking aisle ends.</u></p> <p><u>b. There shall be no more than eight parking stalls in a row without a tree.</u></p> <p><u>c. Trees shall be provided at an average of 30-foot intervals along walkways within or adjacent to parking lots.</u></p> <p><u>d. Type C Landscaping shall be used for internal parking lot landscaping.</u></p> <p><u>e. Trees and shrubs shall be selected and maintained to maximize visibility at eye level for safety. To meet this requirement, choose and maintain shrubs at no taller than 3 feet. Prune trees (once tall enough) to maximize views below 7 feet in height.</u></p> <p><u>f. Trees shall be planted a minimum of 10 feet from pedestrian light standards or parking lot light standards</u></p> <p><u>g. An average of 60 square feet of landscaped area is required per tree. Planting islands containing trees shall feature minimum dimensions of 5 feet on all sides.</u></p> <p><u>h. Bioretention cells or swales may be incorporated into required planting areas.</u></p>
<u>Credit for Retaining Existing Trees and Shrubs.</u> These requirements are provided to encourage tree and shrub preservation because of the greater visual and ecological benefits of mature plantings.	
<u>Credit ratios</u>	<p><u>The following tree planting credits are available for existing trees, provided an arborist's or landscape architect's appraisal determines that the tree(s) is healthy and can be saved:</u></p> <ul style="list-style-type: none"> <u>• One required tree for every retained tree of at least equal size;</u> <u>• Two required trees for every retained tree that is 25 inches to 63 inches in circumference (measured 4.5 feet from the ground);</u> <u>• Three required trees for every retained tree 63 inches to 100 inches in circumference;</u> <u>• Four required trees for every retained tree over 100 inches in circumference.</u> <p><u>If retained trees are damaged during or after construction, replacement shall be based upon the same ratios.</u></p> <p><u>Existing shrubs, which comply with the minimum plant size specifications of this table, may count towards the required landscape plantings. Invasive plants such as blackberry, scotch broom, etc. shall not count towards the required plantings.</u></p>
<u>Maintenance</u>	
<u>Landscaping meeting the standards of this section shall be installed by the time of occupancy. Landscaping shall be maintained in a healthy, growing, and safe condition for the life of the project. Modifications to the landscaping shall be in conformance with these standards.</u>	

13.06.503 Residential ~~transition~~**compatibility** standards.

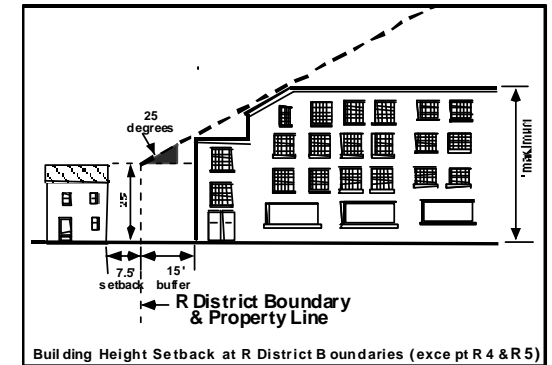
The following items are required to help ensure ~~compatibility~~ appropriate transitions between non-residential and/or higher intensity development and adjacent residential districts, in terms of building bulk and scale, location of activity areas for privacy and noise reduction, provision of greenspace, and visual separation:

A. Upper Story Stepback

1. Structures shall not intercept a 25-degree daylight plane inclined into the C, T, PDB, HM, M, or PMI, or Mixed-Use Center District from a height of 25 feet above existing grade at any R-District / C, T, PDB, HM, M, or PMI, or Mixed-Use Center District boundaries, excluding boundaries with R-4 Districts, R-5 District, and/or non-residential uses in any R District (see diagram at right).

2. The following requirements apply in all X-Districts, where a Mixed-Use Center boundary is adjacent to single-family zoning (R-1, R-2 and R-2SRD Districts), except where the adjacent use within the single-family zone is a park, permanent open space, undevelopable steep slope, public facility or freeway.

- a. An upper story stepback equal to 10 feet back for each 10 feet up above 25 feet shall be incorporated in projects abutting a single-family zone at an alley or rear or side property line (example of abutting scenario below). This stepback is measured from the inside edge of the required buffer or yard.
- b. An upper story stepback equal to 10 feet back for each 10 feet up above 35 feet shall be incorporated in projects abutting a single-family zone at a street. This stepback is measured from the property line.



Upper Story Stepback - Abutting Scenario

B. Storage and/or Service Openings

Vehicle ingress, vehicle egress, and/or loading bay doors of self-storage uses and/or vehicle service uses shall not face any residentially-zoned property.

C. Buffer Planting Areas

SEE SECTION 13.06.502.

D. Lighting

1. Light trespass. Light trespass from sites in non-residential zoning districts shall not exceed 3 lux (0.3 foot candles) at parcel boundaries with residential zoning districts. This luminance value shall be measured at the eye in a plane perpendicular to the line-of-sight when looking at the brightest source in the field of view at any point on the property line of any residential parcel.
2. Residential light pollution. To ensure control of and to minimize glare, any lighting within 100 feet of an R District shall use luminaires which meet the Illuminating Engineering Society's cutoff light distribution specification.
3. General light pollution. To control and minimize glare, all other luminaires for area and/or off-street parking shall meet the Illuminating Engineering Society's semi-cutoff light distribution specification. Lighting shall be directed toward the site, with cutoff shields or other means, to prevent spillover glare to adjacent properties or vehicular traffic. Luminaires with a light source not greater than 1800 lumens (100 watt incandescent) are exempt from this requirement.
4. View-Sensitive Overlay Districts. Parking lot lighting shall not exceed 20 feet in height.
- ~~5. Any lighting from a non-residential development located within the Tacoma Mall RCX zone on property fronting the west side of Pine Street between South 40th Street and South 47th Street and within 100 feet of the rear property line shall meet this standard.~~

13.06.510 Off-street parking and storage areas.

A. 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.

Minimum parking requirements are particularly important in order to ensure resident, visitor, customer, and employee parking within reasonable distance to the uses served, reduce congestion on adjacent streets; and to minimize, to the extent possible, spillover parking into adjacent residential areas. The requirements herein set forth are also established to discourage under-used parking facilities and to minimize the amount of land dedicated to parking, consistent with the comprehensive plan, that encourages economic development, transit use, carpooling, energy conservation, and air quality improvement by providing for: only the minimum number of stalls necessary, compact stalls, shared parking between uses, transportation demand management, and incentives for reducing the size of parking areas.

Applicability. Buildings, structures, or uses hereafter established, built, enlarged, increased in capacity, or changed in principal use in all districts shall provide the following off-street parking areas:

1. Off-street parking spaces - quantity. The quantity of off-street parking shall be provided in accordance with the standards of the tables below.

a. Fractions. Fractions resulting from required parking calculations will be rounded up or down to the nearest whole number from the midpoint as appropriate.

b. Multiple uses. Where an establishment on a lot contains multiple types of uses, the required parking spaces shall be equal to the total spaces determined by computing each use type separately, except where specifically stated otherwise herein.

c. Use not listed. In the case of a use not specifically mentioned in this section, the requirements for off-street parking facilities shall be determined by the City Traffic Engineer. Such determination shall be based upon the requirements for the use specified in this section that is most nearly comparable to the unspecified use and traffic engineering principles and studies.

TABLE 1 – Required Off-Street Parking Spaces ^{9, 14}		
Use	Unit	Required parking spaces
		Min.
Residential		
Single-family 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
Three-family in R-2SRD, HMR-SRD and R-3 ^{1, 2, 12}	Dwelling.	2.00
Lots not conforming to area/width ³	Dwelling.	1.00
Multiple-family dwelling and mobile home park ^{1, 2, 12}		
Located in R-4-L, T, HMR-SRD, and PRD Districts ¹²	Dwelling.	1.50
Located in R-4, C-1, C-2, HM, and M-1 Districts ¹²	Dwelling.	1.25
Located in R-5 District ¹²	Dwelling.	1.00
Mixed-Use Center District	See TABLE 2 (next table).	
Retirement homes, apartment hotels, residential hotels, residential clubs, fraternities, sororities, and group living quarters of a university or private club	Guest room, suite, or dwelling.	Same as for multiple-family.
Residential in DR, DCC, DMU, and WR Districts	See Chapter 13.06A.	

TABLE 1 – Required Off-Street Parking Spaces ^{9, 14}		
Retail ^{10 (View-Sensitive)}		
Retail commercial establishments, except as otherwise herein, less than 15,000 square feet of gross floor area	1,000 square feet of gross floor area.	2.50
Shopping Center	1,000 square feet of gross floor area.	4.00
Retail commercial establishments, except as otherwise herein	1,000 square feet of gross floor area.	4.00
Eating and drinking establishments ^{11 (View-Sensitive)}	1,000 square feet of gross floor area.	10.00
Office		
Business and professional offices	1,000 square feet of gross floor area.	3.00
Medical and dental clinics	1,000 square feet of gross floor area.	3.00
Lodging		
Hotel ¹	Guestroom or suite.	0.50
Motel ¹	Guestroom or suite.	1.00
Institutional		
Libraries, museums, art galleries	1,000 square feet of gross floor area.	2.50
Hospitals	Bed.	1.75
Special needs housing, as listed in the use table in Section 13.06.535.B and not otherwise listed in this table	Bed	0.10 plus one per employee
Extended care facilities	Bed.	0.33
Religious assembly	Seat ⁴	0.20
Elementary, middle, and junior high schools	Teaching station.	1.20
High school	Student.	0.40
College and university	Student.	0.75
Work release or juvenile rehabilitation	Employee.	1.00 ⁵
Recreational		
Auditoriums, stadiums, and theaters	Seat ⁴	0.25
Miniature golf course	1,000 square feet of lot area, excluding parking.	2.50
Skating rink	1,000 square feet of gross floor area.	6.00
Bowling establishment	Lanes.	5.00
Public dance halls and private clubs	1,000 square feet of gross floor area.	7.50
Marina	Moorage space.	0.50
Boat launch	Ramp.	25.00 ⁶
Recreational uses not listed elsewhere	Same as retail, based on size.	
Warehouse/Industrial ¹³		
Self-service storage	Storage unit.	See note 7.
Warehousing	1,000 square feet of gross floor area.	1.00

TABLE 1 – Required Off-Street Parking Spaces^{9, 14}		
Industrial/manufacturing	1,000 square feet of gross floor area.	1.50
Services		
Laundromat	Washing and dry-cleaning machine.	0.50
Car wash	Wash stall or 25 feet of wash lane.	4.00 ⁸
Day-care centers	Each 10 children in care.	2.00

