

Minor Amendments and Refinements – Project Scope Application No. 2014-11

City of Tacoma

Planning and Development Services

December 4, 2013



Proposed Changes

1. Reduction in the Major Modification/Revision to Permits process to expedite the permitting review and approval time. This would apply to Conditional Use Permits, Rezone Permits, and Preliminary Plat Permits - Tacoma Municipal Code (TMC) 13.05 Land Use Permit Procedures
2. Changes to pipe-stem lot regulations to ensure better integration within existing neighborhoods and orderly development patterns - TMC 13.04 Platting and Subdivisions
3. Addition of design elements to ensure new single-family dwellings are, where feasible, oriented to a street right-of-way - TMC 13.06.100 Residential Districts
4. Modification to the Small Lot Design Standards governing roof orientation and street trees- TMC 13.06.145 Small-lot single-family residential development
5. The addition of Work/Live Residential Units as a distinct use in the District Use Tables - TMC 13.06 Zoning and 13.06A Downtown Tacoma
6. Addition of provisions to allow certain proposals/developments to decrease existing the nonconformity without fully conforming to code – 13.06.630 Nonconforming parcels/uses/structures .

7. Updating the Commute Trip Reduction section of the Transportation Element of the Comprehensive Plan to reflect that the City is participating in innovative programs made possible by WSDOT and State Legislature – Transportation Element of the Comprehensive Plan
8. Elimination of the estimated cost of bicycle and pedestrian projects due to inaccuracy and the inclusion of a cost per mile calculation for various bikeways facilities and pedestrian improvements – Mobility Master Plan
9. Clarify how Landscaping provisions apply to Downtown - TMC 13.06A Downtown Districts
10. An amendment to the Variance criteria to include an allowance for “as good or better” or equivalent – TMC 13.06.645 Variances
11. Clarify submittal requirements and appeal authority for Short Plats - TMC 13.04 Platting and Subdivisions
12. Refine SEPA Appeals language, add allowances for the recovery of costs associated with area-wide SEPA review, and remove redundant text - TMC 13.12 Environmental Code

13. Ensure the expiration of permits and permit extension time limits are in-line with State requirements - TMC 13.05 Permit Procedures
14. Improve consistency of the fencing standards found in TMC 13.06 Zoning and 13.06A Downtown Tacoma
15. Clarify Accessory Dwelling Unit size limitation by rearranging the paragraph, no substantive changes - TMC 13.06.150, Accessory Dwelling Units
16. Minor clarifications and fixes to TMC 13.11 Critical Areas Preservation
17. Correction of various scrivener's errors throughout Title 13 Land Use Regulatory Code

Next Steps

January 8

Draft Code

March 19

Annual Amendment
Public Hearing

May/June

Council review and
adoption

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