TABLE 1 Footnotes
<p>1. Guest rooms or suites in retirement homes, apartment hotels, residential hotels, and residential clubs shall be construed to be dwelling units for purposes of determining the number of off-street parking stalls required. The parking requirements may be reduced to one parking space every three dwelling units; provided, the following conditions exist:</p> <ul style="list-style-type: none"> a. The use will provide residency for retirement age persons with an estimated average persons-per-dwelling unit factor of 1.5 or less, or low-income elderly persons, or a combination thereof; b. Yard space is available on the same lot the use is to be located upon or an adjoining lot, where off-street parking at a future time could be provided should the use be converted to an apartment or for other reasons additional parking is needed to serve the premises. <p>If these conditions do not exist, a variance of the number of parking spaces to be provided is required.</p>
2. For purposes of this regulation, a mobile home shall be construed to be a single-family dwelling. Tandem parking is permitted for single-family, two-family, and three-family dwellings.
3. Single unified parcel of land as indicated by the records of the Pierce County Auditor as of May 18, 1953, having an average width of less than 50 feet and an area of less than 5,000 square feet.
4. Seat, 18 inches of bench or 25 square feet of floor space.
5. There shall be 2 visitor-parking stalls provided for each 10 required employee stalls.
6. Parking spaces shall be minimum 10 feet wide and 40 feet long.
7. Parking shall be provided by parking/driving lanes adjacent to the buildings. These lanes shall be at least 20 feet wide when storage facilities open onto one side of the lane only and at least 25 feet wide when storage facilities open onto both sides of the lane. Driving lanes shall be designed to accommodate single unit vehicles. Two parking spaces shall be provided adjacent to the manager's quarters. One parking space for every 200 storage spaces or fraction thereof shall be located adjacent to, or within 100 feet of, the office. A minimum of two such spaces shall be provided. Required parking spaces may not be rented as, or used for, long-term vehicular storage.
8. The required stalls may include waiting and finishing or drying space.
9. The number and size of required handicapped accessible parking spaces shall be consistent with the Uniform <u>applicable</u> Building Code.
10. In commercial districts combined with a View-Sensitive Overlay District and adjacent to a shoreline district (i.e., Old Town), 0 stalls are required for the first 3,000 square feet of retail space.
11. In commercial districts combined with a View-Sensitive Overlay District and adjacent to a shoreline district (i.e., Old Town), 0 stalls are required for the first 750 square feet of eating and drinking establishments.
12. Additional off-street parking for existing residential uses, including those nonconforming as to off-street parking, in all "R" Residential Dwelling Districts shall only be required if the number of dwelling units is increased.

13. Storage warehousing, distribution warehousing, and industrial uses.
<p>a. The off-street parking requirements, set forth in Table 1 of this section, shall not include space devoted to office or other non-industrial related use. Where a warehousing or industrial facility contains office or other non-industrial related use, off-street parking for such spaces shall be computed utilizing the requirements set forth in Table 1.</p> <p>b. In determining whether to apply the parking standard based on floor area or the standard based on the number of employees, the City shall consider the following:</p> <ol style="list-style-type: none"> (1) The extent to which automation is utilized in the operation of the facility; (2) The long-term versus the short-term nature of the use; (3) The means of product delivery and distribution; (4) The need for storage of company vehicles on-site; (5) The availability of accurate employee counts; (6) Future expansion plans; (7) The amount of available area which could be converted to additional off-street parking should the need arise; for example, due to an increase in the work force or change in use. <p>If, after reviewing the project in light of the above factors, the City finds that the off-street parking standard based on number of employees more accurately reflects the parking needs of the facility while still protecting the general health, safety, and welfare of the community, such standards shall be applied.</p>
14. In instances where the parking requirement is based on number of employees and the employees work in shifts, the number of regular employees in the largest shift shall be used for the purpose of determining the required number of parking stalls.

TABLE 2 – Parking in Mixed-Use Center Districts

Quantity	<p>Residential Uses. Minimum 1.0 stall per unit.</p> <p>Commercial or Office Uses. Minimum 2.5 stalls per 1000 square feet of gross floor area.</p> <p>UCX-TD Commercial or Office Uses (including retail, service and eating and drinking establishments). Minimum 0 stalls per 1000 square feet of gross floor area.</p> <p><u>Other Uses. For uses not specifically listed above, the parking requirement in the Mixed-Use Center Districts shall be 70% of the parking requirement for that use identified in Table 1.</u></p> <p>See Section 13.06.510.B.2.f for use of compact stalls.</p>
Exemptions	<p>No parking is required for any structure in existence upon the <u>date the Mixed-Use Center was created within which it exists (see Section 13.17.020)</u> adoption of these regulations in any Mixed-Use Center District. New development shall provide parking as required.</p> <p><u>In NCX Districts, no parking is required for new development on properties or portions of properties within 200 feet of the centerline of the designated core pedestrian streets (see Section 13.06.300.C) This 200-foot depth shall be extended to encompass an entire development site when at least 60% of the development site is within the standard 200-foot deep exception area (for purposes of this provision, the “development site” can include multiple parcels as long as they are part of the same project proposal and are abutting or separated by no more than an alley right-of-way). Sites that remain split by this exception shall be required to provide parking based on the amount required for the portion of the project that is outside of the parking exception area;</u></p>

	<p><u>however, the parking provided to meet the requirement can be provided anywhere on the site or off-site, as normally allowed.</u></p> <p><u>In CCX Districts, no parking is required for buildings that are located within 10 feet of the right-of-way of a designated core pedestrian street.</u></p> <p>In NCX, CCX, and UCX Districts, no parking is required for the first 3,000 square feet of a ground-level retail <u>grand-service space or the first 750-square feet of patron-serving area in a ground-level</u> eating and drinking establishment.</p>
<p><u>Parking Quantity Reductions.</u> The parking requirements for mixed-use, multi-family, commercial, institutional and industrial developments within X-Districts may be reduced as follows:</p>	
<u>Transit Access</u>	<u>Parking requirement shall be reduced by 25% for sites located within 500 feet of a transit stop and 50% for sites located within 500 feet of a transit stop at which a minimum of 15-minute peak hour service is provided (routes which serve stops at least every 15 minutes during peak hours). Applicants requesting this reduction must provide a map identifying the site and transit service schedules for all transit routes within 500 feet of the site.</u>
<u>Trip Reduction Plan</u>	<u>Parking requirement shall be reduced by 25% for developments that create and implement a site-specific Trip Reduction plan and program that includes features such as employer-provided transit passes, telecommuting, ridesharing, carpooling, car-sharing, bicycling, flexible work schedules, etc. The trip reduction plan shall be reviewed and approved by the City's CTR Coordinator and yearly reports shall be provided to evaluate the effectiveness of the program and ensure its continued maintenance and operation.</u>
<u>Car-Sharing Stalls</u>	<u>Parking requirements shall be reduced by one stall for each stall that is dedicated and designated for use by a locally-operating car sharing program, such as "Zipcar."</u>
<u>Mixed-Use/Shared Parking Credit</u>	<u>No parking shall be required for the residential units in a mixed-use project where at least 50 percent of the gross floor area is designed for commercial or institutional use.</u>
<u>On-Street Parking Credit</u>	<u>Parking requirements shall be reduced ½ stall per each new public, on-street parking stall provided as part of the project (through the installation of angled or perpendicular spaces with bulb-outs and curbs or other methods). Any modifications to the right-of-way are subject to the acceptance and approval of the Public Works Department. This one-time credit applies at the time of the development and shall not be affected by any future changes to the right-of-way configuration, design or alignment.</u>
<u>Bicycle Parking Credit</u>	<u>For every five non-required bicycle parking spaces provided on the site (beyond the standard requirements, as found in Section 13.06.512.D), the automobile parking requirement shall be reduced by one space. This credit is limited to a maximum of 5 automobile spaces, or 15% of the standard parking requirement for the development, whichever is less.</u>
<u>Motorcycle/Scooter Parking Credit</u>	<u>For every 4 motorcycle/scooter parking spaces provided, the automobile parking requirement shall be reduced by one space. Each motorcycle/scooter parking space must be at least 4 feet wide and 8 feet deep and may be located in areas that are otherwise unusable for automobile parking (such as in corners, at aisle ends and near pillars). This credit is limited to a maximum of 5 automobile spaces, or 5% of the standard automobile parking requirement for the development, whichever is less.</u>
<p><u>The Land Use Administrator, or their authorized agent, shall have the authority to require any and all necessary agreements or documentation, as they deem appropriate, to ensure that projects utilizing this parking quantity reduction program maintain all required features for the life of the project. Any such agreements or documentation shall be in a format acceptable to the City Attorney and shall be recorded on the title of the property.</u></p>	

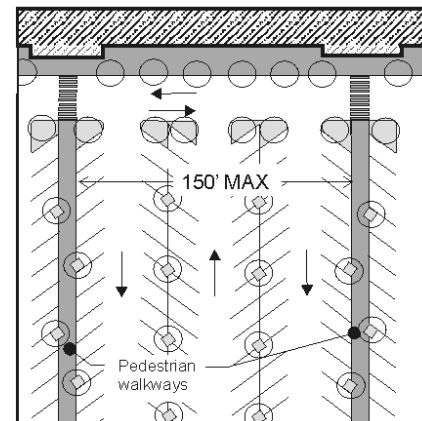
Location.	
NCX, RCX, NRX , URX and UCX-TD Districts	<p>Parking shall be located to the rear, side, within, or under a structure, or on a separate lot.</p> <p>Parking located to the side of a structure shall not exceed a maximum of 60 feet in width for paved vehicular area along designated pedestrian street frontages.</p>
CCX, UCX, HMX and CIX Districts	Parking may be located on any side provided maximum setback requirements are met.
<u>Multi-Family Development Parking</u>	<u>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. Areas between buildings and along street frontages shall be used to fulfill yard space requirements (see Section 13.06.501.N).</u>
Loading Spaces	In NCX and RCX Districts, off-street loading spaces for retail sales and service uses shall only be required in shopping centers.
Driveways. <u>Driveways shall be located and developed in a manner that recognizes the overall goals for promoting pedestrian activity over vehicle orientation. They shall be limited in size and number and located in the preference order described below:</u>	
NCX/RCX <u>Driveway location</u>	<ol style="list-style-type: none"> 1. Driveways shall be located from an alley <u>when suitable access is available, such as an abutting right-of-way that is or can practicably be developed; or street without pedestrian designation:</u> If no alley or street without arterial or pedestrian designation is available to the site, then from an arterial street without pedestrian designation. 2. <u>When suitable alley access is not available, driveways shall be limited to the lowest classified roadway adjacent to the site (non-designated street, designated pedestrian street, designated core pedestrian street)</u> 3. If none of the previous options are available to the site then from a street with pedestrian designation. <u>3. Projects that utilize an alley for vehicle access and can not practicably limit vehicular access only to the alley, shall also be allowed to have additional vehicular access from abutting non-designated pedestrian streets.</u> <u>4. Driveways shall be located as close as practical to the property line most distant from any street intersections. Location shall be subject to the approval of the City Traffic Engineer.</u>
Driveway size	<p>The maximum driveway approach width shall be 25 feet on designated pedestrian streets and 30 feet on all other streets.</p> <p><u>For two and three-family and townhouse dwellings, driveway approach widths on streets are limited to 14 feet when serving one unit and 20 feet in width when serving multiple units.</u></p>
Pedestrian street driveway frequency	<p>Driveways shall be no closer than 150 feet to another driveway as measured from centerlines on designated pedestrian streets.</p> <p>The centerline of a driveway shall be no closer than 50 feet to a designated pedestrian street corner.</p>
Review of new driveways	<p>New driveways in Mixed-Use Center Districts are subject to review and approval by the City Engineer pursuant to Chapter 10.14, taking into account safe traffic flow, existing and planned transit operations, the objectives and requirements of this chapter, and the efficient functioning of the development.</p> <p><u>In addition to these standards, the driveway standards contained in Chapter 10.14 shall apply.</u> When portions of Chapter 10.14 or this chapter are in conflict, the more restrictive shall apply.</p>

	<p>Exceptions may be allowed by the City <u>Traffic</u> Engineer for public safety or if strict application of these standards would prohibit vehicular access to a development, pursuant to Chapter 10.14.</p> <p>Any proposed exception to the standards and/or requirements for driveways in Chapter 10.14 or this chapter shall be forwarded to Pierce Transit for review and comment.</p>
<p><u>Parking Garages.</u> The following standards apply to parking garages. They are intended to limit parking garage impacts on the pedestrian environment and reduce opportunities for crime in parking garages.</p>	
<u>Core Pedestrian Streets</u>	<u>Parking garages are prohibited at street level along the frontage of designated core pedestrian streets.</u>
<u>Parking Garage Openings</u>	<p><u>These standards apply to parking garages for five or more vehicles.</u></p> <p><u>Parking garage openings, including vehicular access openings, shall not exceed 50% of the total ground floor façade adjacent to a public street or sidewalk.</u></p> <p><u>Parking garage openings facing a street, alley, courtyard, plaza, or open parking area shall incorporate decorative grilles, architectural elements, planters, and/or artworks that effectively reduce the visibility of vehicles within the garage while still allowing for limited visibility into and out of the garage. Any portion of the screening that is between 3 and 7 feet above the adjacent grade shall be at least 20% transparent but not more than 80% transparent. Vehicular access openings shall be exempt from this standard.</u></p>
<p><u>Drive-throughs in Mixed-Use Centers.</u> The following standards apply to drive-throughs located in Mixed-use Centers. See section 13.06.300.D for permitted zones.</p>	
<ol style="list-style-type: none"> <u>1. Drive-through driveways and stacking lanes must be located at least 150 feet from any bus stop or transit center</u> <u>2. All vehicle use areas associated with a drive-through shall be located at the side or rear of the building</u> <u>3. Drive-through windows shall not face a designated pedestrian street and stacking areas shall not lie between a building and a designated pedestrian street</u> <u>4. Drive-through stacking lane(s) and service window(s) shall be designed and screened from the view of adjacent properties with landscaping and/or structures</u> <u>5. Pedestrian paths that cross a drive-through aisle shall use a raised platform and be marked with symbols, signage and/or special painting.</u> <u>6. Within Mixed Use Centers, drive-throughs shall be limited to 1 stacking lane maximum unless the portion with multiple lanes is fully screened from public view.</u> <u>7. Drive-through uses that are not located within a building are prohibited from locating within 100 feet of a light rail station or streetcar station</u> 	

* * *

13.06.512 Pedestrian and bicycle support standards.

A. General Applicability.
1. Application. The pedestrian and bicycle support standards apply to all new development, <u>unless specifically exempted herein</u> except the follows.
2. Standards. Each item of this section shall be addressed individually. Exceptions and exemptions noted for specific development situations apply only to the item noted.
3. Additions. Additions <u>up to of more than</u> 5,000 square feet of gross floor area or 75 percent of gross floor area, whichever is less, shall <u>be exempt from these standards. Larger additions shall</u> meet the requirements of this table at a ratio of at least <u>15 to 54</u> <u>(such that a 15 percent increase in gross floor area will necessitate provision of 25 percent of the requirements of this table for the site; a 2 percent increase in gross floor area will necessitate provision of 10 percent of the requirements; and so forth, up to where a 20 percent or larger increase in gross floor area will necessitate provision of 100 percent of the requirements).</u>
4. Super regional malls. Additions to super regional malls which add <u>less than</u> 10,000 or more -square feet of gross floor area <u>shall be exempt from these standards. Larger additions shall</u> meet the requirements of this table at a ratio of at least <u>13 to 34</u> <u>for the entire mall site (in the same manner described above, under subsection 3) a 5 percent increase in gross floor area will necessitate a provision of 15 percent of the requirements of this table for the entire mall site).</u> , except that a additions to a super regional mall of an anchor tenant or 140,000 or more square ft. shall will require full provision of these requirements for the entire mall site.
5. Temporary. Temporary structures are exempt from the standards of this section.
6. Remodel. Remodel projects valued below 60 percent of the building value, as determined by the Building Code are exempt from the standards of this section.
7. Residential or Mixed-Use. The standards apply only to residential structures of 5 dwelling units or greater. The standards apply to all mixed-use structures.
8. Historic. In any conflict between these standards and those applied by the Tacoma Landmarks Preservation Commission, the standards of the commission shall prevail.
9. Fractions. Any requirement resulting in a fraction when applied shall be rounded up or down <u>to the nearest whole number</u> from the midpoint as appropriate.
B. Walkways (Illustrated). To support transportation choices, including walking, the following standards shall be met to assist pedestrian safety, comfort, and mobility, including access to uses from public ways and access from parking areas.
1. Direct. A direct walkway shall be provided between all customer and/or public entrances and the nearest public sidewalk.
2. Multiple use sites. Shopping centers and sites with multiple uses shall provide a walkway network along building facades and through the parking lot that provides pedestrian circulation within the development and that links all <u>customer and/or public</u> building entrances to the public sidewalk. <u>Trees shall be provided adjacent to the walkway at a ratio of 3 per 100 feet and pedestrian-scaled lighting at a ratio of 2 per 100 feet. Trees shall be planted a minimum of 10 feet from pedestrian light standards or parking lot light standards.</u>
3. Minimum connection frequency. Additional walkways are required when needed to provide at least one connection to the public sidewalk for each 250 <u>150</u> feet of street frontage <u>or every three parking aisles, whichever is less.</u> Walkways shall be located to provide the shortest practical route from the public sidewalk or walkway network to <u>customer and/or public</u> building entrances.



4. Size and materials. All walkways must either be a raised sidewalk or composed of materials different from parking lot paving and must be at least 5 feet wide, excluding vehicular overhang. When more than one walkway is required, at least one walkway must be 10 feet wide.
5. Transit access. A direct walkway shall be provided between the principal customer and/or public building entry and any bus stop adjacent to the site. This may be the same as the walkways above. A separate walkway is required if the bus stop is not within 100 feet of a walkway connection to the sidewalk.
C. Street Furniture. To support transportation choices, including walking, the following standards shall be met to assist pedestrian safety, comfort, and mobility, including resting places at reasonable intervals.
1. Minimum. A minimum of one fixed bench or equivalent seating area for every 250 feet of street frontage. This requirement determines quantity and not distribution, not required if site has less than 250 feet of street frontage. Projects in the PMI District are exempt from this requirement.
2. Minimum on designated pedestrian streets in Mixed-Use Center Districts. A minimum of one fixed bench or equivalent seating area for every 150 feet of street frontage. This requirement determines quantity and not distribution, not required if site has less than 150 feet of street frontage.
3. Plan consistency. Furniture shall be consistent with any applicable adopted business area improvement plans.
4. Credit. Any adjacent public street furniture can be counted toward this requirement.
D. Bicycle Parking. To support transportation choices, including biking, the following standards shall be met for more visible and secure locations for bicycle parking.
1. Quantity in T, C-1, C-2, HM, and PDB. Minimum 3 percent of the requirement for automobile parking spaces for the first 300 car stalls and 1 percent of car stalls in excess of 300. A minimum of 2 bike spaces is required, except sites requiring 5 or fewer car stalls are exempt from bike parking. Adjacent public bike racks can be counted toward this requirement.
2. Quantity in Mixed-Use Center Districts. Five percent of the requirement for automobile parking spaces for the first 300 car stalls and 1.5 percent of car stalls in excess of 300, but no less than 2 bicycle stalls. Sites requiring 5 or fewer car stalls are exempt from this requirement, except for sites exempted from parking requirements due to their location along core pedestrian streets in neighborhood centers (see Section 13.06.510.A.1 Table 2), where the number of required bicycle parking stalls shall be based on the amount of parking that would've been required for the project if it were not exempted. A minimum of 2 bike spaces is required, except sites requiring 5 or fewer car stalls are exempt from bike parking. Adjacent public bike racks can be counted toward this requirement. Any form of vehicle storage, including auto dealers, counts only customer and employee parking to determine bike parking requirement.
3. Location. Bicycle parking shall be located within 50 feet of the primary building entrance for individual sites. Bicycle parking may be grouped near an owner designated primary entrance in shopping centers. Bicycle parking may be shared at a common location on the same block and same side of the street; provided, the quantity meets the total requirement and is no more than 100 feet from any site served. Bicycle parking shall not block pedestrian use of a walkway.

* * *

13.06.522 District sign regulations.

A. R-1 Sign regulations. One non-illuminated sign, not exceeding 12 square feet in area shall be allowed pertaining to the lease, rental, or sale of a building or premises on which it is located. One non-illuminated nameplate, not exceeding one and one-half square feet in area, placed flat against the building, shall be allowed for each adult family home, staffed residential home, group home, residential care facility, and family day care home. One ground sign shall be allowed, with a maximum area of 30 square feet identifying a subdivision. A subdivision identification sign shall be approved by the Land Use Administrator. A 32-square-foot temporary sign advertising a subdivision during construction shall be allowed adjacent to each street abutting the site, in conformance with Chapter 13.04.

B. R-2 Sign Regulations. Sign regulations shall be the same as stated for the R-1 ~~SingleOne~~-Family Dwelling District, except that one non-illuminated nameplate not exceeding one and one-half square feet in area, placed flat against the building, shall be allowed for each boarding home.

C. R-2SRD, ~~NRX~~ and HMR-SRD Sign Regulations. Sign regulations shall be the same as stated for the R-2 ~~SingleOne~~-Family Dwelling District, except that boarding and lodging houses shall be allowed one non-illuminated nameplate not exceeding one and one-half square feet in area, placed flat against the building.

D. R-3 Sign regulations. Sign regulations shall be the same as stated for the R-2 ~~SingleOne~~-Family Dwelling District, except that boarding and lodging houses shall be allowed one nonilluminated nameplate not exceeding one and one-half square feet in area placed flat against the building.

E. R-4 Sign Regulations.

1. One freestanding sign not exceeding 30 square feet in area for all faces and not greater than six feet in height, or one building face sign of the same maximum dimensions, shall be allowed for each development site.

2. Indirect illumination, floodlighting, or internal illumination shall be the only allowable means of illumination of signs. All external lighting shall be directed away from adjacent properties to minimize the effects of light and glare upon adjacent uses. No bare bulb or neon illumination of signs shall be allowed. No flashing or animated signs shall be allowed. No electrical wire or cable serving an electric or illuminated sign shall be laid on the surface of the ground.

3. Signs shall only identify the name of the development or business and may contain secondary information related to rental or sale of units. Public identification signs may be placed upon public service structures such as telephone booths and bus shelters.

4. All signs shall be of permanent materials (no cardboard, cloth, paper, etc.). No flags, banners, or other devices shall be displayed for the purpose of attracting attention to a development or site. No temporary or portable signs shall be allowed. The display of the national flag, state flag, and flags of other political subdivisions shall not be restricted.

5. No sign shall be placed in a location which obstructs sight distance for an adjacent driveway or street right-of-way. No signs for a development shall be placed in any public right-of-way. No sign shall be erected which imitates or resembles any official traffic sign, signal, or device. Incidental public service signs less than four square feet in area, which contain no advertising but are intended for the convenience of the public and provide such messages as "entrance," "exit," "emergency entrance," "no parking," or other incidental service messages, shall be allowed.

6. All signs shall be submitted for the review of the Buildings Division of the Department of Public Works, as required by the Building Code and the Electrical Sign Code. Additionally, the proposed design of all signs shall be submitted to the Building and Land Use Services Division of the Department of Public Works prior to construction for review to insure conformance with the standards listed hereinabove.

F. R-4-L sign regulations. Sign regulations shall be the same as stated for the R-4 Multiple-Family Dwelling District.

G. R-5 sign regulations. Sign regulations shall be the same as stated for the R-4 Multiple-Family Dwelling District.

H. PRD sign regulations. Sign regulations shall be the same as specified herein for the R-4 Multiple-Family Dwelling District. Design of signs shall be submitted with development plans at the time of site approval for review and approval of the Hearing Examiner. A single identification sign for the overall development shall be allowed at each major access to the PRD District; provided, only one overall development sign shall be allowed adjacent to each right-of-way frontage of the PRD District, irrespective of the fact that more than one major access may enter said right-of-way.

I. Sign regulations for conditional uses in residential districts and specified uses in all districts.

1. Application. The following regulations apply to conditional uses as designated. These regulations also apply to the uses noted as permitted uses in any district when the provisions below provide the greater sign allowance, in whole or in part.
2. For conditional uses in residential districts limited to public and private schools, public park facilities, and churches on sites that are over one acre in area and have a minimum of 100 feet of street frontage, one freestanding sign, not exceeding 40 square feet in area per face and not greater than 15 feet in height, and one building face sign, of the same maximum dimension, shall be allowed for each conditional use. Building face signs shall not extend above or beyond the edge of any wall or other surface to which they are attached, nor shall they extend more than 12 inches beyond the surface to which they are attached.
3. For conditional uses in residential districts, other than public and private schools, public park facilities, and churches, and all conditional uses in residential districts, on sites less than one acre or sites with less than 100 feet of frontage, one freestanding sign, not exceeding 30 square feet in area for all faces and not greater than six feet in height, and one building face sign, of the same maximum dimensions for each conditional use; provided, the total area for the freestanding and building face signs may not exceed 30 square feet. Building face signs shall not extend above or beyond the edge of any wall or other surface to which they are attached, nor shall they extend more than 12 inches beyond the surface to which they are attached.
4. Lighting. Indirect illumination, floodlighting, or internal illumination shall be the only allowable means of illumination of signs. All external lighting shall be directed away from adjacent properties to minimize the effects of light and glare upon adjacent uses. No bare bulb or neon illumination of signs shall be allowed. No flashing or animated signs shall be allowed. No electric wire or cable serving an electric or illuminated sign shall be laid on the surface of the ground.
5. All signs shall be of permanent materials (no cardboard, cloth, paper, etc.). No flags, banners, or other devices shall be displayed for the purpose of attracting attention to a development or site. No temporary or portable signs shall be allowed. The display of the national flag, state flag, and flags of other political subdivisions shall not be restricted.
6. No sign shall be placed in a location which obstructs sight distance for an adjacent driveway or street right-of-way. No signs for a development shall be placed in any public right-of-way. No sign shall be erected which imitates or resembles any official traffic sign, signal, or device. Incidental public service signs less than four square feet in area which contain no advertising, but are intended for the convenience of the public and provide such messages as "entrance," "exit," "emergency entrance," "no parking," or other incidental service messages, shall be allowed.
7. Freestanding signs larger than 30 square feet for all faces or taller than six feet shall be located a minimum of 50 feet from a lot occupied by a single-family residence. Freestanding signs for conditional uses may be constructed to the front property line.
8. In addition to the signage otherwise permitted, one sponsor identification logo sign may be included on a freestanding or wall sign for a conditional use. The sponsor identification logo shall not be internally illuminated and shall be limited to a maximum of one square foot per sign face.

[See next page for table.]

13.06.522.L	T, NCX, URX, Non-Residential Districts with VSD	HM, <u>HMX</u>
Signage Allocation		
Maximum total sign area	1-1/2 square feet per 1 linear feet of building frontage abutting a street frontage, applies to the first 50 feet, with 1/2 square foot per 1 linear foot of building frontage over 50 feet.	HM <u>and HMX</u> sign regulations for use by hospitals only, all other uses in HM <u>and HMX</u> to follow T sign regulations.
Signs Attached to Buildings		
Maximum number	2 per primary frontage (1 may be ground sign), 1 per perpendicular frontage(s), 1 per alley frontage with a public entrance.	One per elevation.
Maximum area per sign	Shall not exceed size allocation on primary frontage, 50 square feet on perpendicular frontage(s), 25 square feet on alley frontage, 10 square feet on upper story or basement uses.	Identification signs at 75 square feet. Directional signs at 25 square feet.
Minimum sign area	30 square feet, except for upper story or basement uses.	
Wall	Provisions of Section 13.06.521.E shall apply.	Same as T.
Awning, canopy	Provisions of Section 13.06.521.J shall apply.	Same as T.
Marquee, under-marquee	Provisions of Section 13.06.521.H and I shall apply.	Same as T.
Projecting	40 square feet with frontage of at least 25 feet and not allowed on alleys, provisions of Section 13.06.521.F shall apply.	Provisions of Section 13.06.521.G shall apply.
Roof signs	Prohibited.	Same as T.
Billboards	Prohibited.	Same as T.
Freestanding Signs		
Maximum number	1 per site, sign area shared with building sign allocation (not allowed on an alley).	1 per right-of-way frontage or 1 per access, regardless the number of major accesses on one right-of-way frontage.
Maximum area per sign	30 square feet.	Identification or directory signs at 50 square feet. Directional signs at 25 square feet.
When not allowed	When the building signage has utilized the allowed sign area for wall signage or when a projection sign exists on the site.	N/A.
Maximum height	6 feet.	Identification or directory signs at 15 feet.
Directionals	Shall be limited to 4 feet in height.	Shall be limited to 6 feet in height.
Setback	None, but signs shall be on private property.	Same as T.
Billboards	Prohibited.	Same as T.

13.06.522.L	T, NCX, URX, Non-Residential Districts with VSD	HM, HMX
Sign Features		
Lighting	Indirect, flood lighting, or internal illumination allowed. No bare bulb illumination allowed. All external lighting to be directed away from adjacent properties to minimize effects of light and glare upon adjacent uses.	Same as T.
Rotating, animated	Prohibited.	Same as T.
Flashing	Prohibited.	Same as T.
Changing message center	Allowed.	Same as T.
Temporary Signs		
A-boards	1 per business, on private property, 12 square feet per side, 4 feet height.	Prohibited.
Banners, pennants	Prohibited.	Banners allowed at 30 square feet.
Flags	Prohibited, except for the national flag, state flag, flags of other political subdivisions.	Same as T.
Window signs	Exempt, but shall not exceed 25 percent of the window area.	Same as T.
Incidental public service signs	Less than 4 square feet, contains no advertising, intended to provide messages such as "no parking," "exit," "entrance," etc.	Same as T.
Searchlights, beacons	Prohibited.	Same as T.

13.06.530 Juvenile community facilities.

A. Intent. It is found and declared that juvenile community facilities are essential public facilities which provide a needed community service. However, the public interest dictates that they shall be subject to special regulations. The intent of these regulations is to reduce incompatible uses within established neighborhoods, to encourage equitable regional and statewide distribution of such essential public facilities, and to promote the public health, safety, and general welfare.

B. Conditional use permit required. A conditional use permit shall be required for juvenile community facilities in the following instances: a juvenile community facility for no more than eight residents in the R-1, R-2, R-2SRD, HMR-SRD, ~~NRX~~, R-3, R-4-L, and C-1 Districts. A juvenile community facility for greater than eight residents, but no more than 16 residents, in the R-4, R-5, ~~URX~~ and RCX Districts. The Land Use Administrator, in reviewing a request for a conditional use permit for juvenile community facilities, shall use the criteria found in subsection D below, as well as the conditional use permit criteria found in Section 13.06.640.

C. Standards.

1. Maximum number of residents. No juvenile community facility shall house more than eight residents in the R-1, R-2, R-2SRD, HMR-SRD, ~~NRX~~, R-3, R-4-L, and C-1 Districts. No juvenile community facility shall house more than 16 residents in the R-4, R-5, ~~URX~~, RCX, NCX, CCX, UCX, CIX, C-2, M-1, M-2, and PMI Districts.

2. Location requirements.

a. The lot line of any new or expanding juvenile community facility shall be located one-half mile or more from any other juvenile community facility.

b. The Land Use Administrator shall determine whether the proposed facility meets the dispersion criteria from maps which shall note the location of current juvenile community facilities. Any person who disputes the accuracy of the maps may furnish the Land Use Administrator with the information and, if determined by the Land Use Administrator to be accurate, this information shall be used in processing the application.

3. In addition to compliance with local siting and development requirements, the Department of Social and Health Services ("DSHS"), or a private or public entity under contract with DSHS, shall comply with the siting process found in RCW 72.05.400 and RCW 72.62.220, as incorporated below:

a. DSHS shall conduct public meetings in the local communities affected, as well as provide for written and oral comments in the following manner:

(1) If there are more than three sites initially selected as potential locations and the selection process by DSHS, or the service provider reduces the number of possible sites for a community facility to not fewer than three, DSHS, or the chief operating officer of the service provider, shall notify the public of the possible siting and hold at least two public hearing in each community where a community facility may be sited.

(2) When DSHS, or the service provider, has determined the location of the community facility, DSHS, or the chief operating officer of the service provider, shall hold at least one additional public hearing in the community where the community facility will be sited.

(3) When DSHS has entered negotiations with a service provider and only one site is under consideration, then at least two public hearings shall be held.

(4) To provide adequate notice of, and opportunity for interested persons to comment on, a proposed location, DSHS, or the chief operating officer of the service provider shall provide, at least 14 days advance notice of the meeting to all newspapers of general circulation in the community, all radio stations, television stations, and cable networks available to persons in the community, any school district in which the community facility would be sited or whose boundary is within two miles of a proposed community facility, any private schools or kindergartens whose boundary is within two miles of a proposed community facility, any library district in which the community facility would be sited, local business or fraternal organizations, local chamber of commerce or local economic development agencies that request notification from the secretary or agency, and any government offices, person, or property owner within a one-half mile radius of the proposed community facility. Before initiating this process, the department shall contact local government planning agencies in the community containing the proposed community facility. The department shall coordinate with local government agencies to ensure that opportunities are provided for effective citizen input to reduce the duplication of notice and meetings.

b. Compliance with the siting process must be completed before local permits are issued. The applicant shall provide verifiable proof of compliance with the above siting requirements.

4. Persons convicted of serious violent offenses, as defined in RCW 9.94A.030(31), and/or sexually violent offenses, as defined in RCW 71.09.020(6), are not permitted in juvenile community facilities within the City.

D. Criteria. The Land Use Administrator's decision shall be based on the applicable goals and policies of the comprehensive plan and applicable ordinances of the City, the conditional use criteria, as found in Section 13.06.640, and the additional following criteria:

1. The extent to which the proposed location furthers the equitable distribution ("fair sharing") of essential public facilities within various areas of the City.
2. The extent to which the applicant has demonstrated that the facility will be made secure. The applicant shall submit a proposed security plan to the Land Use Administrator for review. The security plan shall address, but is not limited to, the following:
 - a. Plans to monitor and control the activities of residents, including methods to verify the presence of residents at jobs or training programs, policies on sign-outs for time periods consistent with the stated purpose of the absence for unescorted trips by residents away from the facility, methods of checking the records of persons sponsoring outings for juvenile community facility residents, and policies on penalties (i.e., placement back in the prison system for drug or alcohol use by residents); and
 - b. Qualified staff numbers, level of responsibilities, and scheduling.
3. The extent to which the applicant can demonstrate that the site size and building size is adequate for housing the requested number of residents. A copy of the American Corrections Association ("ACA") Residential Standards shall be supplied with the project application to demonstrate compliance with this criterion~~a~~. The Hearing Examiner, Land Use Administrator, or other presiding administrative body shall take into consideration, but not be limited to, the ACA Residential Standards and Title 2.
4. The extent to which proposed lighting is located so as to minimize spillover light on surrounding properties while maintaining appropriate intensity and hours of use to ensure that security is maintained.
5. The extent to which the landscape plan of the facility meets the requirements of the zone while allowing visual supervision of the residents of the facility.
6. The extent to which appropriate measures are taken to minimize noise impacts on surrounding properties. Measures to be used for this purpose may include landscaping, sound barriers or fences, berms, location of refuse storage areas, and limiting the hours of use of certain areas.
7. The extent to which the impacts of traffic and parking are mitigated by increasing on-site parking or loading spaces to reduce overflow vehicles or changing the access to and location of off-street parking.
8. The extent to which the facility is well-served by public transportation or to which the facility is committed to a program of encouraging the use of public or private mass transportation.
9. Verification from DSHS, or applicable federal authority, that the proposed juvenile community facility meets DSHS standards, or the standards of the applicable federal authority, for such facilities and that the facility will meet state and local laws and requirements.

E. Discontinuance of Use. Any authorized conditional use, which has been discontinued, shall not be reestablished or recommence, except pursuant to a new conditional use permit. The following shall constitute conclusive evidence that the conditional use has been discontinued:

1. A permit to change the use of the property has been issued and the new use has been established; or
2. The property has not been devoted to the authorized conditional use for more than 12 consecutive months.

Property which is vacant, except for dead storage of materials or equipment of the conditional use, shall not be considered as being devoted to the authorized conditional use. The expiration of licenses necessary for the conditional use shall be evidence that the property is not being devoted to the conditional use.

13.06.535 Special needs housing.

A. Intent. It is found and declared that special needs housing facilities are essential public facilities which provide a needed community service. It is also recognized that these types of facilities often need to be located in residential neighborhoods. Thus, in order to protect the established character of existing residential neighborhoods, the public interest dictates that these facilities be subject to certain restrictions. The intent of these regulations is to minimize concentrations of certain types of facilities, mitigate incompatibilities between dissimilar uses, preserve the intended character and intensity of the City's residential neighborhoods, and to promote the public health, safety, and general welfare.

B. Use Requirements. The following use table designates all permitted, limited, and prohibited uses in the districts listed.

Special Needs Housing – Use Table (P = Permitted Outright, CU = Conditional Use Permit Required, N = Not Permitted) *Note: See Subsection C, below, for additional siting restrictions **Note: The residency limitations indicated in this use table apply to the number of residents housed at a facility, exclusive of any support or care staff. Where specific residency limitations are provided in the definition of the use, the size information herein is provided for reference only.						
	Size (number of residents)	R-1, R-2, R-2SRD, HMR-SRD, <u>NRX</u>	R-3	R-4L, R-4, R-5, PRD, <u>URX</u> , RCX, NCX, T, C-1, HM, <u>HMX</u> , PDB	UCX, UCX-TD, CCX, CIX, C-2, M-1, DCC, DMU, DR, WR	M-2, PMI
Emergency and Transitional Housing	Limit 6	N	N	CU	P	N
Emergency and Transitional Housing	7-15	N	N	CU	P	N
Emergency and Transitional Housing	16 or more	N	N	CU	P	N
Confidential Shelter, Adult Family Home, Staffed Residential Home	Limit 6	P	P	P	P	N
Confidential Shelter, Extended Care Facility, Intermediate Care Facility, Continuing Care Retirement Community, Retirement Home, Residential Care Facility for Youth	7-15	N	P	P	P	N
Confidential Shelter, Residential Chemical Dependency Treatment Facility, Extended Care Facility, Intermediate Care Facility, Continuing Care Retirement Community, Retirement Home, Residential Care Facility for Youth	16 or more	N	N	P	P	N

C. Dispersion requirement.

1. Facilities lawfully in existence on the adoption date of this section, are exempt from the dispersion requirement. Such facility shall be permitted to expand from the site it lawfully occupied at the time of the passage of this section only onto contiguous property owned by or under lease to the use at the time of the adoption of this section.
2. This requirement shall apply only to development in the PRD, R-4-L, R-4, R-5, URX and RCX districts.
3. The lot line of any emergency and transitional housing shall be located 600 feet or more from the lot line of any other emergency and transitional housing. Where existing proximity to a limited access highway or freeway affords comparable protection, the 600 foot distance requirement may be waived.
4. The City shall determine whether a proposed facility meets the dispersion requirement criteria from maps which shall note the location of emergency and transitional housing. Such maps shall be generated and maintained by the City as a reference document. Any person who disputes the accuracy of the maps may furnish the staff with the information and, if determined by the staff to be accurate, this information shall be used in processing the application.

D. Should the state adopt siting requirements in excess of those required by this section, this section shall be considered amended to be in compliance with state law.

* * *

13.06.545 Wireless communication facilities.

* * *

E. Wireless communication towers and facilities use category.

1. Wireless communication towers or wireless communication facilities. Wireless communication towers or wireless communication facilities use type refers to facilities used in the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. These types of facilities also include central office switching units, remote switching units, telecommunications radio relay stations, and ground level equipment structures.

Level 1: Modification, including the complete replacement of an existing wireless communication tower or antenna support structure to its existing height, to accommodate collocation, or the installation of a concealed antenna. Also, an antenna attached to the roof or sides of a building, an existing tower, water tank, or a similar structure. This level is limited to the following types of antenna(s): an omni-directional or whip antenna no more than seven inches in diameter and extending no more than 16 feet above the structure to which it is attached; a panel antenna no more than 16 square feet in total area per panel and extending above the structure to which it is attached by no more than 16 feet; or a parabolic dish no greater than three feet in diameter per dish and extending no more than 16 feet above the structure to which it is attached.

Level 2: Wireless communication towers with associated antennas or dishes to a height of 60 feet.

Level 3: Wireless communication towers with associated antennas or dishes over 60 feet in height and not exceeding 140 feet in height.

Level 4: Wireless communication towers with associated antennas or dishes over 140 feet in height.

Wireless Communication Tower or Wireless Facility Use Category	Zoning District Classifications - Table A					
	R-1; R-2; R-2SRD; R-3; R-4; R-4-L; R-5; PRD; T; HM; <u>HMX</u> ; DR; <u>NRX</u>	PDB	C-1; C-2	NCX; CCX; RCX; <u>URX</u>	UCX; UCX-TD; CIX; M-1; M-2; PMI	DCC; DMU; WR
<i>Level 1</i>	A ^{1, 3, 4}	A ³	A ³	A ³	A	A
<i>Level 2</i>	S ⁴	S ²	S ²	S ²	A	A
<i>Level 3</i>	S ⁴	S	S	S	A	S
<i>Level 4</i>	S ⁴	S	S	S	S	S

Notes – Symbols

A - Administrative review - Subject to building permit.

S - Requires conditional use permit and building permit.

1 - Permitted on public facility sites, subject to administrative review and building permit.

2 - Allowed 16 feet above underlying zoning district height limit, except in the C-1, C-2, and NCX Districts.

3 - Attached, rooftop antennas are permitted outright, a maximum of 16 feet over the height of an existing building or water tank, regardless of the height of the structure

4 - New wireless communication towers and antennas prohibited in R-1, R-2, R-2SRD, and R-3 Districts, except on public or quasi-public property developed with existing public or quasi-public facilities and properties developed with existing wireless communication facilities.

F. Site selection criteria. The following criteria shall be utilized to evaluate all conditional use permits, in addition to the criteria set forth in Section 13.06.640:

1. Any applicant proposing to construct an antenna support structure, or mount an antenna on an existing structure, shall demonstrate by engineering evidence that the antenna must be located at the site to satisfy its function in the applicant's grid system. Further, the applicant must demonstrate, by engineering evidence, that the height requested is the minimum height necessary to fulfill the site's function within the grid system, and that collocation is not feasible. If a technical dispute arises, the Land Use Administrator may require a third-party technical study to resolve the dispute. The cost of the technical study shall be borne by the applicant or wireless service provider.

2. Applications for necessary permits will only be processed when the applicant demonstrates either that it is an FCC-licensed wireless communication provider or that it has agreements with an FCC-licensed wireless communication provider for use or lease of the support structure.

3. Wireless service facilities shall be located and designed to minimize any significant adverse impact on residential uses. Facilities shall be placed in locations where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening.

4. In all zones, location and design of facilities shall consider the impact of the facility on the surrounding neighborhood and the visual impact within the zoning district.

G. Priority for siting and type of facility. The order of priority for the siting of new wireless communication towers and facilities is intended as guidance to applicants for the development of sites with wireless communication towers, antennas, and associated facilities. The priority for the type of facility shall be subject to the provisions set forth in Section 13.06.545.G.3.a(4).

1. Priority for siting.

a. Place antennas on appropriate rights-of-ways and existing public and private structures, such as buildings, towers, water towers, and smokestacks.

b. Place antennas and any necessary support structures, on public property developed with existing public facilities and properties developed with existing telecommunication facilities and, if practical, on non-residentially-zoned sites.

c. Place antennas and any necessary support structures, in M-1, M-2, and PMI Industrial Districts.

d. Place antennas and any necessary support structures in UCX, UCX-TD, and CIX Mixed-Use Center Districts.

e. Place antennas and any necessary support structures in other non-residentially-zoned property.

f. Place antennas and any necessary support structures on public property developed with existing public facilities and, if practical, on multiple-family structures in residentially-zoned sites.

g. Place antennas and any necessary support structures in R-4-L, R-4, R-5, NCX, URX, RCX, CCX, T, HMX, and HM Districts. Such placement shall be subject to the following criteria:

(1) An applicant that proposes to locate a new antenna support structure in a residential, mixed commercial, or transitional zone shall demonstrate that a diligent effort has been made to locate the proposed wireless communications facility on a public facility, a private institutional structure, or other appropriate existing structures within a non-residential zone, and that due to valid considerations including physical constraints, and economic, or technological feasibility, no appropriate location is available.

(2) Applicants are required to demonstrate:

(a) That in the R-4-L, R-4, R-5, NCX, URX, RCX, CCX, T, HMX, and HM Districts, they have contacted the owners of structures in excess of the permitted height of the applicable district within a one-quarter mile radius of the site proposed and which, from a location and height standpoint, could provide part of a network for transmission of signals; and

(b) After proposing a lease agreement for the site consistent with the documented average market rate for similar properties, were denied permission to use such property or, due to other onerous lease-related terms, chose not to pursue the lease.

(3) The information submitted by the applicant shall include:

(a) a map of the area served by the tower or antenna;

(b) its relationship to other cell sites in the applicant's network; and

(c) an evaluation of existing buildings as addressed by Section 13.06.545.G.1.g(2)(a) within one-quarter mile of the proposed tower or antenna, which, from a location and height standpoint, could provide part of a network to provide transmission of signals.

h. Place antennas and any necessary support structures on public property developed with existing public facilities and properties developed with existing wireless communication facilities in R-1, R-2, R-2SRD, NRX, and R-3 Districts.

i. New antennas and necessary support structures shall be prohibited in R-1, R-2, R-2SRD, NRX, and R-3 Districts, except as noted above.

2. Siting priority on public property. Where public property is sought to be utilized by an applicant, priority for the use of City-owned land for wireless communication facilities shall be given to the following entities in descending order:

a. City of Tacoma, General Government and Public Utilities; and

b. Other governmental agencies.

3. Priority for type of facilities.

a. Facility preference. Proposed antennas, associated structures, and placement shall be evaluated, based on available technologies, for approval and use in the following order of preference:

(1) Collocation of facilities and the installation of concealed antennas and attached facilities;

(2) Free-standing facilities, which extend no more than 16 feet above adjacent existing vegetation or structures, only when subsection (1) cannot be reasonably accomplished;

(3) Free-standing facilities, which extend more than 16 feet above adjacent existing vegetation or structures, only when subsections (1) and (2) cannot be reasonably accomplished; or

(4) If the applicant chooses to construct new free-standing facilities, the burden of proof shall be on the applicant to show a facility of a higher order of preference cannot reasonably be accommodated on the same or other properties. The City reserves the right to retain a qualified consultant, at the applicant's expense, to review the supporting documentation for accuracy.

H. Development standards. The following special requirements and performance standards shall apply to any wireless communication tower or wireless facility:

1. Visual impacts. Wireless communication towers or antenna support structures and related facilities shall be located and installed in such a manner so as to minimize the visual impact on the skyline and surrounding area. The use of attached antennas, concealed facilities, or the camouflaging of towers, antennas, and associated equipment is strongly encouraged, to the greatest degree possible, in all residential districts and in the URX, NRX, RCX, NCX, and CCX Mixed-Use Center Districts. Visual impacts shall be addressed in the following manner:

a. Site location and development shall preserve the pre-existing character of the surrounding buildings, land use, and the zoning district to the extent possible, while maintaining the function of the communications equipment. Wireless communication facilities shall be integrated through location, siting, and design to blend in with the existing characteristics of the site through application of as many of the following measures as possible:

(1) Existing on-site vegetation shall be preserved, insofar as possible, or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area;

(2) Towers or mounts shall be screened by placement of the structure among and adjacent to, within 20 feet, of three or more trees at least 50 percent of the height of the facility;

(3) Location of facilities close to structures of a similar height;

(4) Location of facilities toward the center of the site, and location of roof-mounted facilities toward the interior area of the roof and the use of screening, in order to minimize view from adjacent properties and rights-of-way;

(5) Provision of required setbacks; and

(6) Incorporation of the antenna, associated support structure, and equipment shelter as a building element or architectural feature.

b. Related equipment facilities used to house wireless communications equipment shall be located within buildings or placed underground when possible. When they cannot be located in existing buildings or placed underground, equipment shelters or cabinets shall be limited to a maximum floor area of 400 square feet and a maximum height of 12 feet, shall be screened, and shall be insulated to ensure noise levels do not exceed the ambient pre-development noise level at any residential receiving property abutting the site with a maximum sound pressure level of 40 dB, pursuant to the 1993 ASHRAE Handbook. Alternate methods for screening may include the use of building or parapet walls, sight-obscuring fencing and/or landscaping, screen walls, or equipment enclosures or camouflaging; and

c. Wireless communication facilities and related equipment facilities shall be of neutral colors such as white, gray, blue, black, or green, or other appropriate color designed to disguise, conceal, or camouflage the facility or equipment, or similar in building color in the case of facilities incorporated as part of the features of a building, unless specifically required to be painted another color by a federal or state authority. Other screening methods, such as the use of siding which is architecturally compatible with adjacent buildings, or site-obscuring fencing materials may also be utilized. Wooden poles are not required to be painted.

2. Setbacks.

a. Towers up to 60 feet in height shall provide the setbacks required for the underlying zone. Where a conditional use permit is required, minimum setbacks of 20 feet from all property lines or the setbacks of the underlying zone, whichever are greater, shall be required. Towers over 60 feet shall provide one additional foot of setback for every foot over 60 feet of height.

b. Towers located in M-1, M-2, and PMI Districts, which meet the height limit of the underlying zone and abut residential zones, shall provide the required setback of the underlying zone. Towers located in M-1, M-2, and PMI Districts, which exceed the height of the underlying zone, shall be setback from the abutting residential district one additional foot for each foot of height over the maximum height permitted by the zone.

c. All setbacks shall be measured from the property lines of the site to the base of a monopole, lattice tower, or equipment mount, or in the case of a guyed tower, from the property lines of the site to the base of the guy wires which support it.

d. Attached facilities located on existing structures, which are nonconforming as to setback requirements, shall be allowed no closer to a property line than the nonconforming structure.

e. Equipment structures shall comply with the setback requirements of the underlying zone, except in the R-1, R-2, R-2SRD, NRX, and R-3 Districts, in which case a minimum setback of 20 feet from all property lines shall be provided, or the minimum setback of the underlying zone, whichever is greater.

* * *

13.06.602 General restrictions.

A. Except as hereinafter provided, and except where modified by the provisions of Chapter 13.06A relating to Downtown Districts and 13.10 relating to Shoreline Management:

1. No new subdivision, parcel or lot shall be created that prevents compliance with the standards of this or any other applicable Code, Title or standard of the City of Tacoma.

~~12.~~ Use. Any building, structure, premises, or part thereof, shall be erected, raised, moved, reconstructed, extended, enlarged, or altered; or any land shall be used or occupied; only for the uses or purpose of accommodating the uses permitted in the district in which such building, structure, premises, or land is located, and then only after applying for and securing all permits and licenses required by law and city ordinances. While listed uses may not be varied, dimensional and/or design requirements contained in the additional regulations listed in the use tables may be varied; however, this does not allow uses to be varied.

~~23.~~ Height. Any building, structure, or portion thereof, hereafter erected, shall not exceed the height limits established for the district wherein such building or structure is located except:

a. As provided in Section 13.06.640 relating to conditional uses.

b. As provided in Section 13.06.645 relating to height variances for residential structures located in the View-Sensitive Districts.

c. Schools, libraries, structures for religious assembly, colleges. In districts with a height limit of 35 feet, these facilities, when permitted as a use, are allowed at a maximum 45 feet in height.

d. Structures, above height limits. Chimneys, tanks, towers, steeples, flagpoles, smokestacks, silos, elevators, fire or parapet walls, and/or similar necessary building appurtenances may exceed the district height limit provided all structural or other requirements of the City of Tacoma are met and no usable floor space above the district height limit is added.

e. Shipping cranes or other freight moving equipment is exempt from height limits.

~~34.~~ Area and yards. Any building or structure hereafter built, enlarged, or moved on a lot shall conform to the area regulations of the district in which such building or structure is located.

a. No lot area, now existing or hereafter established, shall be so reduced or diminished that the yards, open spaces, or total lot area be made smaller than required by the chapter, except in conformity with the regulations of this chapter.

b. No yard or other open space, now provided for any building or structure or hereafter provided in compliance with the regulations of this chapter, shall be considered as any part of a yard or open space for any other building or structure, nor shall any yard or open space of abutting property be considered as providing a yard or open space for a building or structure on a lot it abuts.

c. No permit for the construction, alteration, enlarging, or moving of any building or structure shall be granted where it shall appear from the records of the Building Official that the plat, as required by Chapter 13.04, contains any lot or tract of land, or a part of any lot or tract of land previously designated as the plat, or part of the plat, for any building or structure, for the construction, alteration, enlarging, or moving of which a permit has been granted, if the original plat will thereby be reduced to an area which will not comply with the lot area and yard requirements of this chapter.

d. No yard shall include any land dedicated, reserved, or set aside for street purposes, except as provided in this chapter.

e. No yard shall include any land condemned for or upon which notice of condemnation has been given for public purposes.

f. Side yards for schools, religious assemblies, and institutions. Public schools, public libraries, religious assemblies, colleges, universities, fraternities, sororities, private clubs, lodges, hospitals, sanitariums, educational institutions, philanthropic institutions, and other institutions, hereafter built in an R-1, R-2, R-3, HMR-SRD, or R-4-L District, shall provide a side yard on each side of the building of not less than 20 feet in width.

g. Side yards, institutions in Multiple-Family Dwelling Districts. Side yards for public schools, public libraries, religious assemblies, colleges, universities, fraternities, sororities, private clubs, lodges, hospitals, sanitariums,

educational institutions, philanthropic institutions, and other institutions, hereafter built in an R-4 Multiple-Family Dwelling District, shall be not less than 25 feet in width and, in an R-5 Multiple-Family Dwelling District, not less than 30 feet in width.

h. Side yard regulations. For the purpose of side yard regulations, a semi-detached two-family dwelling or four-family dwelling, or a row house having common-party walls, shall be considered as one building occupying one lot.

i. Yards for group buildings.

(1) In the case of group buildings on one site, including institutions and dwellings, the yards on the perimeter of the site or lot shall not be less than required for one building on one lot in the district in which the property is located.

(2) The distance separating buildings, exclusive of accessory buildings, shall not be less than ~~15 feet~~ twice the district side yard setback requirement.

(3) For a building exceeding six stories in height, separation from other buildings on the site shall be increased by one foot in width for each additional story or part thereof that such building exceeds six stories. Where two adjacent buildings on one site both exceed six stories in height, the building separations between them shall be increased by two feet in width for each additional story or part thereof that such buildings exceed six stories.

(4) No multiple-family dwelling court shall be less than 25 feet in width.

(5) In the case of row houses or dwellings rearing on one side yard and fronting upon another, in districts where multiple-family dwellings are permitted, the side yard on which dwellings rear shall be increased one foot for each dwelling unit abutting on such side yard, and the side yard on which dwellings front shall be not less than 20 feet in width.

* * *

13.06.640 Conditional use permit.

A. Purpose. The purpose of this section is to allow certain specified uses, which are deemed necessary to the public convenience but are found to possess characteristics which make impractical such uses being identified exclusively with any particular zone classification as herein defined. The conditional use permit is a mechanism by which the City may require special conditions on development or on the use of land in order to insure that designated uses or activities are compatible with other uses in the same land use district and in the vicinity of the subject property.

B. Conditional uses and height. Since certain conditional uses have intrinsic characteristics related to the function or operation of such uses, which may necessitate buildings or other structures associated with such uses to exceed the height limits of the zoning districts in which the conditional uses may be located, the Land Use Administrator may authorize the height of buildings or other structures associated with the following conditional uses to exceed the height limit set forth in the zoning district in which such uses are located; provided, such height is consistent with the criteria contained in subsection D of this section:

1. Airports and airfields.
2. Religious assembly such as churches, temples, and synagogues.
3. Educational institutions.
4. Governmental buildings.
5. Hospitals.
6. Wireless communication towers or wireless facilities, subject to the requirements set forth in Section 13.06.545, and the time limitations set forth in Chapter 13.05, Table G.
7. Necessary public utilities and public service uses or structures on approved sites.
8. Recreational facilities.
9. Surface Mining, and subject to the requirements of Section 13.06.540.

In order to insure that the location and character of these uses will be compatible with the comprehensive plan, a review and decision by the Land Use Administrator are required prior to the issuance of any conditional use permit.

C. Conditional uses. The Land Use Administrator may permit only the following uses in districts from which they are now prohibited by this chapter, or in certain districts as herein provided:

1. Airports, airfields, and heliports.
2. Religious assembly, such as churches, temples, and synagogues.
3. Educational institutions.
4. Student housing.
5. Governmental buildings.
6. Day care centers or nursery schools.
7. Group housing operated in conjunction with another conditional use.
8. Parks, playgrounds, recreational facilities, or community centers.
9. Wireless communication towers or wireless facilities, subject to the requirements set forth in Section 13.06.545 and the time limitations set forth in Chapter 13.05, Table G. An applicant may, at the applicant's discretion, file a single conditional use permit application, together with a single fee for wireless communication towers or wireless facilities at multiple locations within the City of Tacoma; provided, each facility is part of the network of a carrier. Likewise, at the applicant's discretion, an application for more than one carriers' facilities at a single site may be submitted as a single application for a conditional use permit.
10. Mobile home parks in R-4-L and C-2 Districts.
11. Juvenile community facilities, in accordance with Section 13.06.530, for no more than eight residents in the R-1, R-2, R-2SRD, HMR-SRD, R-3, R-4-L, and C-1 Districts.

12. Juvenile community facilities, in accordance with Section 13.06.530, for greater than eight residents, but no more than 16 residents in the R-4, R-5, and RCX Districts.
13. Work release centers, in accordance with Section 13.06.450, for no more than 15 residents in the UCX District; 25 residents in the CIX District; and 25 residents in the M-1 and M-2 Districts.
14. Necessary public utilities and public service uses or structures on approved sites.
15. Commuter parking areas in residential districts developed in accordance with Section 13.06.510.
16. Cemeteries, extension of existing, in all zoning districts.
17. Detoxification centers.
18. Agricultural uses (except livestock) operated as, or in conjunction with, a commercial operation, including truck gardening and horticultural nurseries. Such uses shall not be located on a parcel of land containing less than 20,000 square feet of area. Buildings shall not be permitted in connection with such use, except greenhouses having total floor area not in excess of 600 square feet.
19. Master plans for any conditional use which encompasses a large site with multiple buildings, a complex program, and a detailed plan developed by the applicant. The purpose of this process is to allow an applicant to seek approval for a development program which would be implemented in phases and which would extend beyond the normal expiration date, to be reviewed after a ten-year period for those portions of the plan which have not been developed.
20. Radio or television stations. Antennas for such facilities are subject to the requirements of Section 13.06.545.
21. Surface Mining, and subject to the requirements of Section 13.06.540.

D. Criteria. A conditional use permit shall be subject to the following criteria:

1. There shall be a demonstrated need for the use within the community at large which shall not be contrary to the public interest.
2. The use shall be consistent with the goals and policies of the comprehensive plan, any adopted neighborhood or community plan, and applicable ordinances of the City of Tacoma.
3. The use shall be located, planned, and developed in such a manner that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the community. The following shall be considered in making a decision on a conditional property use:
 - a. The generation of noise, noxious or offensive emissions, traffic, lighting, or other nuisances which may be injurious or to the detriment of a significant portion of the community.
 - b. Availability of public services which may be necessary or desirable for the support of the use. These may include, but shall not be limited to, availability of utilities, transportation systems (including vehicular, pedestrian, and public transportation systems), education, police and fire facilities, and social and health services.
 - c. The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties.

An application for a conditional use permit shall be processed in accordance with the provisions of Chapter 13.05.

E. Special needs housing. A conditional use permit for a special needs housing facility shall only be approved upon a finding that such facility is consistent with all of the following criteria:

1. There is a demonstrated need for the use due to changing demographics, local demand for services which exceeds existing facility capacity, gaps in the continuum of service, or an increasing generation of need from within the community.
2. The proposed use is consistent with the goals and policies of the City of Tacoma Comprehensive Plan and the City of Tacoma Consolidated Plan for Housing and Community Development.
3. The proposed location is or will be sufficiently served by public services which may be necessary or desirable for the support and operation of the use. These may include, but shall not be limited to, availability of utilities, access, transportation systems, education, police and fire facilities, and social and health services.

4. The use shall be located, planned, and developed such that it is not inconsistent with the health, safety, convenience, or general welfare of persons residing in the facility or residing or working in the surrounding community. The following shall be considered in making a decision:

a. The impact of traffic generated by the proposed use on the surrounding area, pedestrian circulation and public safety and the ability of the proponent to mitigate any potential impacts.

b. The provision of adequate off-street parking, on-site circulation, and site access.

c. The adequacy of landscaping, screening, yard setbacks, open spaces, or other development characteristics necessary to mitigate the impact of the use upon neighboring properties, to include the following development criteria:

(1) All program activities must take place within the facility or in an appropriately designed private yard space.

(2) Adequate outdoor/recreation space must be provided for resident use.

d. Compatibility of the proposed structure and improvements with surrounding properties, including the size, height, location, setback, and arrangements of all proposed buildings, facilities, and signage, especially as they relate to less intensive, residential land uses.

e. The generation of noise, noxious, or offensive emissions, or other nuisances which may be injurious or to the detriment of a significant portion of the community.

f. Demonstration of the owner's capacity to own, operate, and manage the proposed facility, to include the following:

(1) Provision of an operation plan which will provide for sufficient staffing, training, and program design to meet the program's mission and goals.

(2) Provision of a maintenance plan which will provide for the exterior of the building and site to be maintained at a level that will not detract from the character of the surrounding area, including adequate provision for litter control and solid waste disposal.

(3) Demonstration of knowledge of the City's Public Nuisance Code, TMC 8.30, and plans to educate the facility staff in the provisions of the nuisance code.

(4) Participation in the City's Multi-Family Crime-Free Housing program by both the property owner and by on-site staff.

(5) Provision of a point of contact for the facility to both the Neighborhood Council and the City.

(6) Written procedures for addressing grievances from the neighborhood, City, and facility residents.

An application for a conditional use permit for a special needs housing facility shall be processed in accordance with the provisions of Chapter 13.05 and Section 13.06.535. The Land Use Administrator may, when appropriate, utilize other staff or outside parties in the review of such applications, such as the City's Human Rights and Human Services Department.

F. Duplex, Triplex and Townhouse Development in NRX Districts. In addition to the standard decision criteria for conditional use permits, as outlined above under subsection D, a conditional use permit for a duplex, triplex or townhouse in the NRX District shall only be approved upon a finding that such development is consistent with all of the following additional criteria:

1. The intent and regulations of the NRX district.

2. The proposed use and development shall be compatible with the quality and character of surrounding residential development, shall be designed in a manner consistent with existing neighboring structures, and shall not be materially detrimental to the overall residential environment and character of the general area. In the case of conversion of an existing single-family dwelling to a two- or three-family dwelling, the existing architectural features shall be maintained to the maximum extent practicable.

* * *

13.06.650 Application for rezone of property.

A. Application submittal. Application for rezone of property shall be submitted to the Building and Land Use Services Division. The application shall be processed in accordance with the provisions of Chapter 13.05. Final action on the application shall take place within 180 days of submission.

B. Criteria for rezone of property. An applicant seeking a change in zoning classification must demonstrate consistency with all of the following criteria:

1. That the change of zoning classification is generally consistent with the applicable land use intensity designation of the property, policies, and other pertinent provisions of the comprehensive plan.
2. That substantial changes in conditions have occurred affecting the use and development of the property that would indicate the requested change of zoning is appropriate. If it is established that a rezone is required to directly implement an express provision or recommendation set forth in the comprehensive plan, it is unnecessary to demonstrate changed conditions supporting the requested rezone.
3. That the change of the zoning classification is consistent with the district establishment statement for the zoning classification being requested, as set forth in this chapter.
4. That the change of the zoning classification will not result in a substantial change to an area-wide rezone action taken by the City Council in the two years preceding the filing of the rezone application. Any application for rezone that was pending, and for which the Hearing Examiner's hearing was held prior to the adoption date of an area-wide rezone, is vested as of the date the application was filed and is exempt from meeting this criteria.
5. That the change of zoning classification bears a substantial relationship to the public health, safety, morals, or general welfare.

C. Amendment of boundaries of districts.

1. Whenever this chapter has been, or is hereafter, amended to include in a different district, property formerly included within classified district boundaries of another district, such property shall be deemed to thereupon be deleted from such former district boundaries.
2. Right-of-way, which has had prior approval for vacation pursuant to Chapter 9.22 or which is hereafter approved for vacation, shall be deemed to be added to the district boundaries of the property which the vacated right-of-way abuts. In instances where a vacated right-of-way is bordered on one side by a district which is different from the district on the other side, the right-of-way shall be deemed to be added apportionately to the respective districts.

D. Limitation on rezones in downtown districts. After the area-wide reclassification establishing the downtown district boundaries has occurred, no property shall be reclassified to a downtown district, except through a subsequent area-wide reclassification.

E. Limitations on rezones in Mixed-Use Centers. After adoption of the area-wide reclassifications establishing and confirming the Mixed-Use Center district boundaries in 2009, no property shall be reclassified to a Mixed-Use Center district except through a subsequent area-wide reclassification.

13.06.700 Definitions and illustrations.

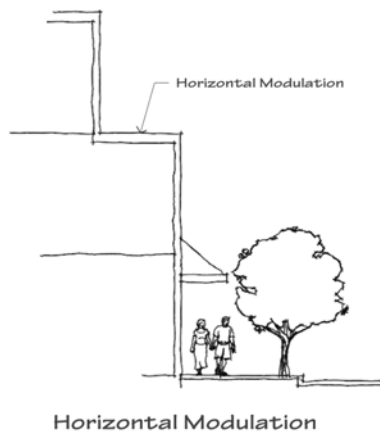
For the purposes of this chapter, certain words and terms are defined as follows: words used in the present tense include the future, words in the singular number include the plural, and words in the plural number include the singular; the word “building” includes the word “structure”; the word “shall” is mandatory and not directory. For words that are not defined in this chapter, or that do not incorporate a definition by reference, refer to a Webster’s Dictionary published within the last ten years.

* * *

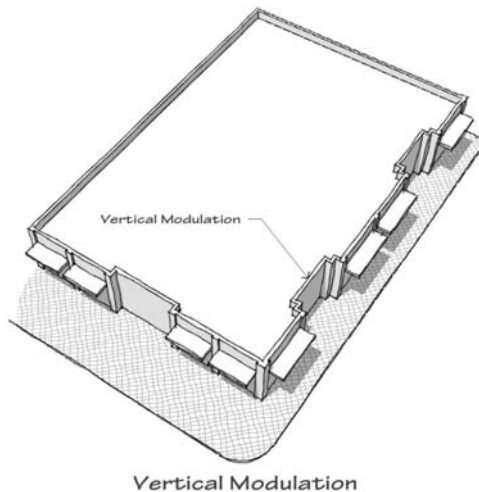
Green roof. A green roof is a roof of a building that is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. This does not refer to roofs which are merely colored green, as with green shingles. Container gardens on roofs, where plants are maintained in pots, are not considered to be true green roofs.

* * *

Modulation, horizontal. The horizontal stepping back of one or more upper levels of a building from the facade.



Modulation, vertical. A stepping back or projecting forward of vertical walls of the building face as a means of breaking up the apparent bulk of a structure's continuous exterior walls.



* * *

Vegetated wall. A vegetated wall is a vertical surface designed and planted to be covered at maturity by plants that:

- Can include the wall of a structure (such as a masonry wall), or a trellis or lattice structure either free standing or on the side of a building, or a wire screen or other framework that allows coverage by plants.
- Is at least 6 feet tall;

- Does not consist of invasive species; and
- Has demonstrated viability in the planned environment.

* * *

CHAPTER 13.17

MIXED-USE CENTER DEVELOPMENT

Sections:

- 13.17.010 Definitions.
- 13.17.020 Residential target area designation and standards.
- 13.17.030 *Repealed.*

13.17.010 Definitions.

A. “Multi-family housing” means building(s) having four or more dwelling units designed for permanent residential occupancy resulting from new construction or rehabilitation or conversion of vacant, underutilized, or substandard buildings.

B. “Owner” means the property owner of record.

C. “Mixed-use center” means a center designated as such in the land use element of the City’s comprehensive plan. A mixed-use center is a compact identifiable district containing several business establishments, adequate public facilities, and a mixture of uses and activities, where residents may obtain a variety of products and services.

D. “Director” means the Director of the Community and Economic Development Department or authorized designee.

E. “Permanent residential occupancy” means multifamily housing that provides either rental or owner occupancy for a period of at least one month. This excludes hotels and motels that predominately offer rental accommodation on a daily or weekly basis.

F. “Rehabilitation improvements” means modifications to existing structures that are vacant for 12 months or longer, that are made to achieve a condition of substantial compliance with existing building codes or modification to existing occupied structures which increase the number of multi-family housing units.

G. “Residential target area” means an area within a mixed-use center that has been designated by the City Council as lacking sufficient, available, desirable, and convenient residential housing to meet the needs of the public.

13.17.020 Residential target area designation and standards.

A. Criteria. Following a public hearing, the City Council may, in its sole discretion, designate one or more residential target areas. Each designated target area must meet the following criteria, as determined by the City Council:

1. The target area is located within a designated mixed-use center;
2. The target area lacks sufficient available, desirable, and convenient residential housing to meet the needs of the public who would likely live in the mixed-use center if desirable, attractive, and livable places were available; and
3. The providing of additional housing opportunity in the target area will assist in achieving the following purposes:
 - a. Encourage increased residential opportunities within the target area; or
 - b. Stimulate the construction of new multi-family housing and the rehabilitation of existing vacant and underutilized buildings for multi-family housing.

In designating a residential target area, the City Council may also consider other factors, including, but not limited to: whether additional housing in the target area will attract and maintain a significant increase in the number of permanent residents; whether an increased residential population will help alleviate detrimental conditions and social liability in the target area; and whether an increased residential population in the target area will help to achieve the planning goals mandated by the Growth Management Act under RCW 36.70A.020. The City Council may, by ordinance, amend or rescind the designation of a residential target area at any time pursuant to the same procedure as set forth in this chapter for original designation.

B. Target Area Standards and Guidelines. For each designated residential target area, the City Council shall adopt basic requirements for both new construction and rehabilitation supported by the City’s property tax exemption for multi-family housing program, including the application procedures specified in Section 6A.110.020. The City Council may also adopt guidelines including the following:

1. Requirements that address demolition of existing structures and site utilization; and
2. Building requirements that may include elements addressing parking, height, density, environmental impact, public benefit features, compatibility with the surrounding property, and such other amenities as will attract and keep permanent residents and will properly enhance the livability of the residential target area.

The required amenities shall be relative to the size of the proposed project and the tax benefit to be obtained.

C. Designated Target Areas. The proposed boundaries of the “residential target areas” are the boundaries of the 17 mixed-use centers listed below and as indicated on the Generalized Land Use Plan and in the Comprehensive Plan legal descriptions which are incorporated herein by reference and on file in the City Clerk’s Office.

The designated target areas do not include those areas within the boundary of the University of Washington Tacoma campus facilities master plan (per RCW 84.14.060).

MIXED-USE CENTER	CENTER TYPE	ORIGINALLY ADOPTED
South 56th and South Tacoma Way	Neighborhood	<u>November 21, 1995</u>
Downtown Tacoma	CBD Downtown	<u>November 21, 1995</u>
<u>Proctor</u> (North 26th and Proctor)	Neighborhood	<u>November 21, 1995</u>
Tacoma Mall Area	Urban	<u>November 21, 1995</u>
<u>Martin Luther King Jr.</u> (South 11th and MLK Jr. Way)	Neighborhood	<u>November 21, 1995</u>
Westgate	Community	<u>November 21, 1995</u>
<u>Lincoln</u> (South 38th and “G” Street) (Lincoln)	Neighborhood	<u>November 21, 1995</u>
6th Avenue and Pine Street	Neighborhood	<u>November 21, 1995</u>
Tacoma Central Plaza/Allenmore	Community	<u>November 21, 1995</u>
South 72nd and Pacific Avenue	Community	<u>November 21, 1995</u>
East 72nd and Portland Avenue	Neighborhood Community	<u>November 21, 1995</u>
Stadium (North 1st and Tacoma)	Neighborhood	<u>November 21, 1995</u>
James Center/TCC	Community	<u>November 21, 1995</u>
Lower Portland Avenue	Community	<u>January 16, 1996</u>
South 34th and Pacific Avenue	Community	<u>December 11, 2007</u>
McKinley <u>(E. 34th and McKinley)</u>	Neighborhood	<u>December 11, 2007</u>
Narrows <u>(6th Avenue and Jackson)</u>	Neighborhood	<u>December 11, 2007</u>

13.17.030 Tax exemptions for multi-family housing in residential target areas.

A. The application, review, and decision guidelines and procedures for multi-family housing property tax exemptions are contained in TMC Title 6, Tax and License Code, Section 6A.110.

Repealed by Ord. 27710